1. Planning Board Meeting Materials

    Documents:

    2026-2-19-PLANNING BOARD AGENDA.PDF
    2025-0011_AMENDMENT TO FALL MILL ROAD SUBDIVISION APPLICATION-2.2.26.PDF
    2025-0011_16 FALL MILL EXT_SUBDIVISION AMENDMENT PLANS.PDF
    2025-0011_16 FALL MILL EXTENSION PLAN REVIEW.PDF
    2025-0011_16 FALL MILL EXTENSION_ENGINEERING PEER REVIEW.PDF
    2026-0001_CARRIAGE LANDING AMENDMENT ATTACHMENTS PKG 12JAN2026.PDF
    2026-0001_CARRIAGE LANDING AMENDMENT PLAN SET SHEETS 12JAN2026.PDF
    2026-0001_CARRIAGE LANDING SUPPLEMENTAL PLAN SET AMEND 12JAN2026.PDF
    2026-0001_CARRIAGE LANDING AMENDED PLAN SET SHEETS 22JAN2026.PDF
    2026-0001_CARRIAGE LANDING AMENDMENT_APPLICATION CHECKLIST COVER.PDF
    2026-0001_CARRIAGE LANDING AMENDMENT PLAN REVIEW.PDF
    2026-0001_CARRIAGE LANDING_ENGINEERING PEER REVIEW.PDF
    2025-0007_WOODBRIDGE COMMONS - PRELIM. APPLICATION.PDF
    2025-0007_WOODBRIDGE COMMONS - PRELIM. SITE PLAN.PDF
    2025-0007_WOODBRIDGE COMMONS -STORMWATER MANAGEMENT.PDF
    2025-0007_ WOODBRIDGE COMMONS_ PLANREVIEW LETTER FOR PRELIM (2-19 MTG).PDF
    2025-0007_WOODBRIDGE COMMONS_ENGINEERING PEER REVIEW.PDF

AGENDA
York Planning Board Meeting
February 19, 2026
7:00 PM
York Public Library

1. **Call to Order; Determination of Quorum; Appointment of Alternates**
2. **Field Changes**
3. **Public Forum**
4. **Application Reviews**

   A. **16 Fall Mill Extension – Amendment to an Approved Plan**

   7:05PM-8:05PM

   Map/Lot 0090-0064-A owned by Christopher Mendoza. This application seeks approval for the property owner to amend the approved 1985 subdivision plan, to allow for an additional dwelling unit and a transfer of land to the abutting Kittery Water District (GEN-2).

   B. **294 York Street – Amendment to an Approved Plan**

   8:05PM-9:05PM

   Map/Lot 0050-0122 owned by Graystone Builders, Inc. This application seeks approval to amend the previously approved plan with the addition of parking spaces and the relocation of the screened solid waste receptacle (YVC-1).

   C. **7 Woodbridge Road (Woodbridge Commons) – Preliminary Site Plan**

   9:05PM – 10:05PM

   Map/Lot 0050-0111-D, owned by JMP Realty, LLC.

   This application seeks preliminary approval for four three-story mixed-use buildings, containing 14 total dwelling units on a 1.22-acre lot. This item was previously reviewed as a sketch plan by the Planning Board on the 14th of August (YVC-1).

5. **Other Business**
6. **Minutes**
7. **Adjourn**

All meetings shall be adjourned no later than 10:30 PM, unless extended by unanimous consent of the Board.

Preliminary/Final Submission

FOR

Amendment to Fall Mill Road Subdivision

16 Fall Mill Road Extension
York, Maine

Assessor's Map 90, Lot 64A

February 2, 2026

Applicant/Owner:

Christopher D. Mendoza
16 Fall Mill Road Extension
York, Maine 03909

Prepared By:

ALTUS ENGINEERING
133 Court Street
Portsmouth, NH 03801
Phone: (603) 433-2335

KIMBALL SURVEY & DESIGN, INC.
30 Frost Hill Road
York, Maine 03909
Phone: (207) 351-0226

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Section 6 USFWS IPaC Species List, NLEB Consistency Letter & Beginning With Habitat Map

Section 7 NRCS Soils Survey

Section 8 Traffic Memorandum

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Section 10 Correspondence from Kittery Water District

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Section 12 Draft Findings of Fact

Section 13 Plans:

- Boundary Survey & Existing Conditions Plan
- Subdivision Amendment Plan
- Proposed Driveway Access Plan

Section 1

Cover Letter

ALTUS ENGINEERING

ALTUS ENGINEERING

Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

February 2, 2026

Brendan Summerville, Town Planner
Town of York Planning Department
186 York Street
York, Maine 03909

Re: Preliminary/Final Submission for Amendment to Fall Mill Road Subdivision
Assessor's Map 90, Lot 64A
16 Fall Mill Road Extension
Altus Project No. 5704

Dear Mr. Summerville,

On behalf of the applicant, Christopher D. Mendoza, we respectfully submit an application for the subdivision of property located at 16 Fall Mill Road Extension. The project site is comprised of 11.14 acres of woodland which includes some areas of wetland. There is one existing house on the property that consists of the primary structure, gravel driveway, shed, barn, septic system and well; all of which is located in the south-eastern corner of the existing parcel. The Kittery Water District (KWD) has agreed to take ownership of some the project's property totaling 5.14 acres of land which abuts other KWD land. The intended theme of this subdivision is Watershed Protection. As this property was previously part of a subdivision in 1975 and again in 1985, this application is an amendment to a previously approved and recorded plan. Relevant plans are included with this application for reference.

Impact Statements

Pursuant to Section 6.3.5 of the Site Plan and Subdivision Regulations, we offer the following Impact Statements describing the impact of the proposed development on the community as a whole, and specifically on the following areas:

A. Water supply for domestic consumption:
Water Supply will be provided by private wells.

B. Water supply for fire protection:
We have reached out to the York Fire Department regarding this and expect to have a response back in time for the Planning Board hearing. A copy of our correspondence is attached. Given the limited scope of the development, we do not expect there to be a need for cisterns or fire ponds.

C. Wastewater treatment and disposal:

Wastewater will be handled by way of individual septic systems on each lot, the locations of which are shown on Sheet 2 of 3. These systems will be designed by a Maine Licensed Site Evaluator and permitted through the York code office.

D. Police, fire, and ambulance services:

Given that the project entails only two lots, one of which already has a single-family home, impacts to emergency services are expected to be insignificant.

E. Stormwater management, with particular attention to the watersheds that experience flooding at this time:

As the project entails only one new residential lot and no roadway, the project will not generate significant increases in stormwater runoff. The new house will be equipped with stone drip edges where appropriate which will prevent the concentration of roof runoff and provide treatment and infiltration of stormwater.

There is an existing floodplain in the parcel to the west of the existing parcel that is owned by KWD. As previously noted, as part of this subdivision 6.27 acres of land will be granted to KWD for conservation. No adverse effects to the floodplain are anticipated as there will be no overlap in that area.

F. Transportation systems, focusing especially on anticipated traffic impacts on the street network near the project:

As indicated in the attached Traffic Assessment, one new single-family home will not generate significant amounts of traffic or place an undue burden on any transportation system or street network.

G. On-site parking, and potential for off-site parking impacts:

Each house will have its own driveway which will allow adequate on-site parking. No on-street parking is anticipated, and no large-scale formal parking lots are required.

H. Water quality:

The project will not generate negative impacts to surface or ground water quality through the use the significant buffers to wetlands and the State-approved septic systems.

I. Environmental quality:

The project will preserve 5.14 acres of open space.

J. Historic and archaeological resources:

No historic or archaeological resources have been identified on the site per the attached correspondence from MHPC. We have also inquired with the HDC and expect to have a response back in time for the Planning Board hearing. A copy of our correspondence is attached.

K. Anticipated fiscal impacts on the Town and district capital and operating budgets:

No new roadway or other public infrastructure is proposed. The project will therefore present little to no impact to municipal budgets.

L. Scale of the project in terms of the expected number of residents, number of employees, size of buildings, and amount of impervious surface:

The project entails one new single-family residential home which will have a limited number of residents. No commercial uses are proposed, requiring no employees. The home will be typical of the surrounding neighborhood and compliant with all dimensional regulations in the zoning district. Impervious surfaces will be limited to residential roofs, driveways and perhaps some hardscaping and tool sheds.

M. For applications with residential uses, address impacts on public school enrollment and bussing:

The number of schoolchildren will be limited to one new families-worth which will not have a significant impact on the school system or related bussing capacity. We have inquired with the School Department and expect to have a response back in time for the Planning Board hearing. A copy of our correspondence is attached.

N. For applications with residential uses, addresses impacts on public recreation facilities and services:

The addition of one new residence will have a minimal impact on public recreation facilities or services.

Waiver Requests

We respectfully request the following waivers from the York Site Plan and Subdivision Regulations:

- *Section 6.3.3.A.2 - Elevation contours at 2' intervals referenced to NGVD 1929*

  2' contours are shown on Sheet 1 of 3 but are referenced to the current NAVD 1988 datum.

- *Section 6.3.7 - A grading and landscape design plan which meets the requirements of §7.3.*

  As the project does not entail a roadway or parking lot, a grading plan is unnecessary. Additionally, these are to be private house lots where the individual owners will provide landscaping to their own tastes and budgets.

- *Section 6.3.16 - Undeveloped Habitat Blocks, High Value Plant and Animal Habitats, and Focus Areas of Ecological Significance.*

  There is a significant vernal pool was identified on the existing property. The vernal pool is located within the lot that is to be granted to the KWD for conservation. There is an existing easement that is sometimes referenced as the "Continental Road" that travels through the 250' Critical Terrestrial Habitat buffer but does not travel through the limits of the wetland or vernal pool. There is also another easement for an existing water line that crosses through the delineated wetland but does not cross the vernal pool. Both of these easements will be located entirely within the portion of the lot to be granted to KWD. Otherwise there have been no known disturbances within the 250' buffer.

  Consultations with the US Fish and Wildlife Service (USFWS) have indicated that there are no critical habitats within the project area. However, three threatened or endangered species were identified in the general vicinity: Monarch Butterfly (threatened), Small Whorled Pogonia (threatened) and Northern Long Eared Bat (NLEB - endangered). Despite that, the USFWS stated that any take of the NLEB incidental to this project is not prohibited. We do not anticipate any impacts to any threatened or endangered species. Given that a full analysis by a wildlife biologist will likely come to these same conclusions, we feel that a full report is unnecessary for a project of this scale.

- *Section 6.3.27 - A sketch and narrative description prepared by a professional engineer, of the proposed stormwater drainage plan shall be submitted.*

  Given the low intensity of the project, we expect that stone drip edges and buffering provided by the new KWD conservation land will be more than adequate to handle the insignificant amount of runoff that will be generated by the two proposed homes. Similar to Section 6.3.7 above, grading and drainage plans are unnecessary as no other stormwater infrastructure is proposed.

- *Section 6.3.29 - Temporary markers adequate to enable staff or the Board to locate readily and appraise the basic layout in the field.*

  We request that Planning Board determine that a site walk will not be necessary, making said markers unnecessary.

- *Section 6.3.32 - A high intensity soil survey signed and sealed by a Maine Certified Soil Scientist.*

  With passing test pits a high intensity soil survey is unnecessary. However, a medium intensity survey from NRCS has been provided with this package.

- *Section 6.4.6 - A landscaping plan meeting the standards of Section 7.17 as well as all of the Ordinances of the Town of York shall be submitted. This submission shall include identification of species to be used, the size of the planting to be used, and the plan spacing being proposed. On wooded sites, the Plan shall indicate the area where clearing for lawns and structures shall be permitted.*

  Similar to the waiver request for Section 6.3.7 above, given the limited scope of the project, a landscaping plan is unnecessary. The individual homeowners will provide landscaping to their own tastes and budgets.

- *Section 6.4.15 and related subsections - Soil Erosion and Sedimentation Control Plan. A soil erosion and sedimentation control plan meeting the standards in Section 9.10 and which is suitable and specific to the site and the development proposed must be submitted, and must include the following items:*

  Due to the limited scope of the project, a full erosion and sediment control plan is not necessary. No infrastructure is proposed and erosion and sediment control for individual house lots is typically handled by the Code Enforcement Officer at the time of building permit application.

- *Section 6.4.16 and related subsections - Stormwater Management Plan - The developer shall submit a plan and design for the collection and disposal of surface drainage waters prepared by a Registered Engineer, and which meets all the requirements of Sections 9.8 and 9.9.*

  Similar to the waiver request for Section 6.3.27 above, the low intensity of the project makes a stormwater management plan unnecessary. We expect that stone drip edges buffering provided by the new KWD conservation land will be more than adequate to handle the insignificant amount of runoff that will be generated by the two proposed homes.

- *Section 6.4.20 - The Final Plan shall show 2 foot contour lines of both existing and proposed topography in relation to the NGVD of 1929.*

  Similar to the waiver request for Section 6.3.3.A.2 above, 2' contours are shown on Sheet 1 of 3 but are referenced to the current NAVD 1988 datum. There are no proposed contours.

- *Section 6.4.28 - Financial Capacity. The applicant shall provide documentation from a bank or other established financial institution acceptable to the Planning Board with an evaluation as to the applicant's financial capacity to successfully undertaken and complete the proposed project.*
  No public infrastructure is proposed and each homeowner will be responsible for paying for their own house and lot improvements. This makes the Applicant's financial capacity irrelevant.

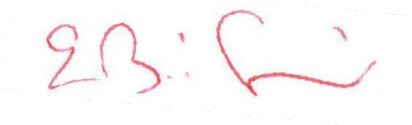
Application Checklist

A full application checklist has been included in this submission package for your review.

We respectfully request to be placed on the next available Planning Board agenda. Please do not hesitate to contact us if you have any questions or need additional information. Thank you for your time and consideration.

Sincerely,

ALTUS ENGINEERING



Erik B. Saari
President

pmj/5704.01-CoverLetter

Enclosures

e-copy: Isaiah Plante, Kimball Survey and Design, Inc.
Christopher D. Mendoza, Owner/Applicant
Troy Williams, Keller Williams
Patrick Journeay, Altus Engineering

Section 2

Subdivision Application
Subdivision Checklist

ALTUS
ENGINEERING

PLANNING BOARD APPLICATION FORM

INSTRUCTIONS
This application form must be filled out completely and accurately for any application to the Planning Board. Attach additional information, plans, studies, etc. as required.

PROJECT INFORMATION

Project Name: Amendment to Fall Mill Road Subdivision - 16 Fall Mill Road Extension

Project Description: Christopher D. Mendoza requests to subdivide 16 Fall Mill Road Extension into two single family house lots and convey 5.14 acres of land to be owned and managed by the Kittery Water District.

Street Address: 16 Fall Mill Road Extension

Tax Map(s) & Lot(s): Map 90 , Lot 64A

AUTHORIZED REPRESENTATIVE
Identify the one person who will be the primary contact for this project.

Name: Erik Saari, Altus Engineering

e-mail: esaari@altus-eng.com Phone #: (603) 433-2335

PROPERTY OWNER(S)
Identify the owner or owners of all property involved in this application. Attach additional sheets if necessary. The property owner is the applicant.

Name: Christopher D. Mendoza

Mailing Address: 16 Fall Mill Road Extension, York, ME 03909

By signing, I certify that the information provided is true and accurate, and that my authorized representative, if applicable, has my consent to represent this application.

Owner's Signature: _____ Date: 02/02/26

Erik Saari, Altus Enginereing (Agent)

In the event there is more than one owner, all must sign. Attach additional sheets if necessary.

ALTUS ENGINEERING

Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

York Subdivision Submission Checklist

February 2, 2026
Assessor's Map 90, Lot 64A
16 Fall Mill Road Extension
Altus Project No. 5704

6.3 SUBMISSIONS FOR PRELIMINARY PLAN

SUBMITTAL REQUIREMENT	APPLICANT RESPONSE	STAFF RESPONSE
6.3.1 Reserved		
6.3.2 A boundary survey of the entire property. The boundary survey shall indicate the following information:		
A. Distances, deflection angles, curve radii, arc lengths, control angles, monument locations and other necessary survey data	Sheet 1 of 3	
B. The names of all abutters, including map and lot numbers	Sheet 1 of 3	
C. Roads, rights-of-way, and intersections within 50' of the lot	Sheet 1 of 3	
D. Location and nature of easements of record, deed restrictions, and covenants	Sheet 1 of 3	
E. References to deeds, earlier surveys, prior approvals, and other pertinent information as determined by the survey	Sheet 1 of 3	

SUBMITTAL REQUIREMENT	APPLICANT RESPONSE	STAFF RESPONSE
F. Locus map sufficient to orient the Board as to the location of the property within the Town	Sheet 1 of 3	
6.3.3 An existing conditions plan depicting conditions on the property in its pre-application condition, and at a minimum shall include the following information:		
A. Physical environment on the property, including:		
1. Size and road frontage of the property	Sheet 1 of 3	
2. Elevation contours at 2' intervals referenced to NGVD of 1929	Waiver requested, see Cover Letter (2' contours based on NAVD 88 shown)	
3. Surface waters and wetlands	Sheet 1 of 3	
4. Vegetation in general, specifically noting any trees larger than 24" in diameter at breast height	The parcel is wooded and trees 24" or larger have been identified within the development area on Sheet 1 of 3)	
5. Ledge outcroppings	Sheet 1 of 3	
6. Land deemed not suitable for development per §7.4.1	Sheet 3 of 3, as applicable	
7. Areas with a high water table or seasonal high water table as defined in §7.4.2.	Sheet 1 of 3	
8. Description of stormwater effecting the property	There is no existing stormwater infrastructure on or abutting the property. Runoff from the property flows to two locations: a small portion of the property flows down along Fall Mill Road to the most south-easterly corner of the property, the rest of the property flows to a large wetland in the rear of the property.	

SUBMITTAL REQUIREMENT	APPLICANT RESPONSE	STAFF RESPONSE
9. Description of existing drainage on downstream lots	There are no existing drainage structures on Fall Mill Road Extension. Downstream lots are comprised of forest and wetland, similar to this lot. Downstream lots appear to flow both to Fall Mill Road Extension and the rear of there property to wetland areas.	
B. Existing development and improvements on the property, including buildings, wells, septic systems, water lines, sewer lines, drainage facilities, utilities, driveways, parking lots, sidewalks, stone walls, fences, cemeteries, and other such improvements with description of uses and sizes as applicable.	See sheet 1 of 3. There is an existing home on the property that includes a gravel driveway, a shed and a barn.	
C. Approximate location of property boundaries, buildings, wells, septic systems, wetlands, surface waters, driveways, roads and intersections within 100' of the property.	Sheet 1 of 3	
D. Regulatory constraints affecting the property, including:		
1. Town boundaries	See attached USGS map	
2. Base zoning districts, and boundaries if applicable	Sheet 1 of 3 (Zone Gen-2)	
3. Overlay zoning districts and boundaries, as applicable	Sheet 1 of 3 (Watershed Protection Overlay District)	

SUBMITTAL REQUIREMENT	APPLICANT RESPONSE	STAFF RESPONSE
4. Regulatory boundaries from other Town, state or federal laws	N/A (none applicable)	
5. Setback requirements applicable to the property	Sheet 2 of 3	
6.3.4 The location of all natural features or site elements to be preserved shall be depicted on the plan	Sheet 2 of 3	
6.3.5 Impact statements – The developer shall submit an impact statement which describes the impact of the proposed development on the community as a whole, and specifically on the following areas:		
A. water supply for domestic consumption; B. water supply for fire protection; C. wastewater treatment and disposal; D. police, fire, and ambulance services; E. stormwater management, with particular attention to watersheds that experience flooding at this time; F. transportation systems, focusing especially on anticipated traffic impacts on the street network near the project; G. on-site parking, and potential for off-site parking impacts;	See Cover Letter for Impact Statements	

SUBMITTAL REQUIREMENT	APPLICANT RESPONSE	STAFF RESPONSE
H. water quality; I. environmental quality; J. historic and archaeological resources; K. anticipated fiscal impacts on the Town and district capital and operating budgets; L. scale of the project in terms of the expected number of residents, number of employees, size of buildings, and amount of impervious surface; M. for applications with residential uses, address impacts on public school enrollment and bussing; and N. for applications with residential uses, address impacts on public recreation facilities and services.		
6.3.6 A plan showing the proposed development	Sheet 2 of 3	
6.3.7 A grading and landscape design plan which meets the requirements of §7.3.	Waiver requested, see Cover Letter (full plans unnecessary for a project of this scope)	
6.3.8 Initial assessment of traffic impacts, where required per Zoning Article 15-A	See attached Traffic Assessment (minimal impacts expected)	
6.3.9 A copy of the deed from which the survey was based	See attached Deed	
6.3.10 Proof of ownership or if the developer is not the owner of the property, evidence of the	Deed attached (Applicant is Owner)	

SUBMITTAL REQUIREMENT	APPLICANT RESPONSE	STAFF RESPONSE
developer's right, title or interest to the property		
6.3.11 easements, rights-of-way, or other encumbrances currently affecting the property	Sheet 1 of 3	
6.3.12 Phosphorous Pollution	N/A (not in watershed of a great pond or impaired stream)	
6.3.13 Scenic Resources	A significant vernal pool has been identified on the parcel and will be part of the land to be conserved as open space and deeded to the Kittery Water District.	
6.3.14 Regarding historical and archaeological resources, the following information shall be provided:		
A. The applicant shall identify any of the following on the property or within 500' of the property: 1. Local Historic Districts or Landmarks; 2. National Historic Districts; 3. Properties listed on the National Register of Historic Places; and 4. Cemeteries or family burial plots	Per the MHPC, no areas of historical interest are on the subject property.	
B. The application shall include written documentation from the York historic District Commission (HDC) and the Maine Historic Preservation Commission regarding the	See attached MHPC correspondence. Correspondence to HDC attached, response pending	

SUBMITTAL REQUIREMENT	APPLICANT RESPONSE	STAFF RESPONSE
presence of any known or suspected historic resources on the property		
6.3.15 Provide a map of sufficient scale to identify the location of the applicant's property with respect to watersheds in the Town.	See attached watershed map	
6.3.16 Undeveloped Habitat Blocks, High Value Plant and Animal Habitats, and Focus Areas of Ecological Significance	Waiver requested, see Cover Letter (full wildlife analysis report not warranted due to scope of project)	
6.3.17 Locations, widths and names of any existing, filed, or proposed streets or rights-of-way which are adjacent to the parcel	Sheet 1 of 3	
6.3.18 Reserved		
6.3.19 Proposed lot lines with approximate dimensions and approximate area of net developable acreage	Sheet 2 of 3	
6.3.20 All parcels of land proposed to be dedicated to public use shall be depicted on the plan.	Sheet 2 of 3 (land to be conveyed to Kittery Water District)	
6.3.21 Reserved		
6.3.22 100-year flood elevation shall be delineated on the plan	N/A (no FEMA Flood Zones on the parcel.	
6.3.23 Reserved		
6.3.24 Indication of the type of sewage disposal to be used in the subdivision	Sheet 2 of 3 (private individual septic systems)	
6.3.24.1 Public Sewage Disposal	N/A (no public system available)	
6.3.24.2 Private Sewage Disposal	Sheet 2 of 3 (private individual septic systems, test pit logs have been submitted to the Code Office)	

SUBMITTAL REQUIREMENT	APPLICANT RESPONSE	STAFF RESPONSE
6.3.24.3 For subdivisions, a minimum of one acceptable test pit must be shown on each proposed lot	Sheet 2 of 3	
6.3.25 Indication of the type of water supply system(s)	Sheet 2 of 3	
6.3.25.1 Public Water	N/A (no public water available)	
6.3.25.2 Wells	Sheet 2 of 3 (private wells)	
6.3.26 A letter from the Fire Chief is required	Correspondence to Fire Department attached, response pending	
6.3.27 A sketch and narrative description prepared by a professional engineer, of the proposed stormwater drainage plan shall be submitted	Waiver requested, see Cover Letter (project scope does not warrant stormwater plans)	
6.3.28 The location and size of existing and proposed sewers and water mains, culverts, bridges and drainage ways	N/A (none existing or proposed)	
6.3.29 Temporary markers adequate to enable staff or the Board to locate readily and appraise the basic layout in the field	Waiver requested, see Cover Letter (no site walk requested by the Planning Board)	
6.3.30 Sight distances for all new streets including driveways for commercial establishments	Sheet 3 of 3	
6.3.31 Reserved		
6.3.32 A high intensity soil survey signed and sealed by a Maine Certified Soil Scientist	Waiver requested, see Cover Letter (medium intensity NRCS soils survey provided)	
6.3.33 For subdivisions involving 40 or more parking spaces or projected to generate more than	N/A (this two-lot subdivision does not have 40 parking spaces and will not generate more than 400 VPD)	

SUBMITTAL REQUIREMENT	APPLICANT RESPONSE	STAFF RESPONSE
400 vehicle trips per day, a traffic impact analysis		
6.3.34 All requests for waivers from strict compliance with any of these regulations shall be submitted in writing	See Cover Letter	
6.3.35 The Planning Board review fee, based on the fee schedule in Section 2.3.1 shall be submitted	Fee Submitted	

6.4 SUBMISSIONS FOR FINAL PLAN

SUBMITTAL REQUIREMENT	APPLICANT RESPONSE	STAFF RESPONSE
6.4.1 All information presented on the Preliminary Plan and any amendments or conditions requested or required by the Board must appear on the Final Plan.	Sheets 1 of 3 and 2 of 3	
6.4.2 An internal survey of the proposed development showing bearings and distances for all lot lines, and the precise area of net developable acreage shall be submitted.	Sheet 2 of 3	
6.4.3 The water supply system design contained in the Site Plan or Subdivision Plan shall be approved in writing by the appropriate agency or individual, and shall be submitted with the Final Plan.		
6.4.3.1 Public Water Supply - The servicing Water District must approve in writing all specifications	N/A (no public water system proposed)	

SUBMITTAL REQUIREMENT	APPLICANT RESPONSE	STAFF RESPONSE
for water supply system that appear on the plan.		
6.4.3.2 Private Wells – The required protective radius shall be delineated around each well. Restrictions pertaining to the well protection area shall be indicated on the plan.	Sheet 2 of 3	
6.4.3.3 Central Water Supply - The State of Maine Department of Human Services must approve all proposals for a central water supply system, and the written approval of that agency shall be submitted.	N/A (no central water system proposed)	
6.4.4 The sewage disposal system design contained in the Site Plan or Subdivision Plan shall be properly endorsed and approved in writing by the appropriate agency, as listed below.		
6.4.4.1 Public Sewage Disposal - The York Sewer District must approve all plans that will connect to the public sewer line and all sewer line extensions. This approval will cover issues of capacity as well as piping and pump station specifications.	N/A (no public sewer proposed)	
6.4.4.2 Private Sewage Disposal – Areas designated for primary and back-up septic system locations per Section 7.9.2.1 shall be precisely delineated, located, and labeled on the plan. The restriction on uses in these areas shall be documented in a note on the plan.	Sheet 2 of 3	
6.4.4.3 Engineered Septic Systems - For any system having a capacity	N/A (no engineered septic systems proposed)	

SUBMITTAL REQUIREMENT	APPLICANT RESPONSE	STAFF RESPONSE
of 2,000 gallons per day or more, the system design must be submitted, and the Local Plumbing Inspector (LPI) must verify in writing that the system is in compliance with all local codes. Additionally, written approval of the Maine Department of Human Services must be submitted.		
6.4.5 The developer shall submit dated evidence that they have submitted copies of the approved Preliminary Plan and any other relevant materials to the Superintendent of Public Works, School Superintendent (residential development only), Police Chief and Fire Chief (Beach or Village, as appropriate). This shall include information on the number of dwelling units proposed, the length of roadways, the size and construction characteristics of any multi-family, commercial or industrial buildings, and other relevant information. The applicant shall request that these officials submit an advisory opinion within 30 days. Such advisory opinions shall be based on the department's ability to service the proposed development.	See correspondence attached, responses pending.	
6.4.6 A landscaping plan meeting the standards of Section 7.17 as well as all of the Ordinances of the Town of York shall be submitted. This submission shall include identification of species to be used, the size of the planting to be used, and the plan spacing being	Waiver requested, see Cover Letter (limited scope of project does not warrant a landscape plan)	

SUBMITTAL REQUIREMENT	APPLICANT RESPONSE	STAFF RESPONSE
proposed. On wooded sites, the Plan shall indicate the area where clearing for lawns and structures shall be permitted.		
6.4.7 A plan showing the location and dimensions of all proposed development improvements and alterations.	N/A (project is not a site plan and no subdivision roadway is proposed)	
6.4.8 Reserved		
6.4.9 The plan shall contain sufficient data to allow the location, bearing and length of every street, lot line, and boundary line to be readily determined and be reproduced upon the ground. These lines shall be tied to reference points previously established. The length of all straight lines, the deflection angles radii, length of curves and central angles of curves, tangent distances and tangent bearings for each street shall be included.	Sheet 2 of 3	
6.4.10 By proper designation, all public open space for which offers of cession are made by the developer and those spaces to which title is reserved by the developer, or areas which are to be commonly held by a condominium or owner's association shall be noted on the plan.	N/A (land to be conveyed to the Kittery Water District)	
6.4.11 Written offers of cession to the municipality of all public open space shown on the Plan, and copies of agreements or other documents showing the manner in	N/A (land to be conveyed to the Kittery Water District)	

SUBMITTAL REQUIREMENT	APPLICANT RESPONSE	STAFF RESPONSE
which those areas to which title is reserved by the developer, or to which title is to be held commonly by an owner's association are to be maintained, shall be submitted.		
6.4.12 Written evidence that the municipal officers are satisfied with the legal sufficiency of the document referred to in Section 6.4.11 shall be submitted. Such written evidence shall not constitute an acceptance by the Town of any public open space referred to in Section 6.4.11.	N/A (land to be conveyed to the Kittery Water District)	
6.4.13 The locations permanent reference monuments shall appear on the Final Plan.	Sheet 2 of 3	
6.4.14 The Plan shall contain detailed drawings showing the specifications for the street and storm drainage design. The information submitted shall include the following:		
6.4.14.1 Plan view of all proposed roadways including all existing streets within 300 feet of any proposed intersections.	N/A (no roadway proposed)	
6.4.12.2 Cross sections of streets every 50 feet along the entire street proposed in the development.	N/A (no roadway proposed)	
6.4.12.3 A longitudinal profile along the roadway center line.	N/A (no roadway proposed)	
6.4.14.4 Date, scale and magnetic or true north point on all plan pages.	N/A (no roadway proposed)	

SUBMITTAL REQUIREMENT	APPLICANT RESPONSE	STAFF RESPONSE
6.4.14.5 Roadway and right-of-way limits including edge of pavement, edge of shoulder, sidewalks and curbs.	N/A (no roadway proposed)	
6.4.14.6 Type, size, location, material, profile and cross-section of all existing and proposed drainage structures and their location with respect to the existing natural waterways and proposed drainage ways.	N/A (no existing drainage structures found and none proposed)	
6.4.14.7 Complete curve data shall be indicated for all horizontal and vertical curves.	N/A (no roadway proposed)	
6.4.14.8 Turning radii at all intersections.	N/A (no roadway proposed)	
6.4.14.9 Centerline gradients.	N/A (no roadway proposed)	
6.4.14.10 Locations of all existing and proposed overhead and underground utilities, including but not limited to water, sewer, fire hydrants or dry hydrants, street lights, electricity, telephone, lighting, and cable television.	Sheet 1 of 3 for existing, Sheet 2 of 3 for proposed	
6.4.14.11 The anticipated beginning and end dates of each major phase of street construction.	N/A (no roadway proposed)	
6.4.14.12 The street numbers of the lots, laid out in accordance with the street plan of the Town of York.	Sheet 2 of 3	
6.4.14.13 The location of all street name signs and traffic signs that will be installed at the expense of the developer.	N/A (no roadway proposed)	
6.4.14.14 The location and design of all driveways (that portion	Sheet 3 of 3	

SUBMITTAL REQUIREMENT	APPLICANT RESPONSE	STAFF RESPONSE
within the right-of-way only), and related plan notes, to reflect the requirements of §9.5.12.		
6.4.15 Soil Erosion and Sedimentation Control Plan. The Soil Erosion and Sedimentation Control Plan, which has been prepared by a Qualified Erosion and Sedimentation Control Professional, shall contain detail drawings illustrating erosion and sedimentation control Best Management Practices (BMP) and details meeting the standards in Section 9.10 which are suitable and specific to the site and development proposed. The Soil Erosion and Sedimentation Control Plan must include the following items:	Waiver requested for 6.4.15 and all related subsections, see Cover Letter (project scope does not warrant an erosion control plan)	
6.4.15.1 The limits of areas which will be disturbed by construction, on the same plan where topographic lines, proposed buildings, structures, roads, and existing surface waters and wetlands are shown including a note that the limits of disturbance will be visually delineated in the field prior to disturbance, and that a preconstruction meeting with Code Enforcement is required.	See waiver request for 6.4.15	
6.4.15.2 The location of all permanent and temporary Erosion and Sedimentation Controls Best Management Practices proposed to be used including but not limited to buffer strips, grassed and riprapped ditches, hay bale barriers, stone check dams, silt fencing,	See waiver request for 6.4.15	

SUBMITTAL REQUIREMENT	APPLICANT RESPONSE	STAFF RESPONSE
excavation dewatering areas, concrete washout areas, waste storage, and/or sedimentation basins.		
6.4.15.3 Erosion control notes which specify temporary and permanent stabilization measures for exposed soil, including types and application rates for all seeding, lime, fertilizer and mulch.	See waiver request for 6.4.15	
6.4.15.4 A schedule and procedure for installation, inspections by the contractor, and maintenance. This schedule will outline the erosion control and construction sequence, final seeding dates, maximum time period after completion of work that the site will remain unstabilized, and frequency of erosion control and sedimentation control maintenance.	See waiver request for 6.4.15	
6.4.15.5 Details for all permanent and temporary Erosion and Sediment Control Best Management Practices.	See waiver request for 6.4.15	
6.4.16 Stormwater Management Plan - The developer shall submit a plan and design for the collection and disposal of surface drainage waters prepared by a Registered Engineer, and which meets all the requirements of Sections 9.8 and 9.9.	Waiver requested for 6.4.16 and all related subsections, see Cover Letter (project scope does not warrant a stormwater management plan)	
6.4.16.1 The drainage plan shall include sufficient detail to insure that the drainage system proposed by the engineer will be properly constructed in the field and to allow	See waiver request for 6.4.16	

SUBMITTAL REQUIREMENT	APPLICANT RESPONSE	STAFF RESPONSE
technical evaluation of its adequacy. This shall include drainage calculations, delineation of drainage area and sub-area boundaries, all man-made and natural drainage ways, locations of all existing and proposed culverts and/or underground piping, culvert and piping sizes, cross sections of all existing and proposed drainage structures, downgrade and slide slopes, lining material (i.e. vegetation, fabric, riprap, etc.) and other dimensional characteristics necessary for construction and evaluation.		
6.4.16.2 The developer must submit a statement from a Professional Engineer which describes the measures taken for control of erosion, drainage, and sedimentation and which certifies that the proposed development will not create erosion, ponding, or flooding, either within the development or on other properties, as well as the calculations that support this conclusion.	See waiver request for 6.4.16	
6.4.16.3 The developer must submit a Post Construction Stormwater Management Plan in accordance with the Post Construction Stormwater Management Plan Ordinance.	See waiver request for 6.4.16	
6.4.17 A hydrogeologic assessment must be submitted when the Site Plan or Subdivision Plan is not served by public sewer and; a) any part of the site is located over a	N/A (site is not in an aquifer zone)	

SUBMITTAL REQUIREMENT	APPLICANT RESPONSE	STAFF RESPONSE
sand and gravel aquifer, as shown on a map entitled "Hydrogeologic Data for Significant Sand and Gravel Aquifers", by the Maine Geological Survey, Map Numbers 1 and 2; or b) the site has an average density of less than 100,000 square feet per dwelling unit, or c) when the Planning Board, after consultation with the Town Engineer, determines such information is necessary to adequately evaluate the impact on ground or surface waters. The hydrogeologic assessment shall be prepared by a Maine Certified Geologist or Maine-licensed Professional Engineer, provided that the professional has at least three years experience in hydrogeology and shall meet the standards of both this Section and Section 7.16. (MAJOR).		
6.4.17.1 A high intensity soil survey map meeting the standards of Article 6.3.32.	N/A (site is not in an aquifer zone)	
6.4.17.2 The depth to the water table at representative points throughout the subdivision.	N/A (site is not in an aquifer zone)	
6.4.17.3 Drainage conditions throughout the subdivision.	N/A (site is not in an aquifer zone)	
6.4.17.4 Data on the existing ground water quality, either from test wells in the subdivision or from existing wells on neighboring properties.	N/A (site is not in an aquifer zone)	
6.4.17.5 An analysis and evaluation of the effect of the proposed	N/A (site is not in an aquifer zone)	

SUBMITTAL REQUIREMENT	APPLICANT RESPONSE	STAFF RESPONSE
development on ground water resources. In the case of residential developments, the evaluation shall, at a minimum, include a projection of post development nitrate-nitrogen concentrations at any wells within the subdivision, at the subdivision boundaries and at a distance of 1,000 feet from potential contamination sources, whichever is the shorter distance. For developments within the watershed of a lake, projections of the development's impact on ground water phosphate concentrations shall also be provided.		
6.4.17.6 A map showing the location of any subsurface wastewater disposal systems and any existing or proposed drinking water wells within the development and within 200 feet of the development boundaries.	N/A (site is not in an aquifer zone)	
6.4.18 A list of construction items with cost estimates for all public improvements proposed by the developer shall be submitted. This shall include, but not be limited to: a) streets; b) drainage facilities; c) sewer and water mains; d) erosion and sedimentation control plans; e) recreational areas and parks. This submission shall include a critical path method construction schedule, cost estimates for each major phase of construction taking into account inflation, provisions for inspections of each phase of	N/A (site is not in an aquifer zone)	

SUBMITTAL REQUIREMENT	APPLICANT RESPONSE	STAFF RESPONSE
construction, and a completion date after which the developer will be in default and the Town shall have the option to access the funds in the performance guarantee to finish construction.		
6.4.19 A copy of covenants and deed restrictions as are intended to cover all or part of the tract shall be submitted.	N/A (no covenants or deed restrictions proposed)	
6.4.20 The Final Plan shall show 2 foot contour lines of both existing and proposed topography in relation to the NGVD of 1929.	Waiver requested, see Cover Letter (2' contours based on NAVD 88 shown)	
6.4.21 To aid the Board's understanding of a development, elevation view drawings may accompany the proposal.	Noted	
6.4.22 The plot plan must be prepared with a signature block for the signatures of the Planning Board upon approval. This page will be filed by the developer in the Registry of Deeds. If necessary, more than one page will be signed by the Board and filed at the Registry.	Sheet 2 of 3	
6.4.23 All requests for waivers from strict compliance with any of these regulations shall be submitted in writing. All such waiver requests must refer to the section of these Regulations for which the waiver is being requested, and shall contain an explanation of the reasons such waiver is considered necessary and why the granting of such a waiver	See Cover Letter	

SUBMITTAL REQUIREMENT	APPLICANT RESPONSE	STAFF RESPONSE
would be consistent with these Regulations.		
6.4.24 Elevation drawings for each side of each non-residential building if the building is either new or is to be altered pursuant to this application.	N/A (no non-residential buildings proposed)	
6.4.25 Identification of the type and amount of the required performance guarantee.	N/A (no public infrastructure proposed)	
6.4.26 The Board shall require submittal of all information necessary to determine compliance with other codes. This includes, but is not limited to: Zoning Ordinance, including overlay districts: Floodplain Management Ordinance; Well Ordinance; and Wireless Communications Facilities Ordinance. In addition, the Planning Board may require any additional information the Board feels is reasonably necessary to insure that the health, safety and welfare of the public is protected.	See relevant documents attached	
6.4.27 Findings of Fact, Conclusions of Law, and Decisions. The applicant shall prepare a written draft of a document entitled, "Findings of Fact, Conclusions of Law, and Decisions," for the Planning Board to consider. This document, in combination with the plan set, explains in detail the application, the issues considered, and the decisions made. The purpose of this document is to make the public record crystal clear to ensure that	See Draft Findings of Fact attached	

SUBMITTAL REQUIREMENT	APPLICANT RESPONSE	STAFF RESPONSE
decisions of the Board are easily understood and defensible in case of appeal. If the applicant cuts corners with this documentation, it runs the risk of being granted an approval that is easily overturned on appeal. When making its final decision, the Board shall direct the applicant to amend the draft as necessary, and a final copy for the Chair's signature shall be delivered along with the mylars submitted for the Board members' signatures.		
6.4.28 Financial Capacity. The applicant shall provide documentation from a bank or other established financial institution acceptable to the Planning Board with an evaluation as to the applicant's financial capacity to successfully undertaken and complete the proposed project.	Waiver requested, see Cover Letter (no public infrastructure proposed)	

Section 3

Deed
Subdivision Plan-Fall Mill Road 1975
Division of Land Plan-Fall Mill Road 1985

ALTUS
ENGINEERING

NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19055 PG 275**
Instr # 2022026777
06/23/2022 12:57:34 PM
Pages 2 YORK CO

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT: That Dorothy A. Adams of 16 Fall Mill Road Extension, York, ME 03909, for consideration paid grants to Christopher D. Mendoza, 65 Monastery Road, Brighton, MA 02135, as Sole Owner, with WARRANTY COVENANTS:

A certain parcel of land with the buildings thereon situated on the westerly side of "Fall Mill Road Extension", so-called, in York, County of York and State of Maine, bounded and described as follows:

Maine R.E. Transfer Tax Paid

Beginning at an iron pipe driven into the ground in the southeasterly comer of the herein described and hereby conveyed lot or parcel of land and in the westerly sideline of said "Fall Mill Road Extension; thence running in a general northerly direction by and along the westerly sideline of said "Fall Mill Road Extension" and a stone wall three hundred thirteen (313) feet, more or less, to another iron pipe driven into the ground in the southeasterly corner of land now or formerly of Roger Langille; thence running North 41° 50' West by land of said Roger Langille eighty-two (82) feet, more or less, to an iron pipe driven into the ground; thence running North 34° 56' West still by land of said Roger Langille one hundred twenty seven (127) feet, more or less, to an iron pipe driven into the ground; thence running North 43° 33' West still by land of said Roger Langille four hundred and one (401) feet more or less, to an iron pipe driven into the ground; said last three (3) courses all being by and along a stone wall; thence running North 40° 47' West still by land of said Roger Langille one hundred forty-two (142) feet, more or less, to a wire in a stump; thence running North 44° 38' West still by land of said Roger Langille two hundred three (203) feet, more or less, to an iron pipe driven into the ground; thence running South 41° 15' West by land of Kittery Water District four hundred six (406) feet, more or less, to an iron pipe driven into the ground; thence running South 35° 46' West still by land of Kittery Water District two hundred ten (210) feet, more or less, to an iron pipe and other land of Dennis R. Brown; thence running South 61° 22' East by said land of said Brown one thousand eighty five (1085) feet, more or less, to the place of beginning.

These premises are subject, nevertheless to the following:

1. All rights which the Town of York or others may have in and to the road or way crossing the same, sometimes called the Contental Road.

2. Easement for a water pipe line described in Deed of Herbert W. Trafton to Agamenticus Water Works, datedMay, 1901, recorded in the York County Registry of Deeds in Book 513, Page 361.

3. Easement for an electrical power line fifty (50) feet in widths described in a Deed of Charles F. Blaisdell and Charles Young to Cumberland County Power and Light Company, dated July 12, 1927, recorded in the York Registry of Deeds in Book 777, Page 17.

These premises were conveyed to Grantor(s) Dorothy A. Adams by virtue of a Warranty deed from Dennis R. Brown dated 10/27/1975 and recorded at the York County Registry of Deeds in Book 2196, Page 732. Dorothy A. Adams is the surviving Joint Tenant as Terry A. Adams died on October 27, 1975.

Executed this 22nd day of June, 2022.

Dorothy A. Adams

Dorothy A. Adams

State of New Hampshire
County of Rockingham June 22, 2022

Then personally appeared before me on this 22nd day of June, 2022, the said Dorothy A. Adams and acknowledged the foregoing to be her voluntary act and deed.

Notary Public/Justice of the Peace
Commission expiration:

Kittery Water District

N 31° 02' E

Pipe — 160' ± — 2" diam blazed pine — 365' ± — Pipe — 359' ± — Stump Wire — Wall 170' ± — N 35° 46' E — Pipe — 210' ± — Traces of wire along line — Wire in oak tree — N 41° 15' E 406' ± — pipe — Wire in dead pine — wire in stump — S 49° 38' E 203' ±

P.P.

end of wall

N 21° 12' W 1,475' ± — Stone wall

Lot #1
11.3 Acres ±

Lot #2
11 Acres ±

Lot #3
11 Acres ±

approximate location

Continental Way

142' ± — S 40° 47' E

Continental Way

end of wall

Continental Way

N 80° 26' W 1,125' ± — Stone wall

N 21° 22' W 1195' ± — N 61° 22' W 1085' ± — 410' ± — S 43° 33' E — Road to Langville

Magnetic 1975

DEED RESTRICTION : LOTS #1 #2 #3 SHALL NOT BE SUBDIVIDED.

EASEMENTS : WATER EASEMENT FROM KITTERY WATER DISTRICT.
PEDESTRIAN EASEMENT.
POWER LINE EASEMENT.

RR — 327' ± — S 27° W — Pipe — Pipe — S 22° W 315' ± — Pipe — Pipe — 122' ± — S 37° 56' E — S 19° 58' W 313' ± — Fall Mill Road Ext.

To Route 91 — Fall Mill Road — To Scituate Road

SUBDIVISION PLAN
PROPERTY OF
DENNIS R. BROWN
FALL MILL ROAD
YORK, MAINE
SURVEY BY J. C. ROGERS REG. LAND SURV.
AUGUST 1975 SCALE 1" = 100'

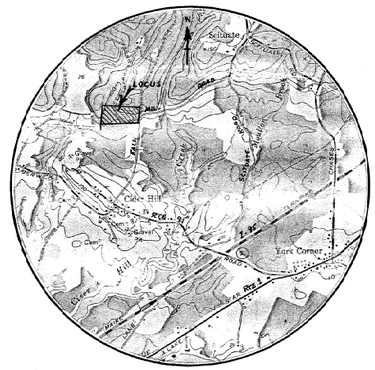
0 25 50 100 200 300
scale in feet

STATE OF MAINE
JAMES C ROGERS
938
REGISTERED LAND SURVEYOR

James C. Rogers

YORK, ss. REGISTRY OF DEEDS
Received OCT 29 1975
at 9 h 10 m A M, and
Filed in Plan Book 76 Page 26
ATTEST: Phyllis T. Deschambeault
Register

TOWN OF YORK, MAINE
PLANNING BOARD,
APPROVAL 10/16/75



LOCATION MAP

TAX MAP : 90
LOT : 64
ZONE : D-2

KITTERY WATER DISTRICT

IRON PIPE INPILE OF STONES

PINE WITCH HAZEL

N 30°-11'-54" E 530.26' TOTAL

363.88'

166.38'

342.65'

30' EASEMENT FOR WATER MAIN TO KITTERY WATER DISTRICT

LOT 1B

AREA = 5.703 Acres

LOT 2
HAROLD Mc CORMICK

54.31'

S 71°-21'-51" E 1181.96' TOTAL

785.00'

S 04°-20'-20" E 213.08'

N 04°-20'-20" W 191.83'

ARC = 335.36'
RADIUS = 250.00'

RADIUS = 300.00'
ARC = 209.17'

LOT 1A

AREA = 4.754 Acres

IRON PIPE FOUND

S 30°-15'-22" W 315.56'

S 22°-55'-05" W 180.04'

S 22°-55'-05" W 77.88'

R = 20.00'
A = 25.16'

191.83'
N 8°-20'-20" W

50' WIDE (MINIMUM) RIGHT OF WAY
(PRIVATE WAY)

50'

CENTRAL MAINE POWER CO.
UTILITY LINE EASEMENT

50'

N 76°-29'-10" W 36.78'
N 76°-29'-10" W 120.69'
N 78°-36'-37" W 193.36'
N 78°-38'-52" W 100.37'
N 85°-31'-27" W 66.00'
N 85°-30'-58" W 223.07'
N 81°-20'-20" W 133.78'
69.86'
N 76°-36'-49" W 46.27'
N 78°-28'-57" W 69.39'
N 80°-25'-55" W 251.76'

FALL MILL ROAD EXTENSION

FALL MILL ROAD

N/F ROGER E. YOUNG

00942

YORK, SS. REGISTRY OF DEEDS
Received JAN 9 1986
at 2 h. 35 m. P M. and
Filed in Plan Book 144 Page 10
ATTEST: Ann M Pengetti
Register

APPROVED BY THE PLANNING BOARD OF
YORK, MAINE

P. L. Feeney	5-2-85
Earle J. Kent	5-2-85
C Dietz	5/2/85
Nancy Cohen	5/2/85
Stanley D. Zimmerman	5/2/85

0 50 150 250
GRAPHIC SCALE in feet

FILE NO : 4634 A
PLAN NO : 653.85040C

NOTES:

1. THIS PLAN IS A DIVISION OF LOT 1 SHOWN ON "SUBDIVISION PLAN OF PROPERTY OF DENNIS BROWN" DATED AUGUST 1975 BY JAMES C. ROGERS, R.L.S. 938, AND APPROVED BY THE YORK PLANNING BOARD ON OCTOBER 16, 1975.
2. THE TRAVELED WAY TO LOT 1A TO BE A 12 FOOT WIDE ROAD, WITH A MINIMUM DEPTH OF 12" OF SAND AND GRAVEL, 600 FT. FROM FALL MILL ROAD.
3. ORIGINAL AREA OF LOT 1 = 11.624 ACRES.
4. SOILS TEST PITS ON BOTH LOTS ON REPORT BY DEAN PESCHEL C.S.S. #58.
5. LOTS ARE NOT TO BE FURTHER SUBDIVIDED.
6. CULVERT(S) TO BE INSTALLED WHERE NECESSARY TO PREVENT OBSTRUCTING FLOW OF STORMWATER.

LEGEND

⊗ UTILITY POLE
—W— WATER LINE

CERTIFICATION:

THIS SURVEY CONFORMS TO THE MAINE BOARD OF REGISTRATION FOR LAND SURVEYORS STANDARDS FOR A CATEGORY 1, CONDITION 1 BOUNDARY SURVEY.

STATE OF MAINE
WILLIAM HENRY ANDERSON, JR. 2192
REGISTERED LAND SURVEYOR

William H Anderson Jr.

DIVISION OF LAND
FALL MILL ROAD
YORK, MAINE
for
JAMES SMITH

APRIL 1985 SCALE 1 in. = 50 ft.

ANDERSON ASSOCIATES
REGISTERED LAND SURVEYORS
U.S. ROUTE ONE YORK MAINE

Section 4

USGS Map
Watershed Map
FEMA Map

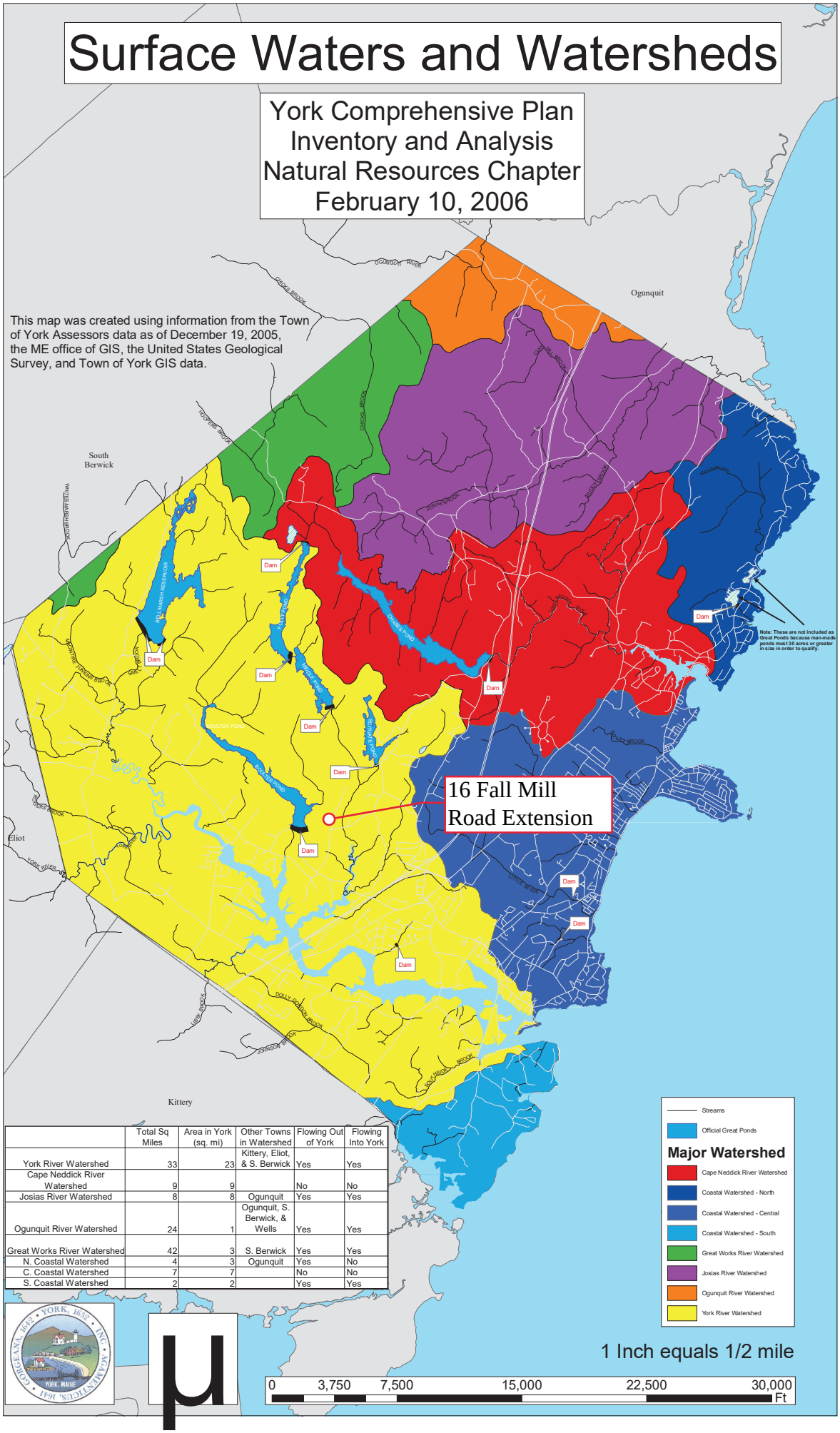
ALTUS
ENGINEERING

16 Fall Mill Road Extension
Richard Adams Lot
Cranberry Swamp
Johnson Lot
Bass Cove Creek
Garey Lot
George Woodward Lot
Parsons Lot
Daniel Lunt Lot
SUNRISE TER
Preble Lot
SCITUATE RD
Scituate
Grant Lot
Mendum Lot
FALL MILL RD
Vincent Lot
FALL MILL EXN
Cider Hill Creek
Moulton Brook
George Young Lot
CHASES POND RD
OLD CHASE POND RD
Little River
Maine District Court
PERKINS DR
Scotland
SARGENTS LN
NEW BOSTON RD
CIDER HILL RD
Bragdon Cem 45
Captain James Nowell Lot
Freethy Cem
David Moulton Lot
Young Lot
Cider Hill
Grant Lot
Johnathan Young Lot
Joseph Plaisted Lot
Francis Plaisted Lot
Timothy Young Lot
Roberts - Plaisted Lot
Moulton Family Burying Ground
Gowen Family Burial Ground 5
York River
LEISURE LN
Sayward Lot
BOG RD
91
York Corner
Plaisted Lot
HANNAFORD DR
William Simpson Lot
YORK ST
Alt 1
MALLARD DR
ORCHARD FARM RD
ORGANUG RD
BARRELLS GROVE
Trafton Lot
Trafton Cummings Lot
Main Goodwin Lot
95
Furbish Lot
Ramshead Point
Breckinridge Lot
Gordon Wilson Lot
Goodrich Point
Brooks Lot
RAM'S HEAD LN
Ramshead Ditch
Austin Lot Cem
York River
Moulton Cem
Schnable Cem
Blaisdell Lot
Dolly Gordon Brook
Blaisdell Pond
JEFFREY DR
South Side
Perkins Plot
South Side Cem
SOUTHSIDE RD
Sewall Hill
Johnson Haley Lot
WEST RD
WOODSIDE MEADOW RD
CARRIE LYNN LN
CARWIN DR
PARSONS LN
1

Surface Waters and Watersheds

York Comprehensive Plan
Inventory and Analysis
Natural Resources Chapter
February 10, 2006

This map was created using information from the Town of York Assessors data as of December 19, 2005, the ME office of GIS, the United States Geological Survey, and Town of York GIS data.



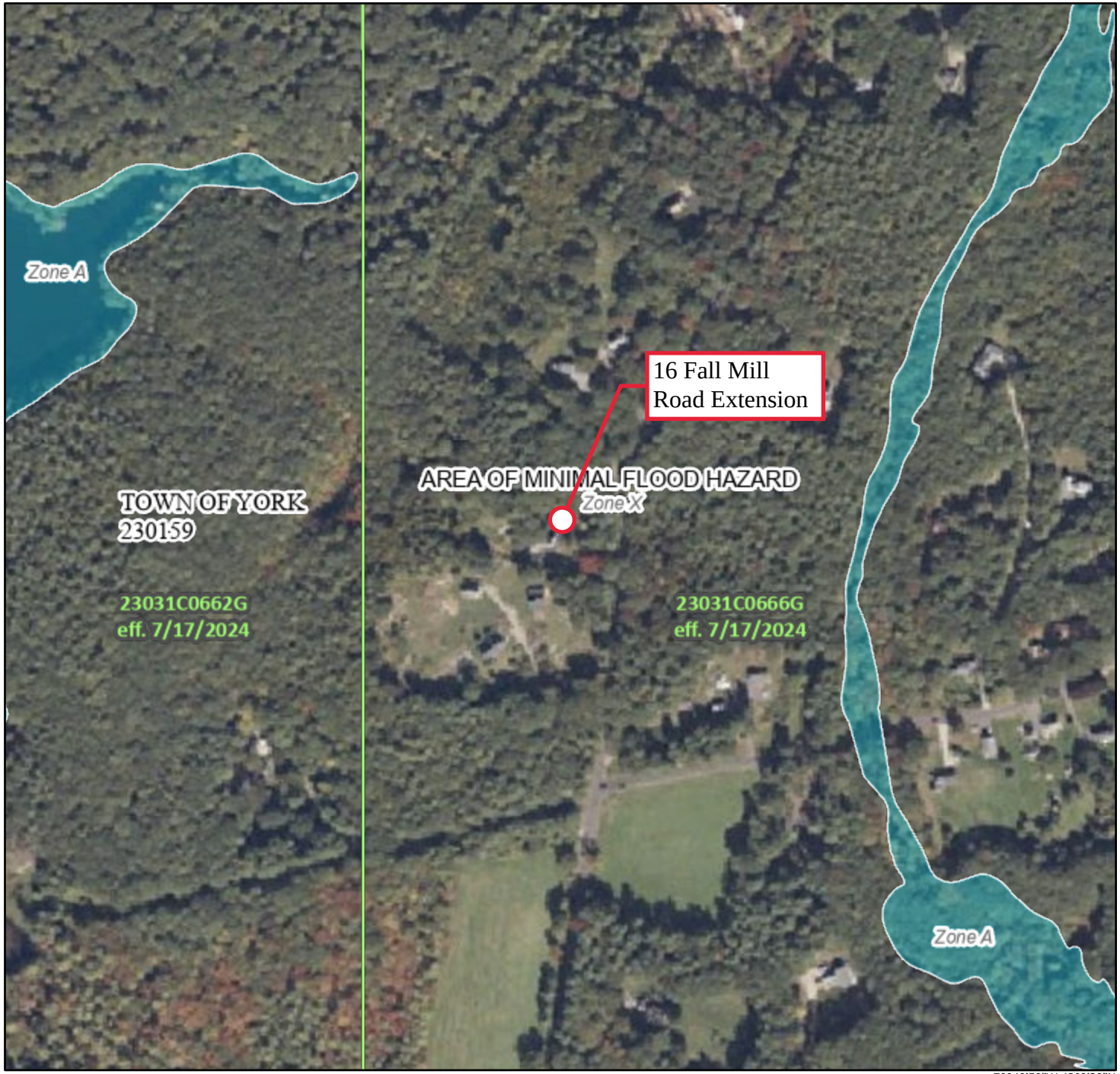
	Total Sq Miles	Area in York (sq. mi)	Other Towns in Watershed	Flowing Out of York	Flowing Into York
York River Watershed	33	23	Kittery, Eliot, & S. Berwick	Yes	Yes
Cape Neddick River Watershed	9	9		No	No
Josias River Watershed	8	8	Ogunquit	Yes	Yes
Ogunquit River Watershed	24	1	Ogunquit, S. Berwick, & Wells	Yes	Yes
Great Works River Watershed	42	3	S. Berwick	Yes	Yes
N. Coastal Watershed	4	3	Ogunquit	Yes	No
C. Coastal Watershed	7	7		No	No
S. Coastal Watershed	2	2		Yes	Yes

Map By: Town of York Planning Department

National Flood Hazard Layer FIRMette

FEMA

70°41'27"W 43°10'5"N



70°40'50"W 43°9'39"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/23/2025 at 2:29 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Section 5

Natural Resources Memorandum
Vernal Pool Assessment Form
Test Pit Log

ALTUS
ENGINEERING

To: Isaiah Plante
Kimball Survey & Design, Inc.
30 Frost Hill Road
York, Maine 03909

Date: May 2, 2025

From: Alexander A. Finamore, LSE
Mainely Soils, LLC

Re: 16 Fall Mill Road Extension, York – Wetland Delineation, Subsurface Wastewater Test Pit, and Vernal Pool Memorandum

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At the request of Kimball Survey & Design, Inc. (the "Client"), Mainely Soils conducted on-site wetland and waterbody delineations, a test pit, and vernal pool surveys on a parcel of land approximately 10.96 acres in size located on the west side of Fall Mill Road Extension in York, Maine. These field investigations were performed to provide baseline environmental data for the site. The natural resources assessments described in this memorandum were completed in April 2025. In addition to describing the identified resources this report describes the existing conditions within the study area, and the methodologies employed for the assessments.

PROJECT DESCRIPTION

The site is located on the west side of Fall Mill Road Extension in the Town of York. The site is currently occupied by a single family home and forested land. Surrounding land use of the site is residential to the north, south, and east, and municipal land to the west Access to the lot is from Fall Mill Road Extension to the east. In total, the wetland and waterbody delineation survey area encompassed approximately 10.96 acres identified by the Town of York as Tax Map 90, Lot 64A.

SITE DESCRIPTION

The Study Area occurs in the Gulf of Maine Coastal Lowland biophysical region of Maine (McMahon, 1990). The Gulf of Maine Coastal Lowland biophysical region is characterized by relatively flat terrain, with elevations generally ranging up to 100 feet above sea level. Bedrock is frequently exposed and covered by thin glacial deposits. Along the immediate coast, soils are generally deep sands (where beaches occur) or shallow sandy loams that are well to excessively drained. Extensive coarse-grained glaciomarine deposits occur in the central portion of the South Coastal Region and along its western margin. The survey area is located within the Piscatiqua-Salmon Falls watershed (Hydrologic Unit Classification (HUC) 8 identification 01060003).

The Natural Resource Conservation Service soil survey mapping identifies native soils at the site within the upland areas as being formed in loamy supraglacial till on glaciated uplands (Lyman series) (Web Soil Survey, 2025). Soils within the wetland areas are shown as being formed within recent alluvium on floodplains (Rumney series).

Study Methodology

Mainely Soils conducted wetland delineation field work within the survey area on April 10th, 2025. The boundary of wetlands were delineated in accordance with the Army Corps of Engineers 1987 Wetland Delineation Manual (1987 Manual) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (Version 2.0) (Regional Supplement, 2012). All wetland delineations were conducted using the Routine Determination Methods, which requires that a wetland contain a dominance of hydrophytic vegetation, hydric soils, and evidence of hydrology in order to be considered a wetland. Wetland boundaries were located and demarcated using

pink day-glo flagging, with each flag labeled with the corresponding alphabetic wetland identification code and a flag number (i.e. A-1). Wetland flag locations were recorded in the field using a Trimble® GPS unit capable of sub meter accuracy, post processed, and transferred and incorporated onto project mapping.

One distinct wetland area was identified within the study area. Additional field notes were also taken to record the classification of each wetland in accordance with the Classification of Wetlands and Deepwater Habitats of the United States, general site characteristics, unique qualities observed during the site assessment, and other considerations relevant to investigation findings and the future completion of a wetlands functions and values assessment in accordance with the Highway Methodology Workbook: Supplement. Representative photographs of each wetland were taken, field sketches were labeled of the wetland boundary on an aerial photograph-based map, and notes were recorded on the flagging sequence for each wetland.

Mainely Soils also surveyed the site for streams, in accordance with the State of Maine Natural Resources Protection Act stream criteria and definitions. No streams were identified within the study area.

Vernal pools are small (usually less than one acre), seasonal wetlands that lack perennial inlet or outlet streams and have no permanent fish populations (Calhoun and deMaynadier 2004). Vernal pools are valuable wetland wildlife habitat because of their potentially high biological productivity and use as breeding habitat by specialized animal communities. The characteristics of vernal pools including size, duration of flooding, substrate type and vegetative community are directly affected by a variety of factors such as landscape setting, surficial geology, soil type, and surrounding vegetation (Maine Audubon Society 1999).

Chapter 335 of DEP Rules – Significant Wildlife Habitat defines a vernal pool as follows:

> "A vernal pool, also referred to as a seasonal forest pool, is a natural, temporary to semi-permanent body of water occurring in a shallow depression that typically fills during the spring or fall and may dry during the summer. Vernal pools have no permanent inlet or outlet and no viable populations of predatory fish. A vernal pool may provide the primary breeding habitat for wood frogs (Rana sylvatica), spotted salamanders (Ambystoma maculatum), blue-spotted salamanders (Ambystoma laterale), and fairy shrimp (Eubranchipus sp.), as well as valuable habitat for other plants and wildlife, including several rare, threatened, and endangered species. A vernal pool intentionally created for the purposes of compensatory mitigation is included in this definition."

> "Optimal times for counting egg masses of pool-breeding amphibians vary according to geographic location and weather. For instance, during cold springs, breeding can begin as much as 2 weeks later than it does in warm, wet springs. The optimal time to count masses is just past the peak breeding period. For wood frogs, this occurs approximately 2 weeks after they start full choruses. Wood frog egg masses hatch very quickly and are difficult to count much past peak breeding. Salamanders have a more extended breeding period and their eggs do not hatch as quickly as those of wood frogs. Therefore, surveys to count salamander egg masses should be conducted slightly later in the breeding season, generally 2-3 weeks following wood frog egg mass counts. The following are rough guidelines for optimal times for counting egg masses:"

Vernal pool surveys were conducted within the 10.96 acre study area on April 10th and 28th, 2025. Mainely Soils identified pooled areas containing water and exhibiting other physical characteristics typically associated with vernal pools. Specifically, Mainely Soils evaluated the contour of the pool bottom and sides, the current depth of water in the pool, the substrate of the pool bottom, and the presence of an inlet or outlet in the form of a perennial stream. When a vernal pool depression is found, a standard field survey data form was completed to document the location and general surroundings and the pool was photographed. In addition, survey points were taken using a global positioning system (GPS) unit (Trimble GeoXT) to delineate the pool boundary.

Mainely Soils relied on two primary criteria: (1) direct evidence of amphibian breeding activity; and (2) evidence of seasonal flooding and drying within a topographic depression not connected to a river, stream or brook. Direct evidence of amphibian breeding activity included the observation of breeding adults, egg masses, and larvae of the following amphibian species: wood frog, spotted salamander, blue-spotted salamander, and four-toed salamander. Other evidence of vernal pool habitat may include the presence of fairy shrimp in the water column. Evidence of seasonal flooding and drying included the observation of water marks on trees, shrubs and boulders, water stained leaves with silt deposits, and buttressed tree trunks and exposed roots.

Confirmation of amphibian breeding included the presence of individual adults in the pool taking part in courtship activities, egg masses, wood frog tadpoles, or Ambystomid salamander larvae. Once it would be determined that an area was functioning as a vernal pool, further assessment was conducted to determine if it was significant (per state regulations). Criteria for identifying an SVP include:

- Species abundance (number of egg masses);
  - Blue spotted salamanders - Presence of 10 or more egg masses
  - Spotted salamanders - Presence of 20 or more egg masses
  - Wood frogs - Presence of 40 or more egg masses
- Presence of fairy shrimp (presence in any life stage); or
- Use of the pool by one or more state-listed endangered or threatened species that commonly require a vernal pool to complete a critical life stage.

If any one of these criteria were met, the pool was considered significant.

Overall, vernal pools are classified into one of four categories: (1) MDEP SVPs, as discussed above; (2) U.S. Army Corps of Engineers (ACOE) significant (manmade) vernal pools, including manmade or other manipulated features that met the state criteria for amphibian egg mass counts; (3) ACOE non-significant (natural or manmade) vernal pools, including both natural and manmade features that did not meet the state criteria for amphibian egg mass counts; and (4) non-jurisdictional features which includes all other areas where amphibian breeding was documented but did not meet the state criteria for egg mass counts or the state and federal definitions of a vernal pool.

One feature was identified within the study area that contained evidence of vernal pool indicator species. It met the definition of a MDEP SVP.

One test pit was dug and assessed on the subject site on April 10th, 2025 in accordance the Maine Subsurface Wastewater Disposal Rules by a Licensed Site Evaluator, #391. Location of the test pit was recorded in the field using a Trimble® GPS unit capable of sub meter accuracy, post processed, and transferred and incorporated onto project mapping.

Study Results

Using the methodologies described above, a wetland delineation was performed on April 10th, 2025. A description of the identified resources follows. Supporting attachments include Representative Photographs (Attachment 1). Wetland Delineation Data Forms can be provided upon request.

Wetlands at the project site consisted of one distinct wetland feature. Wetland A was a seasonally saturated palustrine forested wetland (PFO1B) (Cowardin et al, 1979) located on the western extents of the Study Area. The wetland was located on a watershed break and drained both to the west and the south offsite. The wetland was dominated by green ash (*Fraxinus pennsylvanica*), red maple, (*Acer rubrum*), maleberry (*Lyonia lingustrina*), winterberry (*Ilex verticillata*), speckled alder (*Alnus incana*), cinnamon fern (*Osmunda cinnamomea*), fringed sedge (*Carex crinita*), sensitive fern (*Onoclea sensibilis*), and jewelweed (*Impatiens capensis*). Evidence of wetland hydrology at the time of delineation included saturation observed up to the mineral soil surface and water stained vegetation. Soils within the wetland

consisted of thick dark A horizon overlaying a depleted sandy loam substratum meeting Hydric Soil Criteria A7: Depleted under a dark surface.

No jurisdictional streams were observed within the Study Area.

Overall, vernal pools are classified into one of four categories: (1) MDEP SVPs, as discussed above; (2) U.S. Army Corps of Engineers (ACOE) significant (manmade) vernal pools, including manmade or other manipulated features that met the state criteria for amphibian egg mass counts; (3) ACOE non-significant (natural or manmade) vernal pools, including both natural and manmade features that did not meet the state criteria for amphibian egg mass counts; and (4) non-jurisdictional features which includes all other areas where amphibian breeding was documented but did not meet the state criteria for egg mass counts or the state and federal definitions of a vernal pool.

One naturally occurring pool was identified within Wetland A that contained evidence of vernal pool indicator species. It contained 28 spotted salamander egg masses and therefore met the definition of a MDEP Significant Vernal Pool (see Attachment 2 - Maine State Vernal Pool Assessment Form).

One test pit was dug and assessed on the subject site by Alexander Finamore, LSE #391 on April 10th, 2025. The test pits were located by GPS and marked with pink flagging. The test pit was within glacial till. Bedrock outcrops were observed in areas throughout the site. The test pits had suitable soils to support a 'First Time System' according to the Maine Subsurface Waste Water Disposal Rules (See Attachment 3 - Soil Log).

Summary

The information contained in this memorandum was collected in order to provide detailed, on-site information regarding wetland and waterbody resources. This information is intended to be used for planning needs. One freshwater forested/scrub-shrub wetland was delineated on the site, and was identified as Wetland A. Wetlands A exhibited a permanently saturated hydroperiod, and provided groundwater recharge, sediment/toxicant retention, flood flow alteration, wildlife habitat, and stormwater/water quality maintenance functions.

Wetlands are regulated by the U.S. Army Corps of Engineers under the federal Clean Water Act, and by the Maine Department of Environmental Protection under the Maine Natural Resources Protection Act (NRPA). The State of Maine further differentiates wetlands under NRPA by regulating certain wetlands as "wetlands of special significance" (WOSS). The vernal pool depression would be considered a WOSS and a 250 foot jurisdictional area (critical terrestrial habitat) would be applied around this depression area.

Wetlands within the survey area may be further regulated under municipal ordinances, such as Shoreland Zone, Site Plan Review, or other local ordinances. Impacts to wetlands resulting from proposed project development require that permits first be obtained from the MDEP and the USACE before proceeding with construction, and where applicable, municipal governing bodies. Consultation with these agencies early in the project design process is encouraged.

References:

Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe.1979. Classification of Wetlands and Deepwater Habitat in the United States. U.S. Fish and Wildlife Service. FWS/OBD-79/31 103pp.

Environmental Laboratory. 1987. Corps of Engineers Wetlands Delineation Manual. Technical Report Y-87, U.S. Army Engineer Waterways Experiment Station, Vicksburg, MS.

McMahon, J.S. 1990. The Biophysical Regions of Maine: Patterns in the Landscape and Vegetation. University of Maine.

U.S. Army Corps of Engineers (USACE). 2012. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region. ERDC/EL TR-12-01. Vicksburg, MS: U.S. Army Engineer Research and Development Center.

Web Soil Survey. 2025 U.S. Department of Agriculture – Natural Resources Conservation Service. http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm

Attachments:

1. Representative Site Photographs
2. Maine State Vernal Pool Assessment Form

Attachment 1

Representative Site Photographs

Natural Resource Photographs – April 10, 2025
16 Fall Mill Road Extension – York, Maine

Natural Resource Photographs – April 10, 2025
16 Fall Mill Road Extension – York, Maine

Photo 1: View looking southwesterly at Wetland A from flag 6

Photo 2: View looking westerly at Wetland A from flag 6

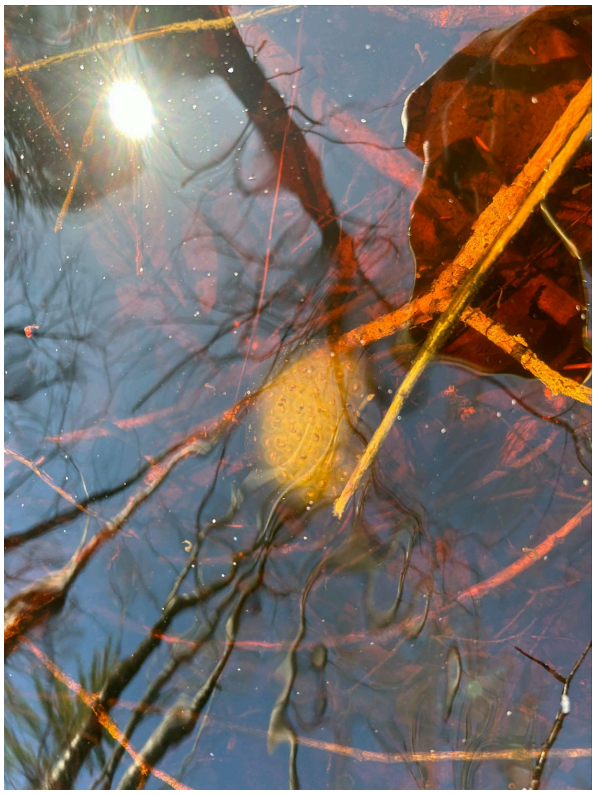


Photo 3: View of Spotted Salamander egg mass within Vernal Pool 1

Photo 4: View looking southerly at Vernal Pool 1

Photo 5: View looking westerly at Vernal Pool 1

Photo 6: View looking southerly within the upland area near Fall Mill Road Ext. with the existing single family home in the background

Attachment 2

Maine State Vernal Pool Assessment Form

Maine State Vernal Pool Assessment Form

INSTRUCTIONS:

- **Complete all 3 pages of form thoroughly. Most fields are required for pool registration.**
- **Clear photographs of a) the pool AND b) the indicators (one example of each species egg mass) are required for all observers.**

Observer's Pool ID: VP-1 **MDIFW Pool ID:** _____

1. PRIMARY OBSERVER INFORMATION

a. Observer name: Alexander Finamore

b. Contact and credentials previously provided? ○ No (submit Addendum 1) ○ Yes

2. PROJECT CONTACT INFORMATION

a. Contact name: ◉ same as observer ○ other _____

b. Contact and credentials previously provided? ○ No (submit Addendum 1) ○ Yes

c. Project Name: 16 Fall Mill Road Extension

3. LANDOWNER CONTACT INFORMATION

a. Are you the landowner? ○ Yes ○ No If no, was landowner permission obtained for survey? ◉ Yes ○ No

b. Landowner's contact information (required)

Name: Christopher Mendoza Phone: _____

Street Address: 65 Monastery Road City: Brighton State: MA Zip: 02135

c. ☐ Large Projects: check if separate project landowner data file submitted

4. VERNAL POOL LOCATION INFORMATION

a. Location Township: York

Brief site directions to the pool (using mapped landmarks):

Turn right onto Pudding Lane from Cider Hill Road. Site is approximately 0.7 miles on the left

b. Mapping Requirements

i. USGS topographic map OR aerial photograph with pool clearly marked.

ii. GPS location of vernal pool (use Datum NAD83 / WGS84)

Longitude/Easting: -70 41'15.65" Latitude/Northing: 43 9'53.11"

Coordinate system: NAD 83

Check one:

○ GIS shapefile
- send to Jason.Czapiga@maine.gov; observer has reviewed shape accuracy (Best)

○ The pool perimeter is delineated by multiple GPS points. (Excellent)
- Include map or spreadsheet with coordinates.

○ The above GPS point is at the center of the pool. (Good)

○ The center of the pool is approximately _____ m ○ ft ○ in the compass direction of _____ degrees from the above GPS point. (Acceptable)

5. VERNAL POOL HABITAT INFORMATION

a. Habitat survey date (only if different from indicator survey dates on page 3): _____

b. Wetland habitat characterization

■ Choose the best descriptor for the landscape setting:

- ○ Isolated depression
- ○ Floodplain depression
- ◉ Pool associated with larger wetland complex
- ○ Other: _____

■ Check all wetland types that best apply to this pool:

- ☑ Forested swamp
- ☑ Shrub swamp
- ☐ Peatland (fen or bog)
- ☐ Emergent marsh
- ☐ Wet meadow
- ☐ Lake or pond cove
- ☐ Abandoned beaver flowage
- ☐ Active beaver flowage
- ☐ Slow stream
- ☐ Floodplain
- ☐ Mostly unvegetated pool
- ☐ ATV or skidder rut
- ☐ Dug pond or borrow pit
- ☐ Roadside ditch
- ☐ Other: _____

c. Vernal pool status under the Natural Resources Protection Act (NRPA)

i. Pool Origin: ○ Natural ◉ Natural-Modified ○ Unnatural ○ Unknown

If modified, unnatural or unknown, describe any modern or historic human impacts to the pool (**required**):

Evidence of mill material along the eastern border of the wetland/pool

ii. Pool Hydrology

■ Select the pool's estimated hydroperiod AND provide rationale in box (**required**):

- ○ Permanent
- ○ Semi-permanent (drying partially in all years and completely in drought years)
- ◉ Ephemeral (drying out completely in most years)
- ○ Unknown

Explain:

Moss and leaf litter bottom

■ Maximum depth at survey: ○ 0-12" (0-1 ft.) ◉ 12-36" (1-3 ft.) ○ 36-60" (3-5 ft.) ○ >60" (>5 ft.)

■ Approximate size of pool (at spring highwater): Width: 90 ○ m ○ ft Length: 170 ○ m ○ ft

■ Predominate substrate in order of increasing hydroperiod:

- ○ Mineral soil (bare, leaf-litter bottom, or upland mosses present)
- ◉ Mineral soil (sphagnum moss present)
- ○ Organic matter (peat/muck) shallow or restricted to deepest portion
- ○ Organic matter (peat/muck) deep and widespread

■ Pool vegetation indicators in order of increasing hydroperiod (check all that apply):

- ☐ Terrestrial nonvascular spp. (e.g. haircap moss, lycopodium spp.)
- ☐ Dry site ferns (e.g. spinulose wood fern, lady fern, bracken fern)
- ☑ Moist site ferns (e.g. sensitive fern, cinnamon fern, interrupted fern, New York fern)
- ☑ Moist site vasculars (e.g. skunk cabbage, jewelweed, blue flag iris, swamp candle)
- ☑ Sphagnum moss (anchored or suspended)
- ☑ Wet site ferns (e.g. royal fern, marsh fern)
- ☑ Wet site shrubs (e.g. highbush blueberry, maleberry, winterberry, mountain holly)
- ☐ Wet site graminoids (e.g. blue-joint grass, tussock sedge, cattail, bulrushes)
- ☐ Aquatic vascular spp. (e.g. pickerelweed, arrowhead)
- ☐ Floating or submerged aquatics (e.g. water lily, water shield, pond weed, bladderwort)
- ☐ No vegetation in pool

■ Faunal indicators (check all that apply):

- ☐ Fish
- ☐ Bullfrog or Green Frog tadpoles
- ☐ Other: _____

iii. Inlet/Outlet Flow Permanency

Type of inlet or outlet (a seasonal or permanent channel providing water flowing into or out of the pool):

- ○ No inlet or outlet
- ◉ Intermittent inlet or outlet
- ○ Permanent inlet or outlet (channel with well-defined banks and permanent flow)
- ○ Other or Unknown (explain): _____

6. VERNAL POOL INDICATOR INFORMATION

a. Indicator survey dates: 4/10/24 and 4/25/2024

b. Indicator abundance criteria and pool survey effort

- Is pool depression bisected by 2 ownerships (straddler pool)? ○ Yes ○ No
- Was the entire pool surveyed for egg masses? ◉ Yes ○ No; what % of entire pool surveyed? ☐
- For each indicator species, indicate the exact number of egg masses, confidence level for species determination, and egg mass maturity. Separate cells are provided for separate survey dates.

INDICATOR SPECIES	Egg Masses (or adult Fairy Shrimp)									Tadpoles/Larvae[4]					
	Visit #1	Visit #2	Visit #3	Confidence Level[1]			Egg Mass Maturity[2]			Observed			Confidence Level[1]		
Wood Frog	0	0		3	3										
Spotted Salamander	28	28		3	3			F	M						
Blue-spotted Salamander	0	0		3	3										
Fairy Shrimp[3]	0	0		3	3										

1-Confidence level: 1 = <60%, 2 = 60-95%, 3 = >95%

2-Egg mass maturity: F= Fresh (<24 hrs), M= Mature (round embryos), A= Advanced (loose matrix, curved embryos), H= Hatched or Hatching

3-Fairy shrimp: X = present

4-Tadpoles/larvae: X = present

c. Rarity criteria

- Note any rare species associated with vernal pools. Observations should be accompanied by photographs.

SPECIES	Method of Verification*			CL**	SPECIES	Method of Verification*			CL**
	P	H	S			P	H	S	
Blanding's Turtle	☐	☐	☐		Wood Turtle	☐	☐	☐	
Spotted Turtle	☐	☐	☐		Ribbon Snake	☐	☐	☐	
Ringed Boghaunter	☐	☐	☐		Other:	☐	☐	☐	

*Method of verification: P = Photographed, H = Handled, S = Seen

**CL - Confidence level in species determination: 1= <60%, 2= 60-95%, 3= >95%

d. Optional observer recommendation:

☑ SVP ☐ Potential SVP ☑ Non Significant VP ☐ Indicator Breeding Area

e. General vernal pool comments and/or observations of other wildlife:

Natural pool within wetland drainage - water flowing downslope from pool, but not an jurisdictional stream

Send completed form and supporting documentation to: Maine Dept. of Inland Fisheries and Wildlife
Attn: Vernal Pools
650 State Street, Bangor, ME 04401

NOTE: Digital submission (to Jason.Czapiga@maine.gov) of vernal pool field forms and photographs is only acceptable for projects with 3 or fewer assessed pools; larger projects must be mailed as hard copies.

For MDIFW use only Reviewed by MDIFW Date: _____ Initials: _____

This pool is: ☐ **Significant** ☐ **Potentially Significant** but lacking critical data ☐ **Not Significant** due to: ○ does not meet biological criteria. ○ does not meet MDEP vernal pool criteria.

Comments:

Attachment 3

Soil Log

FORM F

SOIL PROFILE/CLASSIFICATION INFORMATION

Detailed Description of Subsurface Conditions at Project Sites

Project Name:	Applicant Name:	Project Location (municipality):
16 Fall Mill Road Extension	Kimball Survey & Design	York

SOIL DESCRIPTION AND CLASSIFICATION

Exploration Symbol: TP-1 | [X] Test Pit | [ ] Boring

1 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)

Texture	Consistency	Color	Mottling
LOAM	FRIABLE	DARK BROWN	NONE OBSERVED
FINE SANDY LOAM w/ STONES		YELLOWISH BROWN	
FINE SANDY LOAM w/ STONES		STRONG BROWN	
		OLIVE GRAY	COMMON, MEDIUM, & DISTINCT
LIMIT OF EXCAVATION = 34"			

[ ] hydric [ ] non-hydric | Slope %: 8 | Limiting factor: 24" | [x] ground water [ ] restrictive layer [ ] bedrock

C.S.S. Soil Series / phase name: | Drainage Class | Hydrologic Group

L.S.E. Soil Classification: 2 (Profile) | C (Soil Condition)

SOIL DESCRIPTION AND CLASSIFICATION

Exploration Symbol: [X] Test Pit | [ ] Boring

1 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)

Texture	Consistency	Color	Mottling

[x] hydric [ ] non-hydric | Slope % | Limiting factor | [ ] ground water [ ] restrictive layer [ ] bedrock

C.S.S. Soil Series / phase name: | Drainage Class | Hydrologic Group

L.S.E. Soil Classification: (Profile) | (Soil Condition)

SOIL DESCRIPTION AND CLASSIFICATION

Exploration Symbol: [ ] Test Pit | [ ] Boring

" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)

Texture	Consistency	Color	Mottling

[ ] hydric [ ] non-hydric | Slope % | Limiting factor | [ ] ground water [ ] restrictive layer [ ] bedrock

C.S.S. Soil Series / phase name: | Drainage Class | Hydrologic Group

L.S.E. Soil Classification: (Profile) | (Soil Condition)

SOIL DESCRIPTION AND CLASSIFICATION

Exploration Symbol: [X] Test Pit | [X] Boring

" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)

Texture	Consistency	Color	Mottling

[ ] hydric [ ] non-hydric | Slope % | Limiting factor | [ ] ground water [ ] restrictive layer [ ] bedrock

C.S.S. Soil Series / phase name: | Drainage Class | Hydrologic Group

L.S.E. Soil Classification: (Profile) | (Soil Condition)

Professional Endorsements *(as applicable)*

C.S.S.	signature:	Date:
	name printed/typed:	Lic.#:
L.S.E.	signature: Alexander A. Finamore	Date: 4/10/25
	name printed/typed: Alexander A. Finamore	Lic.#: 391

FORM F

SOIL PROFILE/CLASSIFICATION INFORMATION

Detailed Description of Subsurface Conditions at Project Sites

Project Name:	Applicant Name:	Project Location (municipality):
16 Fall Mill Road Extension	Kimball Survey & Design	York

SOIL DESCRIPTION AND CLASSIFICATION

Exploration Symbol: TP-2 | [X] Test Pit | [ ] Boring

1 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)

Texture	Consistency	Color	Mottling
LOAM	FRIABLE	DARK BROWN	NONE OBSERVED
FINE SANDY LOAM w/ STONES		YELLOWISH BROWN	
FINE SANDY LOAM w/ STONES		STRONG BROWN	
BEDROCK @ 20"			

hydric / non-hydric	Slope %	Limiting factor	ground water / restrictive layer / bedrock
non-hydric	3	20"	x bedrock

C.S.S. Soil Series / phase name: | Drainage Class | Hydrologic Group

L.S.E. Soil Classification: 2/AIII (Profile) | C (Soil Condition)

SOIL DESCRIPTION AND CLASSIFICATION

Exploration Symbol: [X] Test Pit | [ ] Boring

1 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)

Texture	Consistency	Color	Mottling

hydric / non-hydric	Slope %	Limiting factor	ground water / restrictive layer / bedrock
x non-hydric		■	restrictive layer

C.S.S. Soil Series / phase name: | Drainage Class | Hydrologic Group

L.S.E. Soil Classification: Profile | Soil Condition

SOIL DESCRIPTION AND CLASSIFICATION

Exploration Symbol: [ ] Test Pit | [ ] Boring

" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)

Texture	Consistency	Color	Mottling

hydric / non-hydric	Slope %	Limiting factor	ground water / restrictive layer / bedrock

C.S.S. Soil Series / phase name: | Drainage Class | Hydrologic Group

L.S.E. Soil Classification: Profile | Soil Condition

SOIL DESCRIPTION AND CLASSIFICATION

Exploration Symbol: [X] Test Pit | [X] Boring

" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)

Texture	Consistency	Color	Mottling

hydric / non-hydric	Slope %	Limiting factor	ground water / restrictive layer / bedrock

C.S.S. Soil Series / phase name: | Drainage Class | Hydrologic Group

L.S.E. Soil Classification: Profile | Soil Condition

Professional Endorsements *(as applicable)*

C.S.S.	signature:	Date:
	name printed/typed:	Lic.#:
L.S.E.	signature:	Date: 9/5/25
	name printed/typed: Alexander A. Finamore	Lic.#: 391

Section 6

USFWS IPaC Species List
NLEB Consistency Letter
Beginning With Habitat Map

ALTUS
ENGINEERING

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Maine Ecological Services Field Office
P. O. Box A
East Orland, ME 04431
Phone: (207) 469-7300 Fax: (207) 902-1588

In Reply Refer To: 07/24/2025 20:42:43 UTC
Project Code: 2025-0126626
Project Name: 16 Fall Mill Road Extension Subdivision

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological

evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts, see https://www.fws.gov/program/migratory-bird-permit/what-we-do.

It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures, see https://www.fws.gov/library/collections/threats-birds.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive For information regarding the implementation of Executive Order 13186, please visit https://www.fws.gov/partner/council-conservation-migratory-birds.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Maine Ecological Services Field Office
P. O. Box A
East Orland, ME 04431
(207) 469-7300

PROJECT SUMMARY

Project Code: 2025-0126626
Project Name: 16 Fall Mill Road Extension Subdivision
Project Type: Residential Construction
Project Description: An existing 11.14 acre lot is being subdivided into two single family lots along Fall Mill Road Extension and 6.27 acres of the existing lot is being granted to the Kittery Water District for Conservation.

Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@43.16508545000001,-70.68713605170916,14z

Counties: York County, Maine

ENDANGERED SPECIES ACT SPECIES

There is a total of 3 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

---

1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Northern Long-eared Bat *Myotis septentrionalis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Endangered

INSECTS

NAME	STATUS
Monarch Butterfly *Danaus plexippus* There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743	Proposed Threatened

FLOWERING PLANTS

NAME	STATUS
Small Whorled Pogonia *Isotria medeoloides* Population: No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/1890	Threatened

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Patrick Journeay
Address: 133 Court Street
City: Portsmouth
State: NH
Zip: 03801
Email pjourneay@altus-eng.com
Phone: 6036869448

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Maine Ecological Services Field Office
P. O. Box A
East Orland, ME 04431
Phone: (207) 469-7300 Fax: (207) 902-1588

In Reply Refer To: 07/24/2025 20:57:50 UTC
Project code: 2025-0126626
Project Name: 16 Fall Mill Road Extension Subdivision

Federal Nexus: no
Federal Action Agency (if applicable):

Subject: Technical assistance for '16 Fall Mill Road Extension Subdivision'

Dear Patrick Journeay:

This letter records your determination using the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (Service) on July 24, 2025, for '16 Fall Mill Road Extension Subdivision' (here forward, Project). This project has been assigned Project Code 2025-0126626 and all future correspondence should clearly reference this number. **Please carefully review this letter. Your Endangered Species Act (Act) requirements may not bbe complete.**

Ensuring Accurate Determinations When Using IPaC

The Service developed the IPaC system and associated species' determination keys in accordance with the Endangered Species Act of 1973 (ESA; 87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.) and based on a standing analysis. All information submitted by the Project proponent into IPaC must accurately represent the full scope and details of the Project.

Failure to accurately represent or implement the Project as detailed in IPaC or the Northern Long-eared Bat and Tricolored Bat Range-wide Determination Key (Dkey), invalidates this letter. ***Answers to certain questions in the DKey commit the project proponent to implementation of conservation measures that must be followed for the ESA determination to remain valid. Note that conservation measures for northern long-eared bat and tricolored bat may differ. If both bat species are present in the action area and the key suggests more conservative measures for one of the species for your project, the Project may need to apply the most conservative measures in order to avoid adverse effects. If unsure which conservation measures should be applied, please contact the appropriate Ecological Services Field Office***

Determination for the Northern Long-Eared Bat and Tricolored Bat

Based upon your IPaC submission and a standing analysis completed by the Service, your project has reached the following effect determination(s):

Species	Listing Status	Determination
Northern Long-eared Bat (*Myotis septentrionalis*)	Endangered	NLAA

Other Species and Critical Habitat that May be Present in the Action Area

The IPaC-assisted determination key for the northern long-eared bat and tricolored bat does not apply to the following ESA-protected species and/or critical habitat that also may occur in your Action area:

- Monarch Butterfly *Danaus plexippus* Proposed Threatened
- Small Whorled Pogonia *Isotria medeoloides* Threatened

You may coordinate with our Office to determine whether the Action may cause prohibited take of the animal species and/or critical habitat listed above. Note that if a new species is listed that may be affected by the identified action before it is complete, additional review is recommended to ensure compliance with the Endangered Species Act.

Next Steps

Coordination with the Service is complete. This letter serves as technical assistance. All conservation measures should be implemented as proposed. Thank you for considering federally listed species during your project planning.

If no changes occur with the Project or there are no updates on listed species, no further consultation/coordination for this project is required for the northern long-eared bat. However, the Service recommends that project proponents re-evaluate the Project in IPaC if: 1) the scope, timing, duration, or location of the Project changes (includes any project changes or amendments); 2) new information reveals the Project may impact (positively or negatively) federally listed species or designated critical habitat; or 3) a new species is listed, or critical habitat designated. If any of the above conditions occurs, additional coordination with the Service should take place before project implements any changes which are final or commits additional resources.

If you have any questions regarding this letter or need further assistance, please contact the Maine Ecological Services Field Office and reference Project Code 2025-0126626 associated with this Project.

Action Description
You provided to IPaC the following name and description for the subject Action.

1. Name

16 Fall Mill Road Extension Subdivision

2. Description

The following description was provided for the project '16 Fall Mill Road Extension Subdivision':

> An existing 11.14 acre lot is being subdivided into two single family lots along Fall Mill Road Extension and 6.27 acres of the existing lot is being granted to the Kittery Water District for Conservation.

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@43.16508545000001,-70.68713605170916,14z

DETERMINATION KEY RESULT

Based on the answers provided, the proposed Action is consistent with a determination of "may affect, but not likely to adversely affect" for a least one species covered by this determination key.

QUALIFICATION INTERVIEW

1. Does the proposed project include, or is it reasonably certain to cause, intentional take of listed bats or any other listed species?

   Note: Intentional take is defined as take that is the intended result of a project. Intentional take could refer to research, direct species management, surveys, and/or studies that include intentional handling/encountering, harassment, collection, or capturing of any individual of a federally listed threatened, endangered or proposed species?

   No

2. Is the action area wholly within Zone 2 of the year-round active area for northern long-eared bat and/or tricolored bat?

   Automatically answered
   No

3. Does the action area intersect Zone 1 of the year-round active area for northern long-eared bat and/or tricolored bat?

   Automatically answered
   No

4. Does the proposed action involve wind or solar energy?

   No

5. Is the proposed action authorized, permitted, licensed, funded, or being carried out by a Federal agency in whole or in part?

   Note for projects in Pennsylvania: Projects requiring authorization under Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act would be considered as having a federal nexus. Since the U.S. Army Corps of Engineers (Corps) has issued the Pennsylvania State Programmatic General Permit (PASPGP), which may be verified by the PA Department of Environmental Protection or certain Conservation Districts, the need to receive a Corps authorization to perform the work under the PASPGP serves as a federal nexus. As such, if proposing to use the PASPGP, you would answer 'yes' to this question.

   No

6. [Semantic] Is the action area located within 0.5 miles of a known bat hibernaculum? Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

   Automatically answered
   No

7. Does the action area contain any winter roosts or caves (or associated sinkholes, fissures, or other karst features), mines, rocky outcroppings, or tunnels that could provide habitat for hibernating bats?

   No

8. Does the action area contain (1) talus or (2) anthropogenic or naturally formed rock shelters or crevices in rocky outcrops, rock faces or cliffs?

   No

9. Will the action cause effects to a bridge?

   Note: Covered bridges should be considered as bridges in this question.

   No

10. Will the action result in effects to a culvert or tunnel at any time of year?

    No

11. Are trees present within 1000 feet of the action area?

    Note: If there are trees within the action area that are of a sufficient size to be potential roosts for bats answer "Yes". If unsure, additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines.

    Yes

12. Does the action include the intentional exclusion of bats from a building or building-like structure? **Note:** Exclusion is conducted to deny bats' entry or reentry into a building. To be effective and to avoid harming bats, it should be done according to established standards. If your action includes bat exclusion and you are unsure whether northern long-eared bats or tricolored bats are present, answer "Yes." Answer "No" if there are no signs of bat use in the building/structure. If unsure, contact your local Ecological Services Field Office to help assess whether northern long-eared bats or tricolored bats may be present. Contact a Nuisance Wildlife Control Operator (NWCO) for help in how to exclude bats from a structure safely without causing harm to the bats (to find a NWCO certified in bat standards, search the Internet using the search term "National Wildlife Control Operators Association bats"). Also see the White-Nose Syndrome Response Team's guide for bat control in structures.

    No

13. Does the action involve removal, modification, or maintenance of a human-made building-like structure (barn, house, or other building) **known or suspected to contain roosting bats?**

    No

14. Will the action cause construction of one or more new roads open to the public?

    For federal actions, answer ‘yes’ when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

    No

15. Will the action include or cause any construction or other activity that is reasonably certain to increase average night-time traffic permanently or temporarily on one or more existing roads? **Note:** For federal actions, answer ‘yes’ when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.). .

    No

16. Will the action include or cause any construction or other activity that is reasonably certain to increase the number of travel lanes on an existing thoroughfare?

    For federal actions, answer ‘yes’ when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

    No

17. Will the proposed Action involve the creation of a new water-borne contaminant source (e.g., leachate pond, pits containing chemicals that are not NSF/ANSI 60 compliant)?

    Note: For information regarding NSF/ANSI 60 please visit https://www.nsf.org/knowledge-library/nsf-ansi-standard-60-drinking-water-treatment-chemicals-health-effects

    No

18. Will the proposed action involve the creation of a new point source discharge from a facility other than a water treatment plant or storm water system?

    No

19. Will the action include drilling or blasting?

    No

20. Will the action involve military training (e.g., smoke operations, obscurant operations, exploding munitions, artillery fire, range use, helicopter or fixed wing aircraft use)?

    No

21. Will the proposed action involve the use of herbicides or other pesticides other than herbicides (e.g., fungicides, insecticides, or rodenticides)?

    No

22. Will the action include or cause activities that are reasonably certain to cause chronic or intense nighttime noise (above current levels of ambient noise in the area) in suitable summer habitat for the northern long-eared bat or tricolored bat during the active season?

    Chronic noise is noise that is continuous or occurs repeatedly again and again for a long time. Sources of chronic or intense noise that could cause adverse effects to bats may include, but are not limited to: road traffic; trains; aircraft; industrial activities; gas compressor stations; loud music; crowds; oil and gas extraction; construction; and mining.

    Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines.

    No

23. Does the action include, or is it reasonably certain to cause, the use of permanent or temporary artificial lighting within 1000 feet of suitable northern long-eared bat or tricolored bat roosting habitat?

    Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines.

    No

24. Will the action include tree cutting or other means of knocking down or bringing down trees, tree topping, or tree trimming?

    Yes

25. Will the proposed action occur exclusively in an already established and currently maintained utility right-of-way?

    No

26. Does the action include emergency cutting or trimming of hazard trees in order to remove an imminent threat to human safety or property? See hazard tree note at the bottom of the key for text that will be added to response letters

    Note: A "hazard tree" is a tree that is an immediate threat to lives, public health and safety, or improved property.

    No

27. Does the project intersect with the 0- 9.9% forest density category?

    Automatically answered
    No

28. Does the project intersect with the 10.0- 19.9% forest density category map?

    Automatically answered
    No

29. Does the project intersect with the 20.0- 29.9% forest density category map?

    Automatically answered
    No

30. Does the project intersect with the 30.0- 100% forest density category map?

    Automatically answered
    Yes

31. Will the action cause trees to be cut, knocked down, or otherwise brought down across an area greater than 100 acres in total extent?

    No

32. Will the proposed action result in the use of prescribed fire?

    Note: If the prescribed fire action includes other activities than application of fire (e.g., tree cutting, fire line preparation) please consider impacts from those activities within the previous representative questions in the key. This set of questions only considers impacts from flame and smoke.

    No

33. Does the action area intersect the northern long-eared bat species list area?

    Automatically answered
    Yes

34. [Semantic] Is the action area located within 0.5 miles of radius of an entrance/opening to any known NLEB hibernacula? Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

    Automatically answered
    No

35. [Semantic] Is the action area located within 0.25 miles of a culvert that is known to be occupied by northern long-eared or tricolored bats? **Note:** The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

    Automatically answered
    No

36. [Semantic] Is the action area located within 150 feet of a documented northern long-eared bat roost site?

    Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.Have you contacted the appropriate agency to determine if your action is within 150 feet of any documented northern long-eared bat roosts?

    Note: A document with links to Natural Heritage Inventory databases and other state-specific sources of information on the locations of northern long-eared bat roosts is available here. Location information for northern long-eared bat roosts is generally kept in state natural heritage inventory databases – the availability of this data varies by state. Many states provide online access to their data, either directly by providing maps or by providing the opportunity to make a data request. In some cases, to protect those resources, access to the information may be limited.

    Automatically answered
    No

37. Is suitable summer habitat for the northern long-eared bat present within 1000 feet of project activities?
    If unsure, answer "Yes."

    Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines.

    Yes

38. Are any of the trees proposed for cutting or other means of knocking down, bringing down, topping, or trimming suitable for northern long-eared bat roosting (i.e., live trees and/or snags ≥3 inches dbh that have exfoliating bark, cracks, crevices, and/or cavities)?

    Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines.

    No

39. Do you have any documents that you want to include with this submission?

    No

PROJECT QUESTIONNAIRE

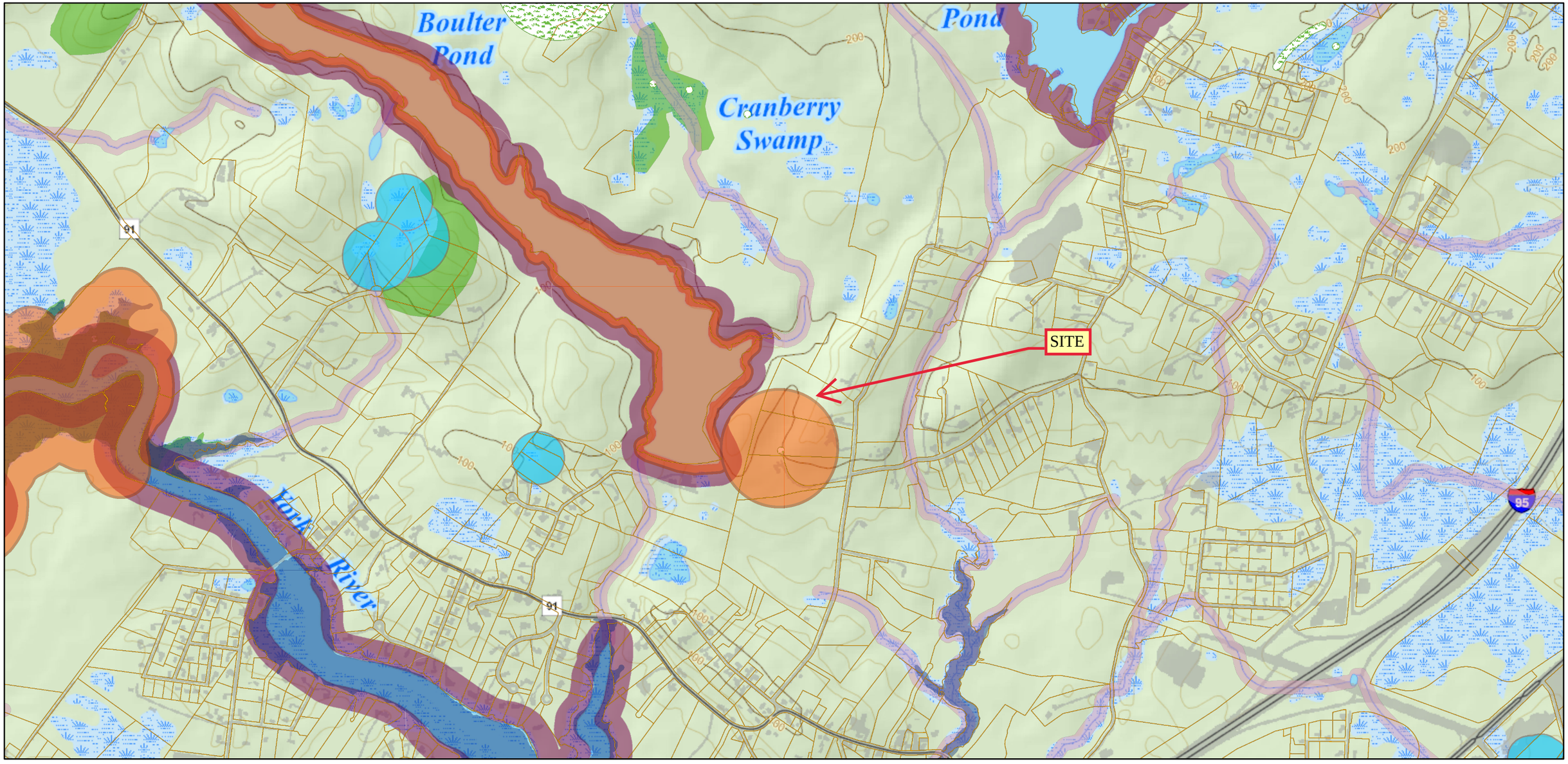
Enter the extent of the action area (in acres) from which trees will be removed - round up to the nearest tenth of an acre. For this question, include the entire area where tree removal will take place, even if some live or dead trees will be left standing.

0.25

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Patrick Journeay
Address: 133 Court Street
City: Portsmouth
State: NH
Zip: 03801
Email pjourneay@altus-eng.com
Phone: 6036869448

Beginning With Habitat - 16 Fall Mill Road Extension - York



August 14, 2025

- Parcels- Unorganized Townships
- Parcels- Organized Towns\Cities
- Shellfish Beds
- Stream Buffer (75 feet)
- Great Ponds, Rivers and Coastal Buffer (250 feet)
- Atlantic Salmon Habitat
- Shorebird Habitat
- Seabird Nesting Island
- Tidal Waterfowl / Wading Bird Habitat
- Inland Waterfowl / Wading Bird Habitat
- Significant Vernal Pools
- Deer Wintering Areas
- Essential Wildlife Habitats
- Endangered, Threatened, and Special Concern Species
- Natural Communities
- Rare Plants and Natural Communities

1:18,056

0 0.15 0.3 0.6 mi

0 0.23 0.45 0.9 km

Beginning with Habitat Program for Planning Purposes Only
Map Created With BWH Map Viewer

Section 7

NRCS Soils Survey

ALTUS ENGINEERING

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for York County, Maine

July 23, 2025

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

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Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map

Map Scale: 1:2,260 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 30 60 120 180

Feet
0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: York County, Maine
Survey Area Data: Version 23, Aug 26, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 19, 2020—Sep 20, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CoB	Colton gravelly sandy loam, 0 to 8 percent slopes	1.1	9.5%
HmD	Hermon sandy loam, 15 to 35 percent slopes, very stony	1.1	9.8%
LyB	Lyman-Rock outcrop complex, 3 to 8 percent slopes	1.3	11.2%
LyC	Lyman-Rock outcrop complex, 8 to 15 percent slopes	3.6	31.1%
LyE	Lyman-Rock outcrop complex, 15 to 80 percent slopes	2.6	22.4%
Ru	Rumney fine sandy loam, 0 to 3 percent slopes, frequently flooded	1.8	16.0%
Totals for Area of Interest		**11.5**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not

mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

York County, Maine

CoB—Colton gravelly sandy loam, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2ym4k
Elevation: 10 to 2,000 feet
Mean annual precipitation: 31 to 65 inches
Mean annual air temperature: 36 to 52 degrees F
Frost-free period: 90 to 160 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Colton and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Colton

Setting

Landform: Kames, eskers
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Side slope, crest
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Sandy-skeletal glaciofluvial deposits

Typical profile

Oe - 0 to 4 inches: moderately decomposed plant material
E - 4 to 6 inches: gravelly sandy loam
Bs - 6 to 14 inches: gravelly loamy sand
BC - 14 to 24 inches: very gravelly coarse sand
C - 24 to 65 inches: extremely gravelly coarse sand

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Excessively drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (1.42 to 14.17 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: Very low (about 2.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: A
Ecological site: F144BY601ME - Dry Sand
Hydric soil rating: No

Minor Components

Adams

Percent of map unit: 10 percent
Landform: Outwash deltas
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Convex
Hydric soil rating: No

Sheepscot

Percent of map unit: 3 percent
Landform: Outwash deltas
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Croghan

Percent of map unit: 2 percent
Landform: Outwash deltas
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Concave
Hydric soil rating: No

HmD—Hermon sandy loam, 15 to 35 percent slopes, very stony

Map Unit Setting

National map unit symbol: 2w9rf
Elevation: 70 to 1,250 feet
Mean annual precipitation: 31 to 65 inches
Mean annual air temperature: 36 to 52 degrees F
Frost-free period: 90 to 160 days
Farmland classification: Farmland of local importance

Map Unit Composition

Hermon, very stony, and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hermon, Very Stony

Setting

Landform: Hills, mountains
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Mountainflank, nose slope, side slope

Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Sandy and gravelly supraglacial meltout till derived from granite and gneiss

Typical profile

Oa - 0 to 2 inches: highly decomposed plant material
E - 2 to 3 inches: sandy loam
Bhs - 3 to 9 inches: sandy loam
Bs1 - 9 to 16 inches: very gravelly sandy loam
Bs2 - 16 to 32 inches: extremely gravelly loamy sand
C - 32 to 65 inches: very gravelly coarse sand

Properties and qualities

Slope: 15 to 35 percent
Surface area covered with cobbles, stones or boulders: 1.1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (1.42 to 14.03 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 4.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: A
Ecological site: F144BY601ME - Dry Sand
Hydric soil rating: No

Minor Components

Monadnock, very stony

Percent of map unit: 8 percent
Landform: Hills, mountains
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Mountainflank, nose slope, side slope
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Peru, very stony

Percent of map unit: 4 percent
Landform: Mountains, hills
Landform position (two-dimensional): Backslope, footslope
Landform position (three-dimensional): Mountainflank, nose slope, side slope
Microfeatures of landform position: Open depressions, open depressions
Down-slope shape: Convex, concave
Across-slope shape: Convex, concave
Hydric soil rating: No

Tunbridge, very stony

Percent of map unit: 2 percent
Landform: Hills, mountains

Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Mountainflank, nose slope, side slope
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Brayton, very stony

Percent of map unit: 1 percent
Landform: Hills, mountains
Landform position (two-dimensional): Footslope, toeslope
Landform position (three-dimensional): Mountainflank, nose slope, side slope
Microfeatures of landform position: Open depressions, open depressions
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

LyB—Lyman-Rock outcrop complex, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2trqh
Elevation: 0 to 560 feet
Mean annual precipitation: 36 to 65 inches
Mean annual air temperature: 36 to 52 degrees F
Frost-free period: 60 to 160 days
Farmland classification: Not prime farmland

Map Unit Composition

Lyman, very stony, and similar soils: 65 percent
Rock outcrop: 20 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Lyman, Very Stony

Setting

Landform: Hills, mountains
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Mountaintop, mountainbase, side slope, crest
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loamy supraglacial till derived from granite and gneiss and/or loamy supraglacial till derived from phyllite and/or loamy supraglacial till derived from mica schist

Typical profile

Oe - 0 to 1 inches: moderately decomposed plant material
A - 1 to 3 inches: loam
E - 3 to 5 inches: fine sandy loam
Bhs - 5 to 7 inches: loam

Bs1 - 7 to 11 inches: loam
Bs2 - 11 to 18 inches: channery loam
R - 18 to 28 inches: bedrock

Properties and qualities

Slope: 3 to 8 percent
Surface area covered with cobbles, stones or boulders: 1.5 percent
Depth to restrictive feature: 11 to 24 inches to lithic bedrock
Drainage class: Somewhat excessively drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to high (0.00 to 14.03 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 3.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: D
Hydric soil rating: No

Description of Rock Outcrop

Setting

Landform: Hills, mountains
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Mountaintop, mountainbase, side slope, crest
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Igneous and metamorphic rock

Typical profile

R - 0 to 10 inches: bedrock

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: 0 inches to lithic bedrock
Capacity of the most limiting layer to transmit water (Ksat): Very low to very high (0.00 to 14.17 in/hr)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s
Hydric soil rating: Unranked

Minor Components

Skerry, very stony

Percent of map unit: 5 percent
Landform: Mountains, hills
Landform position (two-dimensional): Backslope, footslope
Landform position (three-dimensional): Mountaintop, mountainbase, side slope, crest
Microfeatures of landform position: Closed depressions, closed depressions
Down-slope shape: Concave
Across-slope shape: Concave

Hydric soil rating: No

Brayton, very stony

Percent of map unit: 4 percent
Landform: Hills, mountains
Landform position (two-dimensional): Footslope, toeslope
Landform position (three-dimensional): Mountaintop, mountainbase, side slope, crest
Microfeatures of landform position: Closed depressions, closed depressions
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Hermon, very stony

Percent of map unit: 3 percent
Landform: Mountains, hills
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Mountaintop, mountainbase, side slope, crest
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Tunbridge, very stony

Percent of map unit: 3 percent
Landform: Hills, mountains
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Mountaintop, mountainbase, side slope, crest
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

LyC—Lyman-Rock outcrop complex, 8 to 15 percent slopes

Map Unit Setting

National map unit symbol: 2trqj
Elevation: 0 to 790 feet
Mean annual precipitation: 36 to 65 inches
Mean annual air temperature: 36 to 52 degrees F
Frost-free period: 60 to 160 days
Farmland classification: Not prime farmland

Map Unit Composition

Lyman, very stony, and similar soils: 62 percent
Rock outcrop: 25 percent
Minor components: 13 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Lyman, Very Stony

Setting

Landform: Hills, mountains
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Mountaintop, mountainbase, side slope, crest
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loamy supraglacial till derived from granite and gneiss and/or loamy supraglacial till derived from phyllite and/or loamy supraglacial till derived from mica schist

Typical profile

Oe - 0 to 1 inches: moderately decomposed plant material
A - 1 to 3 inches: loam
E - 3 to 5 inches: fine sandy loam
Bhs - 5 to 7 inches: loam
Bs1 - 7 to 11 inches: loam
Bs2 - 11 to 18 inches: channery loam
R - 18 to 28 inches: bedrock

Properties and qualities

Slope: 8 to 15 percent
Surface area covered with cobbles, stones or boulders: 1.5 percent
Depth to restrictive feature: 11 to 24 inches to lithic bedrock
Drainage class: Somewhat excessively drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to high (0.00 to 14.03 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 3.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: D
Ecological site: F144BY701ME - Shallow Till
Hydric soil rating: No

Description of Rock Outcrop

Setting

Landform: Hills, mountains
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Mountaintop, mountainbase, side slope, crest
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Igneous and metamorphic rock

Typical profile

R - 0 to 10 inches: bedrock

Properties and qualities

Slope: 8 to 15 percent

Depth to restrictive feature: 0 inches to lithic bedrock
Capacity of the most limiting layer to transmit water (Ksat): Very low to very high (0.00 to 14.17 in/hr)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s
Ecological site: F144BY801ME - Rockland (reserved)
Hydric soil rating: Unranked

Minor Components

Skerry, very stony

Percent of map unit: 4 percent
Landform: Hills, mountains
Landform position (two-dimensional): Backslope, footslope
Landform position (three-dimensional): Mountaintop, mountainbase, side slope, crest
Microfeatures of landform position: Closed depressions, closed depressions, open depressions, open depressions
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: No

Hermon, very stony

Percent of map unit: 4 percent
Landform: Hills, mountains
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Mountaintop, mountainbase, side slope, crest
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Tunbridge, very stony

Percent of map unit: 3 percent
Landform: Hills, mountains
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Mountaintop, mountainbase, side slope, crest
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Brayton, very stony

Percent of map unit: 2 percent
Landform: Hills, mountains
Landform position (two-dimensional): Footslope, toeslope
Landform position (three-dimensional): Mountaintop, mountainbase, side slope, crest
Microfeatures of landform position: Closed depressions, closed depressions, open depressions, open depressions
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

LyE—Lyman-Rock outcrop complex, 15 to 80 percent slopes

Map Unit Setting

National map unit symbol: 2trqp
Elevation: 0 to 980 feet
Mean annual precipitation: 36 to 65 inches
Mean annual air temperature: 36 to 52 degrees F
Frost-free period: 60 to 160 days
Farmland classification: Not prime farmland

Map Unit Composition

Lyman, very stony, and similar soils: 60 percent
Rock outcrop: 30 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Lyman, Very Stony

Setting

Landform: Hills, mountains
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Mountaintop, mountainflank, side slope, crest
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loamy supraglacial till derived from granite and gneiss and/or loamy supraglacial till derived from phyllite and/or loamy supraglacial till derived from mica schist

Typical profile

Oe - 0 to 1 inches: moderately decomposed plant material
A - 1 to 3 inches: loam
E - 3 to 5 inches: fine sandy loam
Bhs - 5 to 7 inches: loam
Bs1 - 7 to 11 inches: loam
Bs2 - 11 to 18 inches: channery loam
R - 18 to 28 inches: bedrock

Properties and qualities

Slope: 15 to 80 percent
Surface area covered with cobbles, stones or boulders: 1.5 percent
Depth to restrictive feature: 11 to 24 inches to lithic bedrock
Drainage class: Somewhat excessively drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to high (0.00 to 14.03 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None

Available water supply, 0 to 60 inches: Low (about 3.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: D
Ecological site: F144BY701ME - Shallow Till
Hydric soil rating: No

Description of Rock Outcrop

Setting

Landform: Hills, mountains
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Mountaintop, mountainflank, side slope, crest, free face
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Igneous and metamorphic rock

Typical profile

R - 0 to 10 inches: bedrock

Properties and qualities

Slope: 15 to 80 percent
Depth to restrictive feature: 0 inches to lithic bedrock
Capacity of the most limiting layer to transmit water (Ksat): Very low to very high (0.00 to 14.17 in/hr)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s
Ecological site: F144BY801ME - Rockland (reserved)
Hydric soil rating: Unranked

Minor Components

Tunbridge, very stony

Percent of map unit: 4 percent
Landform: Hills, mountains
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Mountaintop, mountainflank, side slope, crest
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Hermon, very stony

Percent of map unit: 3 percent
Landform: Mountains, hills
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Mountaintop, mountainflank, side slope, crest
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Skerry, very stony

Percent of map unit: 2 percent
Landform: Hills, mountains
Landform position (two-dimensional): Backslope, footslope
Landform position (three-dimensional): Mountaintop, mountainflank, side slope, crest
Microfeatures of landform position: Open depressions, open depressions
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: No

Brayton, very stony

Percent of map unit: 1 percent
Landform: Hills, mountains
Landform position (two-dimensional): Footslope, toeslope
Landform position (three-dimensional): Mountaintop, mountainflank, side slope, crest
Microfeatures of landform position: Open depressions, open depressions
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Ru—Rumney fine sandy loam, 0 to 3 percent slopes, frequently flooded

Map Unit Setting

National map unit symbol: 2qgvs
Elevation: 0 to 2,440 feet
Mean annual precipitation: 31 to 95 inches
Mean annual air temperature: 27 to 54 degrees F
Frost-free period: 80 to 160 days
Farmland classification: Not prime farmland

Map Unit Composition

Rumney and similar soils: 84 percent
Minor components: 16 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Rumney

Setting

Landform: Flood plains
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Coarse-loamy alluvium derived from schist and/or coarse-loamy alluvium derived from quartzite and/or coarse-loamy alluvium derived from granite and gneiss

Typical profile

Ap - 0 to 9 inches: fine sandy loam
Bg1 - 9 to 20 inches: fine sandy loam
Bg2 - 20 to 30 inches: sandy loam
Cg - 30 to 65 inches: loamy sand

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.14 to 14.17 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: Frequent
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 6.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: B/D
Ecological site: F144BY120ME - Small Floodplain Riparian Complex (reserved), F144BY110ME - Broad Floodplain Riparian Complex
Hydric soil rating: Yes

Minor Components

Medomak

Percent of map unit: 6 percent
Landform: Flood plains
Microfeatures of landform position: Closed depressions
Down-slope shape: Linear
Across-slope shape: Concave
Hydric soil rating: Yes

Podunk

Percent of map unit: 5 percent
Landform: Flood plains
Landform position (three-dimensional): Tread
Microfeatures of landform position: Rises
Down-slope shape: Linear, convex
Across-slope shape: Linear, convex
Hydric soil rating: No

Charles

Percent of map unit: 3 percent
Landform: Flood plains
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: Yes

Ondawa

Percent of map unit: 2 percent
Landform: Flood plains
Landform position (three-dimensional): Tread
Microfeatures of landform position: Rises

Down-slope shape: Linear, convex
Across-slope shape: Linear, convex
Hydric soil rating: No

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Section 8

Traffic Memorandum

ALTUS ENGINEERING

ALTUS ENGINEERING

Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

August 15, 2025

Harry Norton
Director, Code Enforcement
Town of York
186 York Street
York, Maine 03909

Re: Traffic Memorandum
Assessor's Map 90, Lot 64A
16 Fall Mill Road Extension
Altus Project 5704

Dear Mr. Norton,

Pursuant to Article 15-A of the Zoning Ordinance, we have has undertaken a basic study of the potential traffic impacts resultant of the proposed two-lot subdivision at 16 Fall Mill Road Extension. The proposed facility will feature two single-family homes and accessed by way of two new driveways. The following assessment is based on *Trip Generation,* 9th edition, prepared by the Institute of Transportation Engineers (ITE). We have defaulted to the AM and PM peak hour of generator versus the peak hour of adjacent street traffic as this resulted in a slightly higher number of trip ends.

As shown below, the site can be expected to generate the following traffic volumes during a typical Peak Hour:

ITE Land Use Code: 210 (Single-Family Detached Housing)

Weekday (Entire Day)
Trip ends per Dwelling Unit: 9.52
(2 units) 9.52 = 19.04 trips (50% entering [10], 50% exiting [10])

Weekday (AM Peak Hour of Generator)
Trip ends per Dwelling Unit: 0.77
(2 units) 0.77 = 1.54 trips (25% entering [0], 75% exiting [2])

Weekday (PM Peak Hour of Generator)
Trip ends per Dwelling Unit: 1.02
(2 units) 1.02 = 2.04 trips (64% entering [2], 36% exiting [0])

Saturday (Entire Day)
Trip ends per Dwelling Unit: 9.91
(2 units) 9.91 = 19.82 trips (50% entering [10], 50% exiting [10])

Saturday (Peak Hour of Generator)
Trip ends per Dwelling Unit: 0.93
(2 units) 0.93 = 1.86 trips (54% entering [1], 46% exiting [1])

Sunday (Entire Day)
Trip ends per Dwelling Unit: 8.62
(2 units) 8.62 = 17.24 trips (50% entering [9], 50% exiting [9])

Sunday (Peak Hour of Generator)
Trip ends per Dwelling Unit: 0.86
(2 units) 0.86 = 1.72 trips (53% entering [1], 47% exiting [1])

Per the above analysis, we calculated that the proposed homes can be expected to generate a maximum of 20 trip ends on a Saturday with significantly less volume on weekdays. Daily peaks are shown to be only two cars in both the AM and PM hour. Based on this information, we conclude that this project will have a minimal impact on traffic in the vicinity of the site.

Please call me if you have any questions or need any additional information.

Sincerely,

ALTUS ENGINEERING

Erik B. Saari
Vice President

pmj/5704.06-Traffic Memo

Section 9

Correspondence to HDC, MHPC and Department Heads

ALTUS ENGINEERING

ALTUS ENGINEERING

Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

August 15, 2025

York Historic District Commission
c/o York Code Enforcement Office
186 York Street
York, Maine 03909

Re: Preliminary/Final Submission
Assessor's Map 90, Lot 64A
16 Fall Mill Road Extension
Altus Project No. 5704

Transmitted via email to: groundrootpres@gmail.com

Good Afternoon,

Pursuant to Section 6.3.14 of the York Subdivision Regulations, we are forwarding you a copy of plans for a subdivision on Fall Mill Road Extension. The project will create two single-family residential lots and preserve 6.27 acres of land that will be deeded to the Kittery Water District. Each lot will be served by private wells and septic systems and no new roadways or other public infrastructure are proposed. Per the attached correspondence from MHPC, no known archaeological or cultural resources are located on the site. You are welcome to review the plans and render an advisory opinion to Brendan Summerville at the York Planning Department.

Please do not hesitate to contact us if you have any questions or need additional information. Thank you for your time and consideration.

Sincerely,

ALTUS ENGINEERING

Erik B. Saari
Vice President

pmj/5704.07a-LTR-HDC

Enclosures

MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

JANET T. MILLS
GOVERNOR

KIRK F. MOHNEY
DIRECTOR

August 6, 2025

Mr. Patrick Journeay
Altus Engineering
133 Court St
Portsmouth, NH 03801

Project: MHPC# 1304-25 Town of York; 16 Fall Mill Rd Extension
Proposed Subdivision

Town: York, ME

Dear Mr.Journeay:

In response to your recent request, I have reviewed the information received July 23, 2025 to initiate consultation on the above referenced project in accordance with Section 106 of the National Historic Preservation Act of 1966, as amended (NHPA).

Based on the information submitted, I have concluded that there will be no historic properties (architectural or archaeological) affected by this proposed undertaking, as defined by Section 106.

Please contact Megan Rideout at (207) 287-2992 or megan.m.rideout@maine.gov if we can be of further assistance in this matter.

Sincerely,

Kirk F. Mohney

Kirk F. Mohney
State Historic Preservation Officer

PHONE: (207) 287-2132 FAX: (207) 287-2335

ALTUS ENGINEERING

Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

August 15, 2025

York Department of Public Works, Director Dean Lessard
York Beach Fire Department, Chief Jeffrey J. Welch
York Village Fire Department, Chief David Apgar
York Police Department, Chief Owen Davis
York School Department, Superintendent of Schools Timothy Doak

Re: Preliminary/Final Submission
Assessor's Map 90, Lot 64A
16 Fall Mill Road Extension
Altus Project No. 5704

Transmitted via email to:
dlessard@yorkmaine.org
jwelch@yorkmaine.org
dapgar@yorkmaine.org
odavis@yorkpolice.org
tdoak@yorkschools.org

Good Afternoon,

Pursuant to Section 6.4.5 of the York Subdivision Regulations, we are forwarding you a copy of plans for a subdivision off Fall Mill Road Extension. The project will create two single-family residential lots and preserve 6.27 acres of land that will be deeded to the Kittery Water District. Each lot will be served by private wells and septic systems and no new roadways or other public infrastructure are proposed. You are welcome to review the plans and render an advisory opinion to Brendan Summerville at the York Planning Department.

Please do not hesitate to contact us if you have any questions or need additional information. Thank you for your time and consideration.

Sincerely,

ALTUS ENGINEERING

Erik B. Saari
Vice President

pmj/5704.07c-Department Head Letter

Enclosures

Section 10

Correspondence from Kittery Water District

ALTUS ENGINEERING

Robert A. Gray, President
Michael H. Melhorn, Vice President
James E. Golter, Treasurer
Carla J. Robinson, Clerk
Chris Andrews, Trustee

Matthew Berube, Superintendent
Carl B. Palm, Asst Superintendent
Trevor Shaughnessey, O.M.

OFFICE OF
KITTERY WATER DISTRICT
17 State Road
Kittery, ME 03904-1565
Phone: 207-439-1128
FAX: 207-439-8549
E-Mail: info@kitterywater.org

1/30/2026

To: York Planning Board Members
From: Kittery Water District
Re: Conveyance of Open Space – 16 Fall Mill Road Extension

Dear Planning Board Members,

This letter is affirmation that the Kittery Water District is amenable to the conveyance of 5.14 acres of Open Space, being part of 16 Fall Mill Road Extension, from Christopher Mendoza to the Kittery Water District. The conveyance will be made based on the plan drafted by Kimball Survey and Design, Inc. for Christoper Mendoza, being a portion of Tax Map 90 Lot 64-A. It is understood that the conveyance is contingent upon approval by the Town of York Planning Board.

Sincerely,

Carl Palm

Section 11

Test Pit Correspondence to Code Enforcement

ALTUS ENGINEERING

Patrick Journeay

From: Harry Norton <hnorton@yorkmaine.org>
Sent: Tuesday, October 7, 2025 10:16 AM
To: Patrick Journeay
Cc: Erik Saari; Kimball Survey & Design; York Code; Brendan Summerville; Dylan Smith
Subject: RE: 5704 - 16 Fall Mill Road Extension Subdivision - Septic Test Pit Logs

Patrick,

The test pits look good; add this to the record.

Thanks,

Harry

Harry Norton Jr.
Director of Code Enforcement

Town Of York
186 York Street
York, Maine 03909
hnorton@yorkmaine.org
(P) 207-363-1002

Office hours are from 8am-4pm M-F

From: Patrick Journeay <pjourneay@altus-eng.com>
Sent: Monday, October 6, 2025 2:52 PM
To: Harry Norton <hnorton@yorkmaine.org>
Cc: Erik Saari <esaari@altus-eng.com>; Kimball Survey & Design <isaiah@kimballlandsurveying.com>; York Code <yorkcode@yorkmaine.onmicrosoft.com>; Brendan Summerville <bsummerville@yorkmaine.org>; Dylan Smith <dsmith@yorkmaine.org>
Subject: FW: 5704 - 16 Fall Mill Road Extension Subdivision - Septic Test Pit Logs

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Harry,

Please find the test pit information attached for the 16 Fall Mill Road Extension Subdivision Application.

Also if you receive any emails regarding a zoom meeting right now you can ignore them. I had some technical difficulties with Zoom when I originally sent out the meeting invite.

Thank you,
Pat

Patrick Journeay
Project Engineer

Altus Engineering
133 Court Street
Portsmouth, NH 03801
(603) 433-2335

From: Patrick Journeay <pjourneay@altus-eng.com>
Sent: Friday, September 26, 2025 11:22 AM
To: yorkcode@yorkmaine.onmicrosoft.com
Cc: Erik Saari <esaari@altus-eng.com>; isaiah@kimballlandsurveying.com
Subject: 5704 - 16 Fall Mill Road Extension Subdivision - Septic Test Pit Logs

Good Morning,

We are preparing to submit a two lot subdivision application for 16 Fall Mill Road Extension. The subdivision ordinance requires that the code officer review and approve the test pits. Please find attached the test pit logs and yield plan showing their locations. Please let me know if you have any questions.

Thank you,
Pat

Patrick Journeay

Project Engineer

Altus Engineering

133 Court Street

Portsmouth, NH 03801

(603) 433-2335

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Section 12

Draft Findings of Fact

ALTUS ENGINEERING

Findings of Fact, Conclusions of Law, & Decisions

Planning Board, Town of York, Maine

Regarding an application for

Amendment to Fall Mill Road Subdivision – 16 Fall Mill Road Extension

Assessor's Map **90** *Lot* **64A**

Applicant
Christopher D. Mendoza

Findings of Fact

Street address:
16 Fall Mill Road Extension

Property ownership:
Christopher D. Mendoza

Other parties to the application:
None

Description of the existing use(s) of the property:
One existing single-family home and the rest of the parcel is woodland.

Description of the proposed use(s) of the property and the nature of the application:
The applicant is seeking approval for a two-lot single family residential subdivision with a portion of the existing lot to be conveyed to the Kittery Water District.

Base zoning district:
General-2 (GEN-2)

Overlay zoning district(s):
A small portion of the property lies within the Watershed Protection Overlay District. This overlay is part of the land to be conveyed to the Kittery Water District and is outside the proposed development area.

Other relevant regulatory districts:
None

List of materials submitted at each stage of the application process:

Materials submitted for the TBD Planning Board Meeting:

1. Application form dated February 2, 2026 with supporting documentation
2. Plans Entitled: *Boundary Survey & Existing Conditions Plan and Subdivision Amendment Plan*, prepared by Kimball Survey and Design, Inc., issue date 1/29/26.
3. *Plans Entitled: Conceptual Driveway Access Plan,* prepared by Altus Engineering, LLC, issue date 1/29/26.

DRAFT

Date(s) on which the Board met to consider the application:
February 19, 2026

Date(s) on which the Board conducted a public hearing on the application:

Brief description of substantive materials and testimony received at the public hearing:

Conclusions of Law

Planning Board Jurisdiction

Statutes:
None are applicable

Ordinances:
Section 18.15.B.1.D of the Zoning Ordinance

Site Plan and Subdivision Regulations:
Section 5.5.4 Final Approval and Filing

Permits Required:
None issued by the Planning Board

Planning Board Approval Criteria
(Site Plan and Subdivision Regulations Article 1 Section 2)

Pollution:
Not applicable.

Sufficient Water:
Not applicable.

Municipal Water Supply*:*
Not applicable.

Erosion*:*
Any development allowed by the plan amendment will be part of a building permit.

Traffic*:*
Not applicable.

Sewage Disposal*:*
Not applicable.

Municipal Solid Waste Disposal:
Not applicable.

DRAFT

***Aesthetic, Cultural and Natural Values**:*
Not applicable.

***Conformity with Local Ordinances and Plans**:*
The Planning Board finds the application to be in conformance with municipal zoning, land use codes and the Comprehensive Plan. In making this determination, the Planning Board is authorized to interpret these Ordinances and Plans.

***Technical and Financial Capacity**:*
The applicant is the property owner and has engaged with pertinent professionals to provide technical assistance.

***Surface Waters**:*
Land to be developed does not contain freshwater wetlands. Applicable freshwater wetlands located on the existing parcel are to be conveyed to the Kittery Water District for Conservation.

***Ground Water**:*
Not applicable.

***Flood Areas**:*
Land is not located in a flood area.

Freshwater Wetlands:
Land to be developed does not contain freshwater wetlands. Applicable freshwater wetlands located on the existing parcel are to be conveyed to the Kittery Water District for Conservation.

River, Stream or Brook:
Land to be developed does not contain river, stream or brook.

Stormwater:
Not applicable.

***Spaghetti Lots Prohibited**:*
Not applicable.

Lake Phosphorous Concentration:
Not applicable.

***Impact on Adjoining Municipality**:*
Not applicable.

DRAFT

Decisions

***Date Application Accepted as Complete for Review**:*
Acceptance of the application was on TBD, 2026

***Waiver(s) Granted**:*
Section 6.3.3.A.2
Section 6.3.7
Section 6.3.16
Section 6.3.27
Section 6.3.29
Section 6.3.32
Section 6.4.6
Section 6.4.15 and related subsections
Section 6.4.16 and related subsections
Section 6.4.20
Section 6.4.28

***Decision(s) voted on by Planning Board**:*
Motion to approve the application as presented:

Application Approval Date:
TBD, 2026

Conditions for Final Approval:
None

Expiration Date (if conditions are not satisfied):
None

"A conditional approval shall be valid for a period of 60 days from the date on which the vote was taken. If the applicant fails to satisfy all conditions precedent within this timeframe, the board may vote to deny without prejudice. Both of these standards shall be expressly stated in the findings of fact."

DRAFT

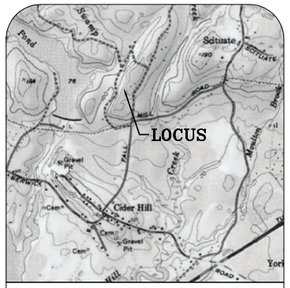
_____ _____
Chair, Planning Board *Date*

Section 13

Plans:

- Boundary Survey & Existing Conditions Plan
- Subdivision Amendment Plan
- Conceptual Driveway Access Plan

ALTUS
ENGINEERING



LOCUS MAP
SCALE: 1" = 2000'

N

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S54°02'03"E	43.19'
L2	S57°48'18"E	40.40'
L3	S11°12'05"W	25.15'
L4	S12°41'28"W	31.93'
L5	S00°51'54"E	41.32'
L6	S05°51'50"W	48.27'
L7	S02°22'38"W	42.86'

LEGEND

- IRON PIPE FOUND (SIZE AS NOTED)
- UTILITY POLE (NUMBER AS NOTED)
- GUY WIRE ANCHOR
- MANHOLE
- BOUNDARY LINE
- ABUTTER OR RIGHT-OF-WAY LINE
- W — WATER LINE
- STONE WALL
- WETLAND
- 20% SLOPE
- LEDGE OUTCROPPING
- OHU — OVERHEAD UTILITIES
- 123 — EXISTING LIDAR CONTOUR
- N/F — NOW OR FORMERLY
- 1234/567 — DEED BOOK & PAGE
- A.G. — ABOVE GROUND
- B.G. — BELOW GROUND
- TP-1 — TEST PIT
- 24" DECIDUOUS TREE
- 24" CONIFEROUS TREE

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS NAD83 MAINE STATE PLANE COORDINATE SYSTEM-WEST ZONE, U.S. SURVEY FEET.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE YORK COUNTY REGISTRY OF DEEDS (YCRD).
3. REFERENCE IS MADE TO THE FOLLOWING DEEDS:
   A. A DEED FROM DOROTHY A. ADAMS TO CHRISTOPHER D. MENDOZA DEEDED JUNE 22, 2022 AND RECORDED IN DEED BOOK 19055, PAGE 275.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
   A. "SUBDIVISION PLAN PROPERTY OF DENNIS R. BROWN FALL MILL ROAD YORK, MAINE" BY J.C. ROGERS DATED AUGUST 1975 AND RECORDED IN PLAN BOOK 76, PAGE 26.
   B. "DIVISION OF LAND FALL MILL ROAD YORK, MAINE FOR JAMES SMITH" BY ANDERSON ASSOCIATES DATED APRIL 1985 AND RECORDED IN PLAN BOOK 144, PAGE 10.
   C. "PLAN OF LAND FALL MILL ROAD EXTENSION YORK, MAINE FOR ROGER M. & PATRICIA A. LANGILLE" BY ANDERSON ASSOCIATES DATED JUNE 1982 NOT RECORDED.
5. THE LOT SURVEYED IS IDENTIFIED ON THE TOWN OF YORK ASSESSOR'S MAP 90, LOT 64A.
6. THE SUBJECT LOT IS LOCATED IN THE GEN-2 ZONE AND PARTIALLY WITHIN THE WATERSHED PROTECTION OVERLAY DISTRICT:
   MIN. LOT SIZE = 130,680 S.F.
   MIN. STREET FRONTAGE = 200 FEET
   MIN. FRONT SETBACK = 50 FEET
   MIN. SIDE & REAR SETBACK = 30 FEET
   MAX. BUILDING HEIGHT = 35 FEET
   MAX. LOT COVERAGE = NONE

   THE DIMENSIONAL REQUIREMENTS SHOWN HEREON ARE TO BE VERIFIED WITH THE CODE OFFICE PRIOR TO DESIGN AND CONSTRUCTION. ADDITIONAL RESTRICTIONS MAY APPLY.
7. REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OF RECORD:
   A. THE LOCUS PARCEL IS SUBJECT TO AN EASEMENT FOR A WATER PIPE LINE DESCRIBED IN DEED BOOK 513, PAGE 361.
   B. THE LOCUS PARCEL IS SUBJECT TO THE TOWN OF YORK AND OTHERS MAY HAVE IN AND TO THE ROAD OR WAY CROSSING THE PROPERTY, SOMETIMES CALLED THE CONTINENTAL ROAD.
8. ELEVATIONS AND CONTOURS ARE BASED ON NAVD88 DATUM.
9. WETLAND DELINEATION BY MAINELY SOILS, LLC APRIL 2025.
10. EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.
11. THE BOUNDARY SHOWN HEREON IS THE OPINION OF THIS SURVEYOR BASED ON THE INFORMATION DISCOVERED DURING THE PERIOD OF WORK AND MAY BE SUBJECT TO CHANGE IF ADDITIONAL INFORMATION BECOMES AVAILABLE.
12. EXCEPTIONS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS ARE AS FOLLOWS:
   A. NO SURVEY REPORT WAS PREPARED.
   B. NO REVISED LEGAL DESCRIPTION PREPARED
   C. MONUMENTS WERE NOT SET AT ALL ANGLE POINTS
13. THE LOT SHOWN HEREON IS LOT #3 ON THE APPROVED SUBDIVISION PLAN BOOK 76 PAGE 26 REFERENCED IN NOTE 4.A. ABOVE.

N/F
KITTERY WATER DISTRICT
16013/203
15619/680
5841/109
MAP 93, LOT 14

N/F
EDWARD M. BLANAR
19211/514
MAP 90, LOT 63

N/F
CHRISTOPHER D. MENDOZA
19055/275
485,165 S.F.
11.14 AC.

N/F
DIANE E. YORKE & CHRISTINE M. GAUDET
11773/30
MAP 90, LOT 64B

S57°45'50"E 38.03'
S59°46'55"E 108.47'
S57°52'35"E 109.23'
S57°52'30"E 82.93'
S61°17'53"E 113.50'
S55°30'18"E 97.74'
S80°17'03"E 116.09'
S59°48'23"E 112.26'
S45°55'03"E 96.80'
S05°44'09"E 41.59'
S12°41'28"W 31.93'
S00°51'54"E 41.32'
S05°51'50"W 48.27'
S02°22'38"W 42.86'
N12°45'45"E 445.60'
N11°23'56"E 198.64'
N77°23'50"W 561.06'
N77°23'50"W 533.50'

1" 2.7'A.G.
3/4" 3.8'A.G. LOOSE
BLAZED TREE
1" 2.7'A.G. LOOSE
1" 2.0'A.G. LOOSE
DRILL HOLE
BARBWIRE IN TREE
1/2" 0.9'A.G.
3/4" 0.6'A.G.
WATERSHED PROTECTION OVERLAY DISTRICT
WATER LINE (SEE NOTE 7.A.)
CONTINENTAL ROAD (SEE NOTE 7.B.)
250' CRITICAL TERRESTRIAL HABITAT
SIGNIFICANT VERNAL POOL
TP-1
TP-2
BARN
FIRE PIT
DECK
1-3/4 STORY
FENCE
WELL ROAD
EXISTING WELL
EXISTING SEPTIC TANK
EXISTING SEPTIC
SHED ENCROACHES
GRAVEL DRIVE
OHU
FALL MILL ROAD EXTENSION

NORTH
GRID

0 50' 100' 200'

YORK ss REGISTRY OF DEEDS
RECEIVED _____ 20___
AT_____H_____M_____M., AND
RECORDED IN BOOK _____PAGE ____
ATTEST:
_____
REGISTER

APPROVAL OF THE PLANNING BOARD
OF YORK, MAINE

_____ _____
CHAIR DATE

NO.	DATE	BY:	REVISION DESCRIPTION

STATE OF MAINE — ISAIAH KIMBALL — PLS 2617 — PROFESSIONAL LAND SURVEYOR

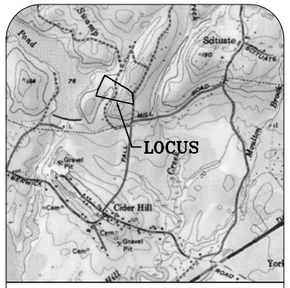
KIMBALL
SURVEY & DESIGN, INC.
30 FROST HILL ROAD
YORK, MAINE 03909
(207) 363-2009
ISAIAH@KIMBALLLANDSURVEYING.COM
WWW.KIMBALLLANDSURVEYING.COM
PROFESSIONAL LAND SURVEYING

Owner of Record:
Christopher D. Mendoza
16 Fall Mill Road Extension
York, Maine 03909

Boundary Survey &
Existing Conditions Plan
Map 90, Lot 64A
16 Fall Mill
Road Extension
York, Maine

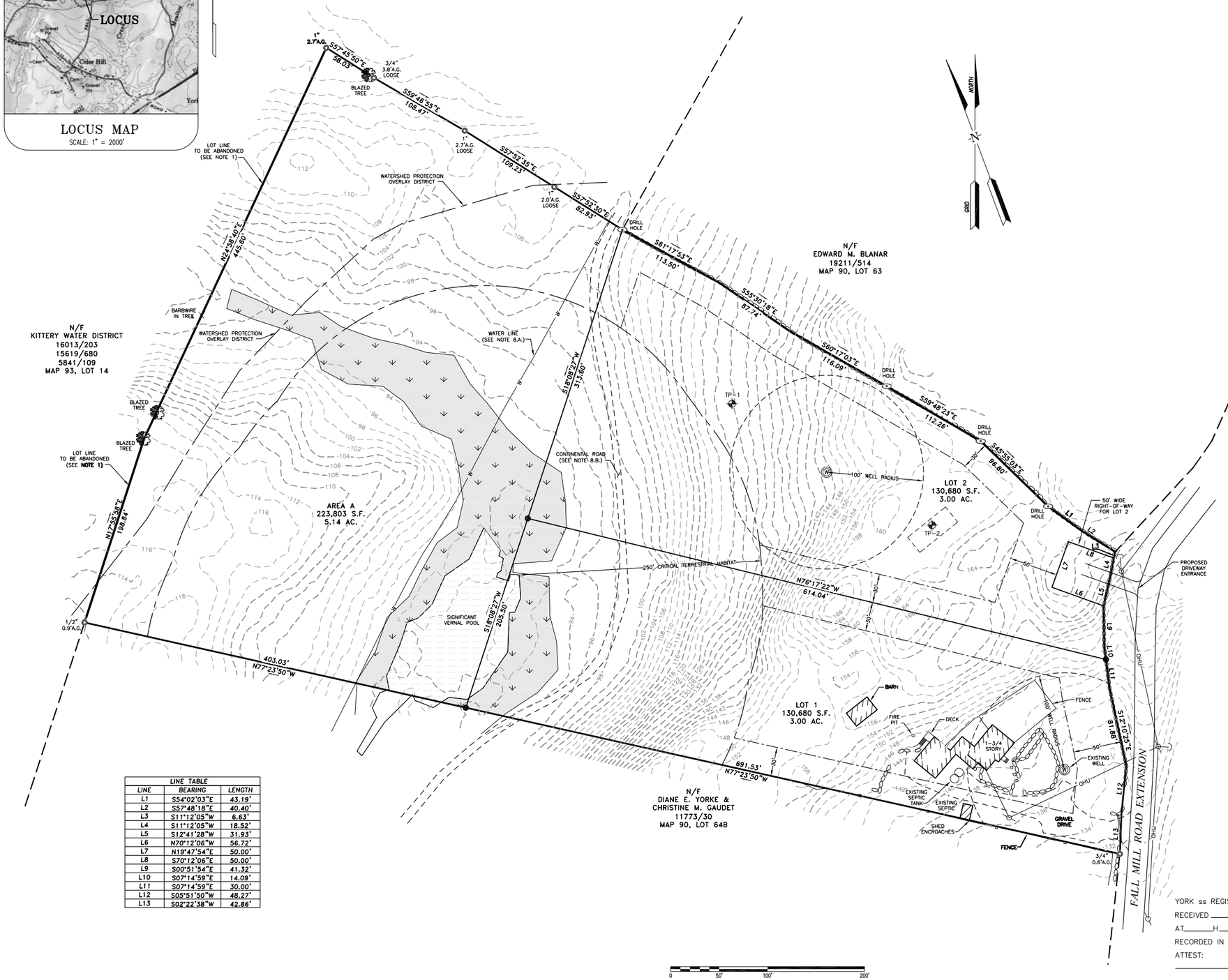
DATE: JANUARY 29, 2026
PROJECT NO. 2617
SCALE: 1" = 50'
CAD FILE: 2617.dwg

SHEET
1 OF 3



LOCUS MAP
SCALE: 1" = 2000'

N



LINE TABLE		
LINE	BEARING	LENGTH
L1	S54°02'03"E	43.19'
L2	S57°48'18"E	40.40'
L3	S11°12'05"W	6.63'
L4	S11°12'05"W	18.52'
L5	S12°41'28"W	31.93'
L6	N70°12'06"W	56.72'
L7	N19°47'54"E	50.00'
L8	S70°12'06"E	50.00'
L9	S00°51'54"E	41.32'
L10	S07°14'59"E	14.09'
L11	S07°14'59"E	30.00'
L12	S05°51'50"W	48.27'
L13	S02°22'38"W	42.86'

0 50' 100' 200'

LEGEND

- IRON PIPE FOUND (SIZE AS NOTED)
- DRILL HOLE
- UTILITY POLE (NUMBER AS NOTED)
- GUY WIRE ANCHOR
- MANHOLE
- (W) WELL
- BOUNDARY LINE
- ABUTTER OR RIGHT-OF-WAY LINE
- W WATER LINE
- STONE WALL
- WETLAND
- OHU OVERHEAD UTILITIES
- 123 EXISTING LIDAR CONTOUR
- N/F NOW OR FORMERLY
- 1234/567 DEED BOOK & PAGE
- A.G. ABOVE GROUND
- B.G. BELOW GROUND
- TP-1 SEPTIC TEST PIT

NOTES

1. THE PURPOSE OF THIS PLAN IS TO AMEND THE PREVIOUSLY APPROVED SUBDIVISION PLAN RECORDED IN PLAN BOOK 76 PAGE 26 REFERENCED IN NOTE 5.A. BELOW. AREA A SHOWN HEREON IS TO BE CONVEYED IN FEE TO THE KITTERY WATER DISTRICT AND MERGED WITH MAP 93 LOT 14. THIS IS NOT A SUBDIVISION.
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YORK ss REGISTRY OF DEEDS
RECEIVED _____ 20__
AT_____H_____M_____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 INDICATES APPROVAL OF THIS PLAN

NO.	DATE	BY:	REVISION DESCRIPTION

STATE OF MAINE — ISAIAH J. KIMBALL — PLS 2450 — SURVEYOR

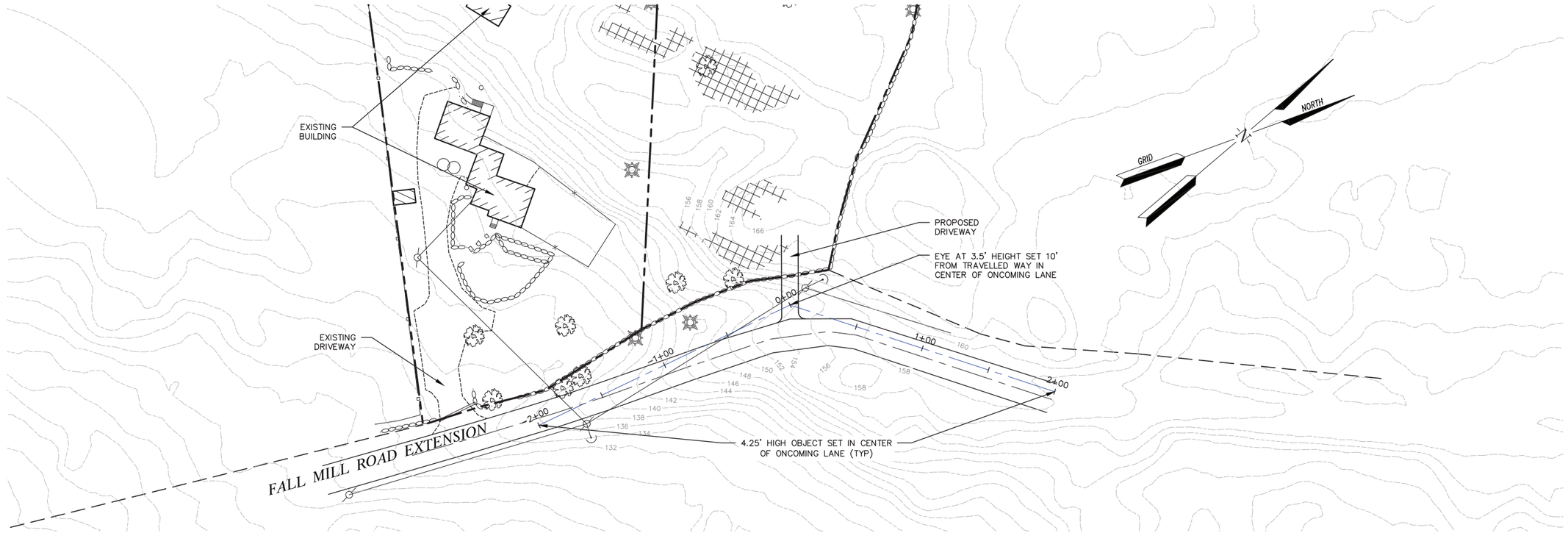
KIMBALL
SURVEY & DESIGN, INC.
30 FROST HILL ROAD
YORK, MAINE 03909
(207) 363-2520
ISAIAH@KIMBALLLANDSURVEYING.COM
WWW.KIMBALLLANDSURVEYING.COM
PROFESSIONAL LAND SURVEYING

Owner of Record:
Christopher D. Mendoza
16 Fall Mill Road Extension
York, Maine 03909

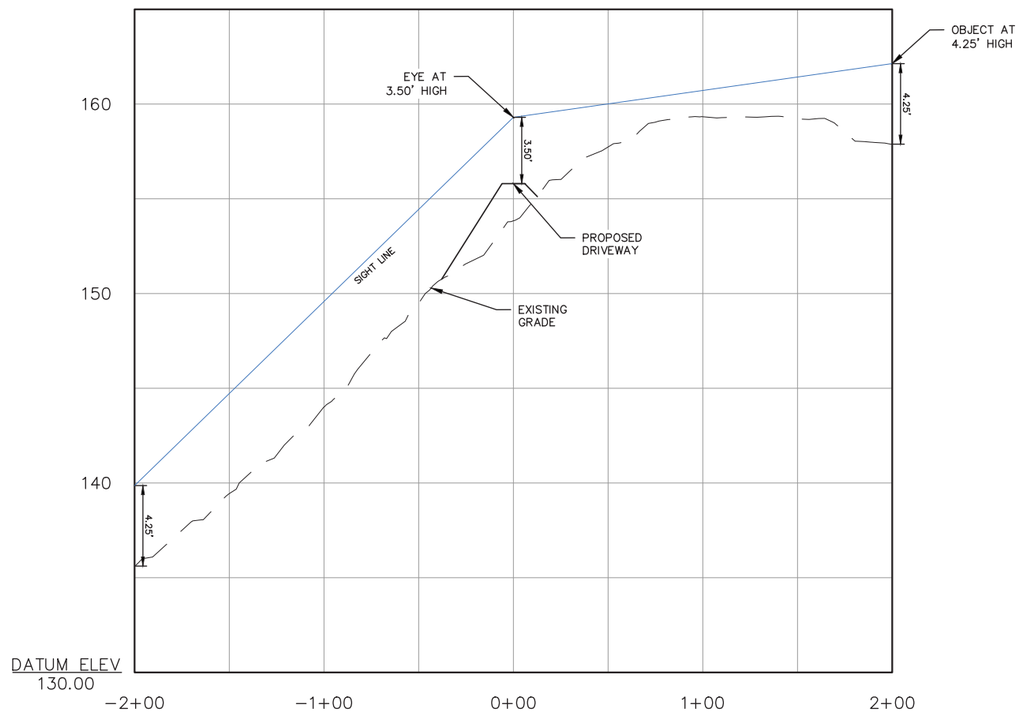
Subdivision Amendment
Map 90, Lot 64A
16 Fall Mill
Road Extension
York, Maine

DATE: JANUARY 29, 2026
PROJECT NO. 2617
SCALE: 1" = 50'
CAD FILE: 2617.dwg

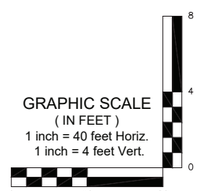
SHEET 2 OF 3



PROPOSED DRIVEWAY SIGHT DISTANCE PLAN



PROPOSED DRIVEWAY SIGHT DISTANCE PROFILE



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

NOT FOR CONSTRUCTION

ISSUED FOR:
SUBDIVISION AMENDMENT

ISSUE DATE:
JANUARY 29, 2026

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	PMJ	01/29/26

DRAWN BY: PMJ
APPROVED BY: EBS
DRAWING FILE: 5704-SITE.dwg

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

OWNER:
CHRISTOPHER D. MENDOZA
16 FALL MILL ROAD EXTENSION
YORK, MAINE 03909

APPLICANT:
CHRISTOPHER D. MENDOZA
16 FALL MILL ROAD EXTENSION
YORK, MAINE 03909

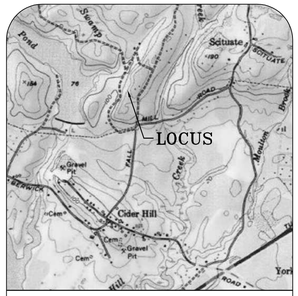
PROJECT:
AMENDMENT TO FALL MILL ROAD SUBDIVISION

ASSESSOR'S MAP 90, LOT 64A
16 FALL MILL ROAD EXTENSION
YORK, MAINE 03909

TITLE:
CONCEPTUAL DRIVEWAY ACCESS PLAN

SHEET NUMBER:
3 OF 3

P5704



LOCUS MAP

SCALE: 1" = 2000'

N

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S54°02'03"E	43.19'
L2	S57°48'18"E	40.40'
L3	S11°12'05"W	25.15'
L4	S12°41'28"W	31.93'
L5	S00°51'54"E	41.32'
L6	S05°51'50"W	48.27'
L7	S02°22'38"W	42.86'

LEGEND

- IRON PIPE FOUND (SIZE AS NOTED)
- UTILITY POLE (NUMBER AS NOTED)
- GUY WIRE ANCHOR
- MANHOLE
- BOUNDARY LINE
- ABUTTER OR RIGHT-OF-WAY LINE
- W — WATER LINE
- STONE WALL
- WETLAND
- 20% SLOPE
- LEDGE OUTCROPPING
- OHU — OVERHEAD UTILITIES
- 123 — EXISTING LIDAR CONTOUR
- N/F — NOW OR FORMERLY
- 1234/567 — DEED BOOK & PAGE
- A.G. — ABOVE GROUND
- B.G. — BELOW GROUND
- TP-1 — TEST PIT
- 24" DECIDUOUS TREE
- 24" CONIFEROUS TREE

NOTES

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8. ELEVATIONS AND CONTOURS ARE BASED ON NAVD88 DATUM.
9. WETLAND DELINEATION BY MAINELY SOILS, LLC APRIL 2025.
10. EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.
11. THE BOUNDARY SHOWN HEREON IS THE OPINION OF THIS SURVEYOR BASED ON THE INFORMATION DISCOVERED DURING THE PERIOD OF WORK AND MAY BE SUBJECT TO CHANGE IF ADDITIONAL INFORMATION BECOMES AVAILABLE.
12. EXCEPTIONS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS ARE AS FOLLOWS:
   A. NO SURVEY REPORT WAS PREPARED.
   B. NO REVISED LEGAL DESCRIPTION PREPARED
   C. MONUMENTS WERE NOT SET AT ALL ANGLE POINTS
13. THE LOT SHOWN HEREON IS LOT #3 ON THE APPROVED SUBDIVISION PLAN BOOK 76 PAGE 26 REFERENCED IN NOTE 4.A. ABOVE.

N/F
KITTERY WATER DISTRICT
16013/203
15619/680
5841/109
MAP 93, LOT 14

N/F
EDWARD M. BLANAR
19211/514
MAP 90, LOT 63

N/F
CHRISTOPHER D. MENDOZA
19055/275
485,165 S.F.
11.14 AC.

N/F
DIANE E. YORKE & CHRISTINE M. GAUDET
11773/30
MAP 90, LOT 64B

FALL MILL ROAD EXTENSION

1" 2.7'A.G.
S37°45'50"E 58.03'
3/4" 3.8'A.G. LOOSE
BLAZED TREE
S59°46'58"E 108.47'
1" 2.7'A.G. LOOSE
S37°52'35"E 109.23'
1" 2.0'A.G. LOOSE
S37°52'30"E 82.93'
DRILL HOLE
S61°17'53"E 113.50'
S55°30'18"E 87.74'
S60°17'03"E 116.09'
DRILL HOLE
S59°48'23"E 112.28'
DRILL HOLE
S45°55'03"E 96.80'
DRILL HOLE
L1
L2
L3
L4
L5
L6
L7
S07°47'59"E 44.03'
S12°10'25"E 81.38'
3/4" 0.6'A.G.
N24°58'40"E 445.80'
BARBWIRE IN TREE
BLAZED TREE
BLAZED TREE
N17°55'56"E 196.84'
1/2" 0.9'A.G.
561.06' N77°23'50"W
533.50' N77°23'50"W
WATERSHED PROTECTION OVERLAY DISTRICT
WATERSHED PROTECTION OVERLAY DISTRICT
WATER LINE (SEE NOTE 7.A.)
CONTINENTAL ROAD (SEE NOTE 7.B.)
250' CRITICAL TERRESTRIAL HABITAT
SIGNIFICANT VERNAL POOL
TP-1
TP-2
BARN
FIRE PIT
DECK
1-3/4 STORY
FENCE
100' WELL RADIUS
EXISTING WELL
EXISTINS SEPTIC TANK
EXISTING SEPTIC
SHED ENCROACHES
GRAVEL DRIVE
FENCE
OHU
NORTH
GRID

0 50' 100' 200'

YORK ss REGISTRY OF DEEDS
RECEIVED _____ 20__
AT_____H_____M_____M., AND
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ATTEST:
_____
REGISTER

APPROVAL OF THE PLANNING BOARD
OF YORK, MAINE

_____ _____
CHAIR DATE

REVISION			
NO.	DATE	BY:	DESCRIPTION

STATE OF MAINE · ISAIAH L. KIMBALL · PLS 2414 · REGISTERED MAINE SURVEYOR

KIMBALL
SURVEY & DESIGN, INC.
30 FROST HILL ROAD
YORK, MAINE 03909
207-351-0226
ISAIAH@KIMBALLLANDSURVEYING.COM
WWW.KIMBALLLANDSURVEYING.COM
PROFESSIONAL LAND SURVEYING

Owner of Record:
Christopher D. Mendoza
16 Fall Mill Road Extension
York, Maine 03909

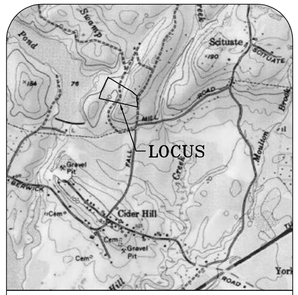
Boundary Survey &
Existing Conditions Plan
Map 90, Lot 64A
16 Fall Mill
Road Extension
York, Maine

DATE:
JANUARY 29, 2026

PROJECT NO.: 2617
SCALE: 1" = 50'

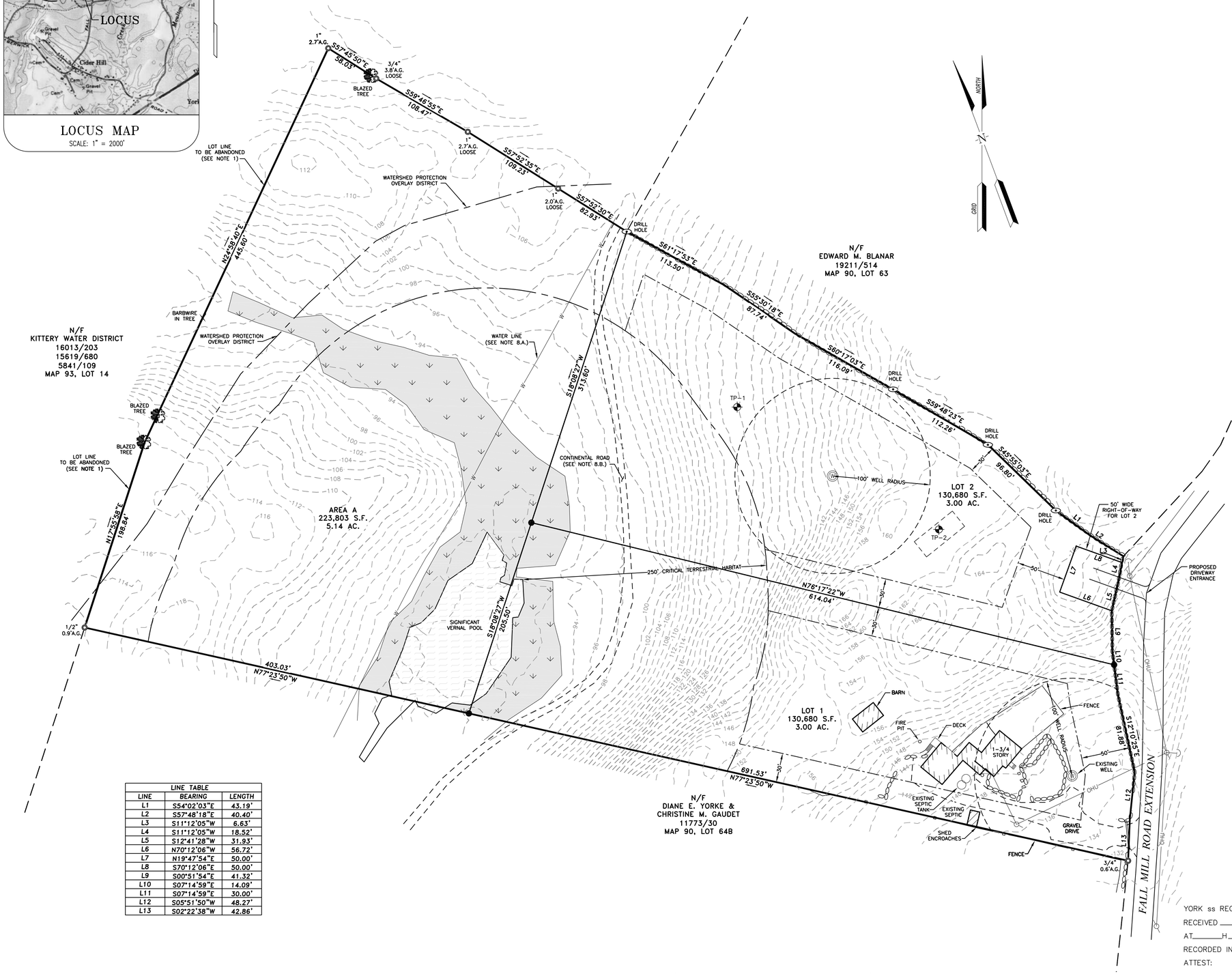
CAD FILE:
2617.dwg

SHEET
1 OF 3



LOCUS MAP
SCALE: 1" = 2000'

N



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- UTILITY POLE (NUMBER AS NOTED)
- GUY WIRE ANCHOR
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YORK ss REGISTRY OF DEEDS
RECEIVED _____ 20___
AT_____H_____M_____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 INDICATES APPROVAL OF THIS PLAN

NO.	DATE	BY:	REVISION DESCRIPTION

STATE OF MAINE — ISAIAH E. KIMBALL — PLS 2167 — PROFESSIONAL LAND SURVEYOR

K I M B A L L
SURVEY & DESIGN, INC.
30 FROST HILL ROAD
YORK, MAINE 03909
207-351-0226
ISAIAH@KIMBALLLANDSURVEYING.COM
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Christopher D. Mendoza
16 Fall Mill Road Extension
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Subdivision Amendment
Map 90, Lot 64A
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DATE: JANUARY 29, 2026
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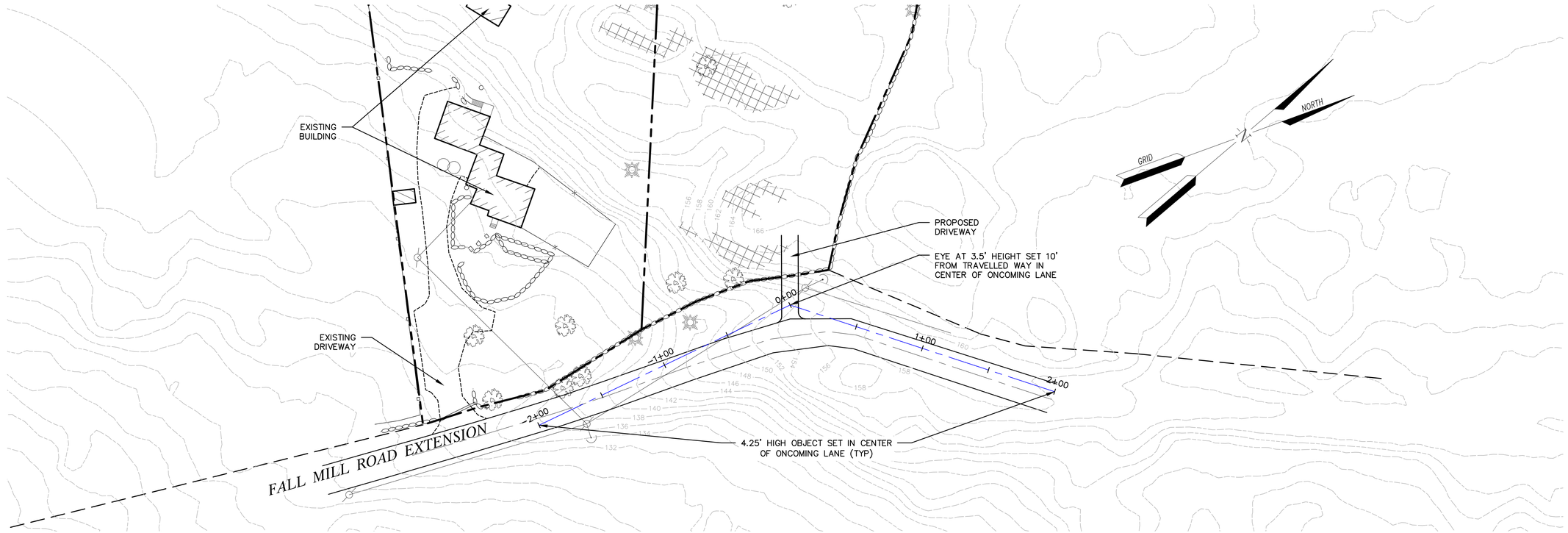
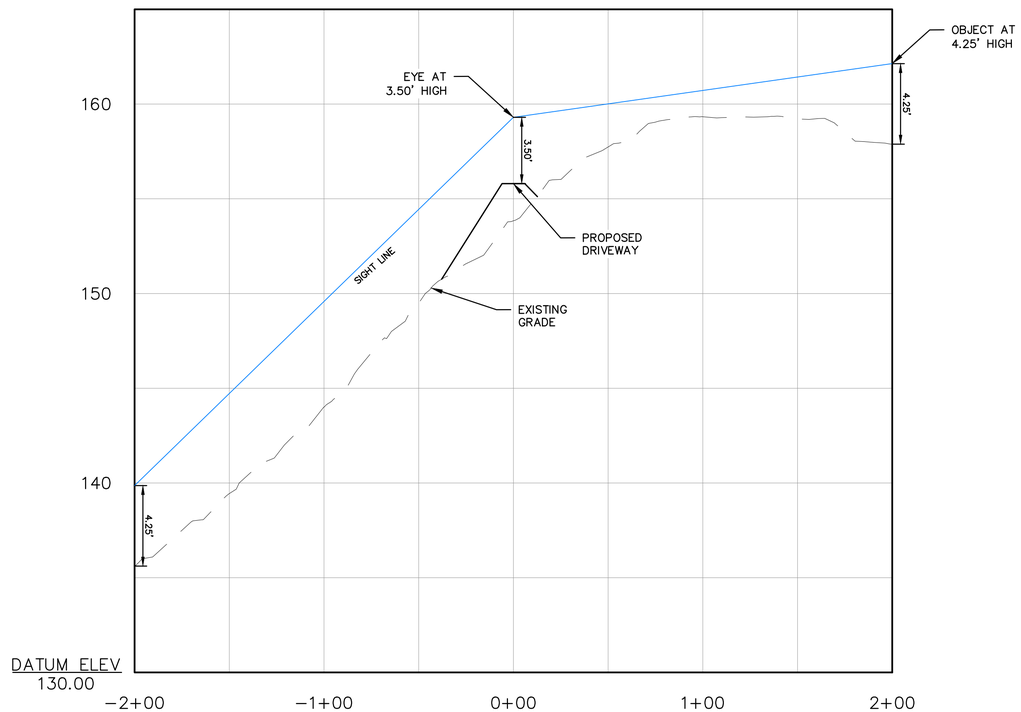
CAD FILE: 2617.dwg

SHEET 2 OF 3



PROPOSED DRIVEWAY SIGHT DISTANCE PLAN



PROPOSED DRIVEWAY SIGHT DISTANCE PROFILE

GRAPHIC SCALE
(IN FEET)
1 inch = 40 feet Horiz.
1 inch = 4 feet Vert.
0 40 80
8 4 0

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

NOT FOR CONSTRUCTION

ISSUED FOR:
SUBDIVISION AMENDMENT

ISSUE DATE:
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REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	PMJ	01/29/26

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DRAWING FILE: 5704-SITE.dwg

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YORK, MAINE 03909

APPLICANT:
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16 FALL MILL ROAD EXTENSION
YORK, MAINE 03909

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AMENDMENT TO FALL MILL ROAD SUBDIVISION
ASSESSOR'S MAP 90, LOT 64A
16 FALL MILL ROAD EXTENSION
YORK, MAINE 03909

TITLE:
CONCEPTUAL DRIVEWAY ACCESS PLAN

SHEET NUMBER:
3 OF 3

P5704

PEER REVIEW LETTER

February 12, 2026

York Planning Board
Brendan Summerville, Town Planner
Town of York
186 York Street
York, Maine 03909

Application: 2-Lot Subdivision — Christopher D. Mendoza
16 Fall Mill Road Extension (Tax Map 90 Lot 64A)
Amendment to An Approved Plan / Subdivision- Preliminary/Final Review
Review Status: New Application
Board members and Mr. Summerville,

The following information has been provided for preliminary and final plan review:

1. Application form dated 02/02/2026.
2. Application Submittal and Cover letter entitled *Preliminary/Final Submission for Amendment to Subdivision, Assessor's Map 90. Lot 64A,* 16 Fall Mill Road Extension*, York Maine…February 2, 2026* and includes application, deed, agent authorization , engineering, soils and environmental information…prepared by Altus Engineering.
3. Previously Approved Plan: *Subdivision Plan Property of Dennis R. Brown…*approved 10/16/1975
4. Boundary Survey & Existing Conditions, Subdivision Amendment, dated 1/29/2026 and prepared by Kimball Survey & Design, Inc.
5. Proposed Driveway Access Plan, dated 1/29/2026 and prepared by Altus Engineering.

With review of the above information the Town's Zoning ordinance and the Site Plan and Subdivision regulations, I offer the following comments on compliance with the Town's ordinances.

PROJECT DESCRIPTION

The applicant is seeking approval for the creation of one additional residential dwelling unit and conveyance of land to the abutter, Kittery Water District, for purposes of conservation and open space, for a total of 2 house lots on a single undeveloped 11± acre parcel. The site is located in the GEN-2 zoning district, with portions of the property within the Watershed Protection Overlay zone.

REVIEW SUMMARY/HIGHLIGHTS

The application is on the agenda as an *Amendment to an Approved Plan* as required by the York Site Plan and Subdivision Regulations (YSP&SR) Sec. 5.6. Revisions to Approved Plans; to amend a 1975 Subdivision Plan previously approved by Planning Board.

The following is a summary of the review comments:

1. The scope of changes to the plan per Sec. 5.6.3 appears only to be: 1) the lot line changes to create an additional house lot and convey land, (deed restricted?) as conservation land, to the abutter, Kittery Water District; 2) the creation of a street ROW and 3) the removal of the plan note on the 1975 plan that required the lots not be further subdivided.
2. Only one of the proposed house lots conforms to the frontage zoning requirements of the GEN-2 District; where there is a minimum of 200 feet of Street Frontage per lot. The applicant is proposing a '50' wide Right-Of-Way for Lot 2' (presumably a *street* ROW) to obtain the minimum 200 feet of frontage. The applicant, however, is not proposing a street, only a driveway, with no waiver requests submitted.
3. The 1985 previously approved plan does not appear to be applicable since it does not include the subject parcel. It is referenced on the current survey likely because of boundary information. Reviewing the town's tax map will show that the subject parcel (Map 90, Lot 64A) is located to the north and is 'lot 3' as denoted on the 1975 approved plan.
4. A conservation lot is proposed to be conveyed to the abutting Kittery Water District. This portion of the site includes a significant vernal pool, however, about 40% of the significant habitat lies outside of the proposed lot. There does not appear to be any proposed conservation easements proposed on the two house lots to preserve and protect the critical terrestrial habitat.

COMPLETENESS REVIEW

As for reviewing the application as a revision to a previously approved plan, the amount of application information required is related to the scope of the amendment. It appears that sufficient information has been provided to help determine what the previously approved plan was (1975 Subdivision Plan), what existing conditions are (Boundary Survey and Existing Conditions Plan) and what's being proposed as the amendment. The Planning Board, however, should review the list of waiver requests and determine if any of that information is pertinent to the application.

COMPLIANCE WITH THE TOWN'S ORDINANCES

1. Section 5.2.2 Schedule of Dimensional Regulations, Other Districts (YZO). The minimum lot sizes are provided for. GEN 2 District, however, requires a minimum of 200 feet of street frontage. The applicant is proposing a street ROW that would provide for the additional

frontage needed, however, the applicant is not planning to construct a street but only a driveway. There is only one dwelling and there doesn't appear to be the possibility of any future dwellings using the proposed street. If a street is not required can the Board approve a Street ROW to afford only the minimum street frontage?

2. Section 5.5 Right of Way Standards in the YZO don't appear to apply to new lots, only lots that are exempt from subdivision.
3. The applicant should review waiver requirements for the Site Plan and Subdivision Regulations (SPSR) and provide a waiver request and basis for the Board's consideration as to not constructing a street that conforms to Article 9.
4. Article 9 (SPSR) includes specific construction pavement and gravel depths, min. travel way width of 18 feet and a hammer head turn-a-round.
5. Section 7.3.4 (SPSR) looks for habitat on the property to be maximized. Does the plan provide this without conservation easements on the house lots?
6. See attached reports from peer-review engineers.

WAIVERS

The applicant has requested many waivers, see cover letter for the list (page 3), however, as stated above, these waiver requests are under the premise that this is a subdivision, and it's not clear that is applicable.

CONCLUSION

The Planning Board will need to determine if the application conforms to and is consistent with the applicable ordinances. The Board should determine what submittal waivers are applicable and if they should be granted prior to accepting the application and beginning its review. As stated above, it appears there are design and construction street standards that need to be addressed on the plan and/or waiver requests that need to be submitted.

Feel free to contact me with questions.

Best regards,

Christopher Di Matteo
Principal

GORRILL PALMER
An LJB Engineering Company

300 Southborough Drive, Suite 200, South Portland, ME 04106
(207) 772-2515 | GorrillPalmer.com

Engineering Review Memorandum

To: Brendan Summerville, Town Planner
From: Will Haskell, PE, Gorrill Palmer
Date: February 11, 2026
Subject: Preliminary and Final Site Plan Review Application
Project: Amendment to Fall Mill Road Subdivision (GP JN 132800)
Location: 16 Fall Mill Road, York, ME
Applicant: Christopher D. Mendoza

Brendan,

Gorrill Palmer reviewed the following materials that were downloaded from the Applicant. We assume that you will forward our comments to the Applicant/Design Engineer or incorporate into your review comments.

1. Preliminary/Final Submission for Amendment to Fall Mill Road Subdivision, dated February 2, 2026, prepared by Altus Engineering and Kimball Survey & Desing, Inc.
2. Subdivision Amendment Plans, dated January 29, 2026, prepared by Altus Engineering and Kimball Survey & Desing, Inc.

We have reviewed the materials for conformance with the technical engineering portions of the Town of York Ordinance and generally accepted civil engineering standards and offer the following comments. We have reviewed the waiver requests of the Site Plan and Subdivision Ordinance listed in the Application and provided comment on waiver requests of civil infrastructure standards. Final approval of all waiver requests shall be made by the Planning Board.

Stormwater:

1. The Applicant is requesting a waiver of Sections 6.3.27 – Sketch and narrative of proposed stormwater drainage, and Section 6.4.16 – Stormwater Management Plan. Based on the scope of the development involving one single family home, we have no technical concerns with waiving the stormwater management standards of Sections 6.3.27 and 6.4.16 of the Ordinance.
2. Based on the existing contours, it appears that there is a ditch along Fall Mill Road Ext. which the driveway will intersect with. We recommend a driveway culvert be proposed to maintain the natural ditch flow. A note on the Subdivision Amendment Plan requiring a driveway culvert (and size) would also be satisfactory.
3. The Application states that a stone drip edge would be constructed below the drip edge of the house roof. We recommend adding a note to the Subdivision Amendment Plan requiring the stone drip edge be constructed.

Post-Construction Stormwater Management:

4. The project is not located within the Urbanized Area. It is not clear if the project will disturb one or more acres of land, therefore it is not possible to determine if the Post Construction Stormwater Ordinance will apply. As previously requested by Kristie Rabasca of Integrated Environmental Engineering, Inc., disclose the total area that will be disturbed for this project,

and identify if a Maine DEP Chapter 500 permit-by-rule, or Maine Construction General permit will be needed.

5. Provide a note on the Subdivision Amendment Plan (Sheet 2) stating, "The standards of the Town Of York Post Construction Stormwater Ordinance shall apply if greater than one acre of land is disturbed by the development", or something similar.

Utilities:

6. The Applicant is requesting a waiver of Section 6.3.32 – High Intensity Soil Survey. A test pit was conducted at the site by a Certified Soil Scientist of Mainely Soils, LLC. Submitted test pit data indicates that the site has suitable soils for subsurface wastewater disposal. We concur that a high intensity soil survey is not needed for a single family home.

General:

7. The Applicant is requesting a waiver of Section 6.4.15 – Soil Erosion and Sedimentation Control Plan. It is our understanding that erosion and sedimentation control for the single family home would fall under Code Enforcement's review of the project during the construction process. We have no technical concerns with waiving the standards of 6.4.15 of the Ordinance.
8. We have no technical concerns with the remaining waiver requests. As stated above, the Planning Board shall make the final approval of all waiver requests.

Please let us know if you want to review and discuss any of the comments.

Sincerely,

Gorrill-Palmer

Will Haskell, PE
Municipal Operations Leader, New England

Ben Nault, EI
Design Engineer

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GORRILL PALMER
An LJB Engineering Company

300 Southborough Drive, Suite 200, South Portland, ME 04106
(207) 772-2515 | GorrillPalmer.com

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8. We have no technical concerns with the remaining waiver requests. As stated above, the Planning Board shall make the final approval of all waiver requests.

Please let us know if you want to review and discuss any of the comments.

Sincerely,

Gorrill-Palmer

Will Haskell, PE
Municipal Operations Leader, New England

Ben Nault, EI
Design Engineer

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ATTAR
ENGINEERING, INC
CIVIL • STRUCTURAL • MARINE

Mr. Dylan Smith, Planning Director
Mr. Brendan Summerville, Town Planner
Town of York, Maine
186 York Street
York, ME 03909

January 12th, 2026
Project No. 24008

RE: Site Plan & Subdivision Amendment Application
Carriage Landing – Bristol Pointe #2 (Tax Map 50, Lot 122)
294 York Street, York, Maine

Dear Mr. Smith & Mr. Summerville:

On behalf of Graystone Builders, Inc. and York Building & Design Center, Inc. (c/o Walter Woods), I have enclosed for your review and consideration an application package and accompanying Plan Set for the above-referenced project. This development received amended Site Plan and Subdivision approval from the York Planning Board at their May 22nd, 2025 meeting.

As mentioned above, the Site Plan and Subdivision approvals received in 2025 called for the development of a 4,450 sq. ft. three-story mixed-use building. All elements of this approval – including building footprint, design, construction, interior layout, egress, and utility servicing – remain the same from the prior approval. Draft Findings of Fact and Waiver Request narratives are attached with much of the language carried forward from the 2025 editions.

The proposed amendments of this application include the expansion of the rearyard parking area to construct four (4) additional spaces. These additional spaces result in the relocation of the screened dumpster in service of this development, as well as the striped ADA aisle and associated signage, all of which have been reflected in the attached Plan Set. The additional parking now allows the proposed development to meet the minimum parking demand based on the use generators (17 parking spots proposed, 16.6 required), and no longer requires the application to seek the 50% reduction allowed in the YVC-1 base zone.

Other minor changes resulting in this parking expansion include the relocation of the proposed underground propane storage tank and the location of several landscape plantings meant to surround the perimeter of the impervious parking area. All affected Plan Set sheets have been updated to reflect these changes and are attached.

Lastly, the Applicant proposes a minor revision to the proposed stormwater management infrastructure for treatment of on-site runoff. Previously, the existing closed infrastructure beneath York Street that flows through the subject parcel by way of drainage easement was proposed to have its collected runoff routed into the subsurface detention area and bioretention vault constructed in the rearyard parking area of this development. As proposed, the existing York Street infrastructure shall be disconnected from the treatment infrastructure of this development, instead continuing to its outfall within the provided drainage easement in a fashion similar to the existing condition. The developed stormwater infrastructure would have its

locations adjusted slightly to allow this disconnected municipal infrastructure to flow to its outfall uninterrupted, and the proposed subsurface detention area and bioretention vault have been downsized with the reduced volumes being received by them with the municipal infrastructure now disconnected. Updated stormwater analysis Plan Set sheets, narratives, HydroCAD model publishes, operation and maintenance manuals, and Contech design specifications are all attached to reflect these proposed changes. Peak runoff reductions are still achieved at the single analysis point across all modeled storm events.

We look forward to discussing this project with Town Staff and Planning Board members at their next available meeting. If any additional information is required, please contact me. Thank you for your assistance.

Sincerely,

Michael J. Sudak, E.I.
Staff Engineer

24008 Cover Rev 12Jan2026.doc

PLANNING BOARD APPLICATION FORM

INSTRUCTIONS
This application form must be filled out completely and accurately for any application to the Planning Board. Attach additional information, plans, studies, etc. as required.

PROJECT INFORMATION

Project Name: Carriage Landing - Bristol Pointe #2 Amendment

Project Description: Amendment to previously-approved mixed use development. Proposed changes include additional rearyard parking and separation of on-site and municipal stormwater systems with common outlet at toe of slope of development.

Street Address: 294 York Street

Tax Map(s) & Lot(s): Tax Map 50, Lot 122 - York Village Center (YVC-1) base zone

AUTHORIZED REPRESENTATIVE
Identify the one person who will be the primary contact for this project.

Name: Michael J. Sudak, Attar Engineering, Inc.

e-mail: mike@attarengineering.com Phone #: 207.439.6023

PROPERTY OWNER(S)
Identify the owner or owners of all property involved in this application. Attach additional sheets if necessary. The property owner is the applicant.

Name: Graystone Builders, Inc., c/o Walter Woods

Mailing Address: 764 U.S. Route 1, Suite #11, York ME 03909

By signing, I certify that the information provided is true and accurate, and that my authorized representative, if applicable, has my consent to represent this application.

Owner's Signature: Michael J. Sudak, agent Date: 1/12/2026

In the event there is more than one owner, all must sign. Attach additional sheets if necessary.

Graystone Builders, Inc.
York Building & Design Center, Inc.
764 US-1, Suite 11, York, ME 03909

June 4th, 2024
Project No.: 24008

Mr. Dylan Smith, Director of Planning & Development
Mr. DeCarlo Brown, Land Use Planner
Town of York, Maine
186 York St
York, ME 03909

Dear Mr. Smith & Mr. Brown:

Please be informed that Kenneth A. Wood, P.E., Michael J. Sudak, E.I. and other assigned staff at Attar Engineering, Inc. will be acting as the agents for the applications and permitting of the project on York Street in York, Maine.

Please contact me if I can provide any additional information.

Sincerely,

Walter Woods
Graystone Builders, Inc.

cc: Kenneth A. Wood, P.E. Michael J. Sudak, E.I., Attar Engineering, Inc.

Return to:

NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19354 PG 483**
Instr # 2023037945
12/01/2023 08:14:22 AM
Pages 2 YORK CO

DLN: 1002340257730

WARRANTY DEED

KNOW ALL BY THESE PRESENTS, that **Bristol Pointe, LLC,** a Maine limited liability company, with a mailing address of PO Box 840, Exeter, NH 03833 for consideration paid, hereby grant to **Graystone Builders, Inc.,** a Maine corporation of 764 US Route 1, Suite 11, York, ME 03909, with WARRANTY COVENANTS, the following described premises:

Maine R.E. Transfer Tax Paid

A certain parcel of land, together with the buildings and improvements thereon, situated in York, in the County of York, and State of Maine, on York Street and more particularly bounded and described as follows:

Beginning at a hub on the northeasterly side of York Street at the land now or formerly of Alexander W. Magosci; thence turning and proceeding N 49° 16' 38" E a distance of 215.50 feet, more or less, to a hub at the land now or formerly of Parsons Realty Co., Inc.; thence turning and proceeding S 45° 20' 35" E a distance of 133.00 feet, more or less, to land now or formerly of Walter E. Webster, III; thence turning and proceeding S 49° 15' 50" W a distance of 128.96 feet, more or less, along the land of Webster to an iron pipe at the land now or formerly of Hazel G. Messer; thence turning and proceeding N 42° 10' 00" W a distance of 59 feet, more or less, to an iron pipe marking the northerly corner of the land now or formerly of Messer; thence turning and proceeding along the land of said Messer S 49° 39' 24" W a distance of 44.66 feet, more or less, to an iron pipe; thence turning and proceeding N 40° 20' 36" W a distance of 5 feet, more or less, to an iron pipe; thence turning and proceeding along land now or formerly of Messer S 49° 39' 24" W a distance of 55 feet, more or less, to an iron pipe on the northeasterly side of York Street; thence turning and proceeding N 37° 25' 00" W a distance of 68.00 feet, more or less, to the point begun at.

The above described premises is benefited by a sewer line easement given by Parsons Realty Company, Inc. to Richard L. Bergeron and Alice C. Bergeron by instrument dated May 18, 1963 and recorded at the York County Registry of Deeds in Book 1549, Page 9.

Said premises is also subject to a drainage easement located on the northwesterly sideline of the land herein conveyed adjacent to the land now or formerly of Magosci as more particularly set forth in instrument from Richard L. Bergeron and Alice C. Bergeron to State of Maine - State

Highway Commission dated November 8, 1963 and recorded at York County Registry of Deeds in Book 1579, Page 191 and shown on plan recorded at said Registry in Plan Book 37, Page 18.

The above described parcel is shown on the plan entitled "Plan Showing Land of Wesley B. & Esther M. Austin, Hazel G. Messer & Richard L. & Alice C. Bergeron" dated August 1973 and drawn by Plato C. Houliares, Registered Land Surveyors, York, Maine, File No. 4042, Plan No. 8-70-73 and recorded at the York County Registry of Deeds in Plan Book 65, Page 29.

Said premises is also subject to an easement from Bristol Pointe, LLC to Bristol Pointe Condominium Owners Association, by instrument dated September 26, 2022 and recorded in York County Registry of Deeds at Book 19124 Page 54.

Meaning and intending to convey the same premises conveyed to the Grantor by deed of Andy Qing Wang and Wendy Chan dated November 17, 2020 and recorded in the York County Registry of Deeds at Book 18457, Page 117.

Signed this 30 day of November, 2023.

BRISTOL POINTE, LLC

By: David W. Lauze, as Manager

STATE OF Maine
COUNTY OF York

On this, the 30 day of November, 2023, before me, the undersigned Officer, personally appeared David W. Lauze, in his capacity of Manger of Bristol Pointe, LLC, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same for the purposes set forth therein.

Faith A Seedner

Justice of the Peace/Notary Public
My commission expires: 06.30.2028

FAITH L. SEEDNER
My Commission Expires
06-30-2028
NOTARY PUBLIC

BOOK 1579 PAGE 191

EASEMENT

R W - 32

LOCATION _____ (Town)

STATE HIGHWAY ( ) No. ___

STATE ROUTE No. 1A

KNOW ALL MEN BY THESE PRESENTS:

THAT I / WE Elsbeth L. Bergeron and Alice C. Bergeron of the Town of York,

County of York and State of Maine

for MYSELF/OURSELVES, MY/OUR heirs, executors, administrators and assigns, in consideration of the sum of One (1.00) DOLLARS paid by the State of Maine, through its State Highway Commission, the receipt whereof is hereby acknowledged, do hereby grant unto the said State of Maine and its successors and assigns forever, the right to:

( ) Extend and Maintain Slopes and Culverts.
(*) Construct a Covered Drain. First described course
(*) Construct an Open Ditch. Second described course
(*) Flow Water. First, second, and third described courses

upon, over, through and across MY/OUR land outside of and adjoining the Highway Right of Way, for Public Convenience and for the proper construction and care of said Highway; also the right to enter upon said premises at any time for the purpose of constructing, maintaining or repairing said slopes, structures and/or outlets thereof.

The said (SLOPES) (CULVERT) (COVERED DRAIN) (OPEN DITCH) (FLOWAGE) rights on MY/OUR premises being more particularly located as follows: Beginning at a point in the easterly assumed right-of-way line of State Route No. 1A, said point being five (5) feet southeasterly from the property line of Doctor Alexander Magosci;
1. Thence S 64°-20' E one hundred fifteen (115) feet to a point;
2. Thence continuing same course about thirty-five (35) feet to a swamp;
3. Thence continuing same course across Grantors land.
The above-described first and second courses to be the center of a ten (10) foot easement.
The State of Maine, through its State Highway Commission, agrees to install one hundred twenty (120) feet of 15 inch Corrugated Metal Pipe.

AND for the consideration aforesaid, I/ WE do accept said sum in full payment of said Easement and for MYSELF/OURSELVES and MY/OUR heirs, executors, administrators and assigns, remise, release and forever discharge the said State of Maine, its successors and assigns, of and from all claims, demands and causes of action which I / WE now have against it, in law or equity and from all damages to MY/OUR premises that may hereafter arise by reason of the construction, maintenance or repair of said SLOPE, CULVERT, DRAIN, and/or DITCH and appurtaining structures and the carrying of water away from said highway and over and through any of the land hereinbefore described.

AND I/ WE do, for MYSELF/OURSELVES and MY/OUR heirs, executors, administrators and assigns covenant with the said State of Maine, that I/ WE am/are the lawful owner(s) of said premises, that I/ WE have good right, and full power to give, grant, bargain, sell and convey the same in manner aforesaid: that the same are free and clear from all liens and encumbrances, except -

AND that I/ WE will warrant and defend the same against the lawful claims and demands of all persons.

(over)

BOOK 1579 PAGE 192

R/W - 32

IN WITNESS WHEREOF, ~~I~~ WE, the said Richard L. Bergeron and Alice C. Bergeron, ~~husband~~ Husband and wife, ~~joining in this instrument as Grantors and releasing and conveying all of our rights by descent and all other rights in the above described premises~~ HAVE hereunto set our hand and seal this 8th day of November in the year of our Lord, one thousand nine hundred and ~~sixty~~ sixty-three.

SIGNED, SEALED and DELIVERED
In the Presence of:

James S. Lunn
to both

Richard L. Bergeron O.M.D.
Alice C. Bergeron

STATE OF MAINE
COUNTY of York } ss November 8 1963

Personally appeared the above named Richard L. and Alice C. Bergeron and acknowledged the foregoing instrument to be their free act and deed.

Before me,
James S. Lunn
Notary Public

MORTGAGEE ASSENT:

The conveyance of the above ~~Easement~~ is hereby consented to, ~~provided~~ that such ~~shall not~~ in any way affect or impair the rights of the ~~Mortgagee~~ under the mortgage on said premises to ~~Maine~~ Biddeford Savings Bank

By Theresa S. Nichols
Its Treas.

STATE OF MAINE
COUNTY of York } ss Nov. 21, 1963

Personally appeared the above named Theresa S. Nichols and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,
Richard L. Bergeron
Notary Public

Notary Public FOR State of Maine
My Commission Expires April 20, 1967

NOTE: All Words or Phrases NOT applicable shall be delineated before document is signed.

Received DEC 17 1963 at 9 h 20 m. A M
and recorded from the original

.1199 REV. 7/85

BK 4259 PG 067

49-1

16636 EASEMENT DEED

~~Dr. Richard Bergeron and Alice Bergeron~~

296 York Street

of York, York County, Maine

(being unmarried), for consideration given, grant to CENTRAL MAINE POWER COMPANY, a Maine corporation having its principal office at Edison Drive, Augusta, Maine 04336, and ~~New England Tel. & Tel. Co.~~

~~A New York Corporation having its principal place of business at~~

185 Franklin Street, Boston, Mass. 02107.

and their respective successors and assigns, with warranty covenants, the right and easement to erect, bury, maintain, repair, rebuild, operate and patrol electric transmission, distribution and communication wires and/or cables, consisting of suitable and sufficient poles with wires strung upon and extending between the same and/or underground cables buried under the surface, together with all necessary fixtures and appurtenances, over, across and/or under the surface of my land in the Town/City of ~~York~~, ~~York~~ County, Maine, the location of said wires and/or underground cables to be as follows:

Grantor grants permission to Central Maine Power Co. the rights to cross grantor real property with overhead service cable, extending in a easterly direction from pole #13 North Main Street, York to service residence of ~~Westley~~ Wesley Austin.

This location crosses a portion of the premises conveyed to the Grantor(s) by deed of WESley & ESTer AUSTIN, dated Sept 14, 1973, recorded in the YORK County Registry of Deeds in Book 2015, Page 405. Together with the right to cut down, keep trimmed, and eliminate the growth of those trees and branches using formulations registered by the Environmental Protection Agency, as the Grantee believes may interfere with the operation and maintenance of its wires and/or cables; the right to restrict the construction of buildings or structures within 5 to 10 feet of its wires and/or cables; the right to keep the surface of the ground above said underground cables and other electrical equipment free from structures and growth which, in the judgment of the Grantee, would interfere with or endanger the proper operation or maintenance of said underground cables; and the right to enter upon the Grantor's premises for any and all of the foregoing purposes.

I, (we) Dr. Richard Bergeron and Alice Bergeron (wife) (husband)
of the said Grantor(s), join as Grantor and release all rights by descent and all other rights.

WITNESS our hand(s) and seal(s) this 10th day of November, 1986

Signed, Sealed and Delivered
in the presence of

s/ Richard L Bergeron, DMD

~~Witness: s/~~ Dr. Richard Bergeron

s/ Alice Bergeron

Alice Bergeron

STATE OF MAINE York ss November 10th, 1986

Personally appeared the above-named ALICE C. BERGERON AND RICHARD L. BERGERON, D.M.D. and acknowledged this instrument to be their free act and deed, before me, and

Marian S. Beals
NAME: MARIAN S. BEALS
~~JUSTICE OF THE PEACE~~
NOTARY PUBLIC

MY COMMISSION EXPIRES
DECEMBER 20, 1986

RECEIVED YORK, SS.
1987 APR 23 PM 3:11
RECORDED REGISTRY OF DEEDS
ATTEST: Ann M Pozzetta

NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19124 PG 54**
Instr # 2022042080
09/30/2022 02:06:37 PM
Pages 2 YORK CO

EASEMENT DEED

KNOW ALL BY THESE PRESENT that **BRISTOL POINTE, LLC,** a Maine limited liability company, with a place of business in York, Maine and a mailing address of P.O. Box 840 Exeter, NH 03833, for consideration paid, ***grants*** to **BRISTOL POINTE CONDOMINIUM OWNERS ASSOCIATION,** a Maine Non-Profit Corporation, with a mailing address of 298 York Street, York, Maine 03909, an easement for access as well as for passive recreational purpose over a certain area of land of the Grantors located at 294 York Street, in the Town of York, County of York and State of Maine lying on the Northeasterly side on York Street, but not adjacent thereto, and being further bounded and described as follows:

> Beginning at an 1" iron pipe marking the Northerly most corner at the Bristol Pointe condominium, said point of beginning lying approximately 100' Northeasterly from the Northeasterly sideline of York Street; thence running S 48° 46' 14" W 44.46' to a point; thence turning and running N 41° 13' 46" W 5' to a point; thence turning and running N 48° 46' 14" E 85' to a point; thence turning and running S 43° 03' 10" E 58.81' to a point; thence turning and running S 48° 22' 40" W 40.00' to a point; thence turning and running N 43° 03' 10" W by and along the common boundary with the Grantee 59.08' to a point and place of beginning.(Hereinafter, the Easement Area)

By acceptance of this easement, the Grantee, its successors and assigns agree to the following covenants, restrictions and obligations.

1.The area of the easement shall be used for passive recreational activities only, e.g., landscaping, benches and seating for reading, a firepit, picnic tables, etc;

2. No buildings may be erected in this area;

3. Landscaping is permitted including, but not by the way limitation, patios, low stonewalls, water creations, picnic areas, firepits (propane or gas only);

4.The Grantee may bring utilities such as water and electricity to this area; all such utilities will be buried;

5. No open wood fires are permitted in this area;

6. The Grantee shall be responsible for all development and maintenance coast associated with this area;

7. The Grantee shall at all times keep the area need and clean. No personal property shall be stored in this area;

8. Pet owners comply with all Town of York ordinances regarding pets and immediately pick-up after their pets; Violation of its requirement will result in fines as follows: $25.00 fine for the first violation; $50.00 for the second; $100 for any subsequent violation by

the same owner. The violator will also be responsible for all costs of collection, including court and Attorney fees.

9. There shall be no amplified music allowed within the Easement Area;

10. Any lighting installed in the Easement Area shall be reflected downward;

11. The Grantee shall indemnify and hold hundred the Grantor, its successors and assigns from any and all liabilities associated with the Grantees use of the Easement Area.

IN WITNESS WHEREOF, **DAVID LAUZE**, Member of **BRISTOL POINTE, LLC** has caused this instrument to be signed this 26th day of September, 2022.

BRISTOL POINTE, LLC

Witness

By: _____
DAVID LAUZE , Member

STATE OF MAINE
County of York

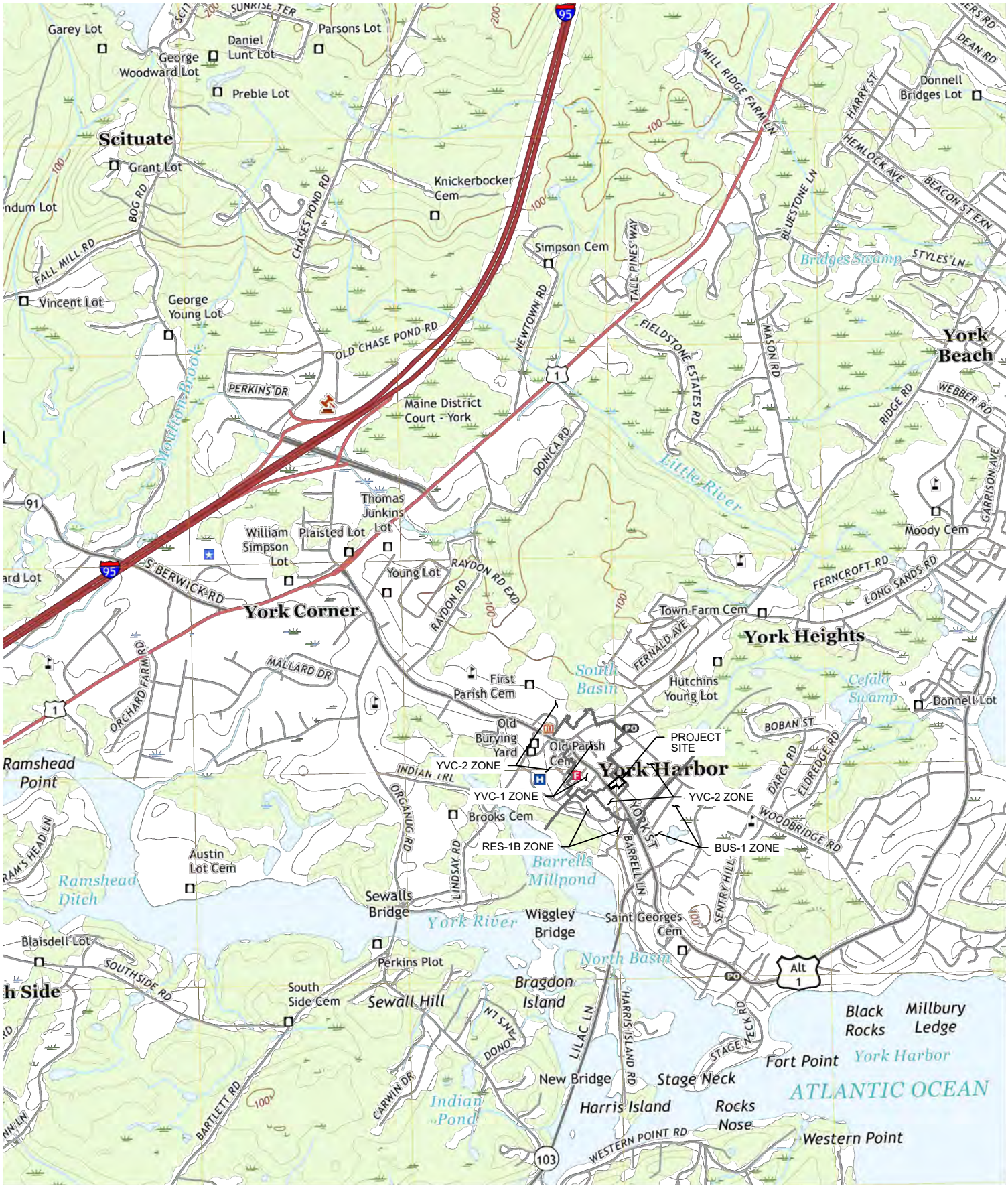
September 26, 2022

Then personally appeared the above-named **DAVID LAUZE**, Member of **BRISTOL POINTE, LLC**, and acknowledged the foregoing instrument to be his free act and deed in said capacity.

Before me,

James S. Mundy NOTARY PUBLIC STATE OF MAINE EXP. 11/30/2024

Notary Public



ATTAR ENGINEERING, INC.
CIVIL ◆ STRUCTURAL ◆ MARINE ◆ SURVEYING
1284 STATE ROAD – ELIOT, MAINE 03903
PHONE: (207)439–6023 FAX: (207)439–2128

SCALE: 1" = 2,000'	APPROVED BY:	DRAWN BY: MJS
DATE: 06/06/24		REVISION DATE: – : –
JOB NO: 24008	FILE: 294 YORK ST BASE.DWG	SHEET: 1 OF 1

LOCATION:
294 YORK STREET
YORK, ME 03909
TAX MAP 50, LOT 122

INFORMATION:
USGS LOCATION MAP
7.5 MINUTE SERIES
YORK HARBOR QUADRANGLE

PREPARED FOR:
GRAYSTONE BUILDERS, INC.
C/O WALTER WOODS
764 U.S. RTE. 1, SUITE 11
YORK, ME 03909

100 feet Abutters List Report

York, ME
October 03, 2024

Subject Property:

Parcel Number:	0050-0122	Mailing Address:	GRAYSTONE BUILDERS INC
CAMA Number:	0050-0122		764 US ROUTE 1 SUITE 11
Property Address:	294 YORK STREET		YORK, ME 03909

Abutters:

Parcel Number:	0050-0010	Mailing Address:	LORD WILLIAM A/PERRY JUDITH M TRUSTEES WILLIAM A LORD & JUDITH M PERRY REV FAM TRUST PO BOX 22 YORK, ME 03909
CAMA Number:	0050-0010		
Property Address:	301 YORK STREET		
Parcel Number:	0050-0010-A	Mailing Address:	WATTS JONATHAN M/KATHLEEN E 6 CARWIN DR YORK, ME 03909
CAMA Number:	0050-0010-A		
Property Address:	295 YORK STREET		
Parcel Number:	0050-0012	Mailing Address:	COPPI NANCY E/BRACKEN ROBERT M TRUSTEES BRACKEN FAMILY IRREVOCABLE RE TRUST PO BOX 491 YORK, ME 03909
CAMA Number:	0050-0012		
Property Address:	291 YORK STREET		
Parcel Number:	0050-0106	Mailing Address:	M H PARSONS & SONS LUMBER CO PO BOX 460 YORK, ME 03909
CAMA Number:	0050-0106		
Property Address:	33 WOODBRIDGE ROAD		
Parcel Number:	0050-0121	Mailing Address:	SCOTT MINETA JEAN TRUSTEE MINETA J SCOTT REVOCABLE TRUST 21 NEWSON LN ELIOT, ME 03903
CAMA Number:	0050-0121		
Property Address:	292 YORK STREET		
Parcel Number:	0050-0122-A	Mailing Address:	TAPLEY WENDY J TRUSTEE WENDY J TAPLEY REVOCABLE TRUST PO BOX 448 CAPE NEDDICK, ME 03902
CAMA Number:	0050-0122-A		
Property Address:	300 YORK STREET		
Parcel Number:	0050-0123	Mailing Address:	BRISTOL POINTE CONDO MAIN PO BOX 840 EXETER, NH 03833
CAMA Number:	0050-0123-0000		
Property Address:	298 YORK STREET #0		
Parcel Number:	0050-0123	Mailing Address:	SPROUT LLC PO BOX 809 YORK HARBOR, ME 03911
CAMA Number:	0050-0123-0001		
Property Address:	298 YORK STREET #1		
Parcel Number:	0050-0123	Mailing Address:	BURBANK NELSON S JR TRUSTEE NELSON S BURBANK JR REVOCABLE TRUST PO BOX 993 YORK HARBOR, ME 03911
CAMA Number:	0050-0123-0002		
Property Address:	298 YORK STREET #2		

100 feet Abutters List Report

York, ME
October 03, 2024

Parcel Number:	0050-0123	Mailing Address:	JIRAPORN AMMARIN
CAMA Number:	0050-0123-0003		1009 WHITE CEDAR BLVD
Property Address:	298 YORK STREET #3		PORTSMOUTH, NH 03801
Parcel Number:	0050-0123	Mailing Address:	BURBANK NELSON S JR TRUSTEE
CAMA Number:	0050-0123-0004		NELSON S BURBANK JR REVOCABLE TRUST
Property Address:	298 YORK STREET #4		PO BOX 993
			YORK HARBOR, ME 03911
Parcel Number:	0050-0123	Mailing Address:	HOWELL MATTHEW W
CAMA Number:	0050-0123-0005		PO BOX 545
Property Address:	298 YORK STREET #5		YORK, ME 03909
Parcel Number:	0050-0123	Mailing Address:	MCFADDEN MICHAEL/KATHLEEN
CAMA Number:	0050-0123-0006		58 MAIN ST
Property Address:	298 YORK STREET #6		PROSPECT HARBOR, ME 04669
Parcel Number:	0050-0123	Mailing Address:	HEGGE BRADLEY MCCLURE HEGGE MONIQUE
CAMA Number:	0050-0123-0007		298 YORK ST UNIT 7
Property Address:	298 YORK STREET #7		YORK, ME 03909
Parcel Number:	0050-0123	Mailing Address:	ALLAN - TRUSTEES MARK/BRENDA
CAMA Number:	0050-0123-0008		ALLAN FAMILY TRUST MARK & BRENDA
Property Address:	298 YORK STREET #8		70 ST MORITZ ST
			MOULTONBOROUGH, NH 03254
Parcel Number:	0050-0123	Mailing Address:	VASQUEZ GREGORY A TRUSTEE
CAMA Number:	0050-0123-0009		FARAGA FAMILY IRREVOCABLE TRUST
Property Address:	298 YORK STREET #9		200 CAPTAINS ROW #510
			CHELSEA, MA 02150
Parcel Number:	0050-0123	Mailing Address:	ARDAGNA RACHEL C ARDAGNA JR JOSEPH N
CAMA Number:	0050-0123-0010		4079 ARTESA DR
Property Address:	298 YORK STREET #10		BOYNTON BEACH, FL 33436
Parcel Number:	0050-0123	Mailing Address:	KAMAKAS JUDITH C - TRUSTEE
CAMA Number:	0050-0123-0011		KAMAKAS REVOC TRUST JUDITH C
Property Address:	298 YORK STREET #11		298 YORK ST UNIT 11
			YORK, ME 03909
Parcel Number:	0050-0123	Mailing Address:	MCGOWAN HUGH D/KAREN Y
CAMA Number:	0050-0123-0012		298 YORK ST #12
Property Address:	298 YORK STREET #12		YORK, ME 03909
Parcel Number:	0050-0123	Mailing Address:	EGGINGTON ROBERT HERTZ ANDREA L B
CAMA Number:	0050-0123-0014		298 YORK ST #14
Property Address:	298 YORK STREET #14		YORK, ME 03909
Parcel Number:	0050-0125	Mailing Address:	MCPHEE ELIZABETH A
CAMA Number:	0050-0125		304 YORK ST
Property Address:	304 YORK STREET		YORK, ME 03909

ATTAR
ENGINEERING, INC
CIVIL • STRUCTURAL • MARINE

CARRIAGE LANDING – BRISTOL POINTE #2
294 YORK STREET, YORK, MAINE
STORMWATER MANAGEMENT STUDY

Project No.: 24008 January 12th, 2026

♦ Scope

This stormwater management plan has been prepared for Graystone Builders, Inc.'s proposed amendment to a previously-approved mixed-use building (multifamily residential condos and business/professional offices). The proposed development retains the previously-approved uses but revises (expands) the rearyard parking layout. The subject parcel is located off of York Street and contains approximately 0.54 acres. As previously approved, the site development will include the demolition of the existing two-story commercial building and construction of a 4,450 sq. ft. three-story mixed-use building, along with associated parking, egress, and utility services. The project will create approximately 0.20 acres of impervious area.

♦ Site and Watershed Description

The project site is located in the Coastal Watershed – Central zone per the Town of York Comprehensive Plan, which empties to the Atlantic Ocean. A 7½ minute series USGS Map of the project area is attached.

The existing site is developed with the above-described 2,160 sq. ft. two-story commercial building, along with an asphalt driveway and parking areas, and a rearyard timber deck. The remainder of the lot contains short grass upland and a mix of forested and scrub shrub wetland. The site generally drains from southwest to northeast, away from York Street and towards the wetland complex in the rear of the parcel. Additionally, the parcel is subject to a municipal drainage easement which includes the daylight of a small section of the closed municipal system of catch basins and culverts beneath York Street.

♦ Soils/Hydrologic Soil Groups

Soil types and their respective Hydrologic Soil Groups (HSG) were determined from the Medium-Intensity Soil Survey – Soil Survey of York County, Maine. The site consists entirely of HSG D soils, with specifics being included in the application attachments and Plan Set sheets.

♦ Methodology

The stormwater quantity analysis will be conducted using the HydroCAD Stormwater Modeling System by Applied Microcomputer Systems. The analysis determines the "Existing Condition" and "Developed Condition" stormwater flows. Both cases are analyzed for the 2-, 10-, 25-, and 100-year, 24-hour frequency storm events for the Town of York. The Existing Condition analyzes the site as it currently exists, and the Developed Condition models the site with the proposed improvements described above.

♦ Water Quantity Analysis

Existing Condition

The subject parcel itself was analyzed with two subcatchments (SC), one for the majority of on-site parcel drainage to the receiving wetland complex, and another for collected runoff

from the southerly-abutting parcel, whose existing flows and foundation drains empty onto the subject parcel and are received by the same wetland complex. This receiving wetland complex serves as the analysis point (AP) for both the Existing Condition and Developed Condition models. Additionally, individual subcatchments have been prepared for the three (3) existing catch basins within York Street, whose collected flows daylight on the subject parcel in the drainage easement described above. This AP was selected to provide a convenient point of comparison between the Existing and Developed Condition flows.

Developed Condition

The Developed Condition analysis consists of six (6) total subcatchments; four SC's from the existing condition remain unaffected – the three existing York Street catch basins as well as the subcatchment for the abutting development. The subject parcel is now broken into two SC's – the small portion of the site which continues to drain directly to the receiving wetland complex, and the majority of the proposed development which now enters into the project's stormwater management system. A subsurface detention area beneath the proposed parking lot, as well as a bioretention treatment chamber, are both proposed to manage the stormwater quantity and quality of the Developed Condition.

Changes in Stormwater Flows

Tables showing Existing Condition peak flows, Developed Condition peak flows and the change in peak flow from Existing Condition to Developed Condition are presented on a separate page.

The analysis indicates decreases in peak flow at both AP's for all storm events (2-, 10-, 25-, and 100-year).

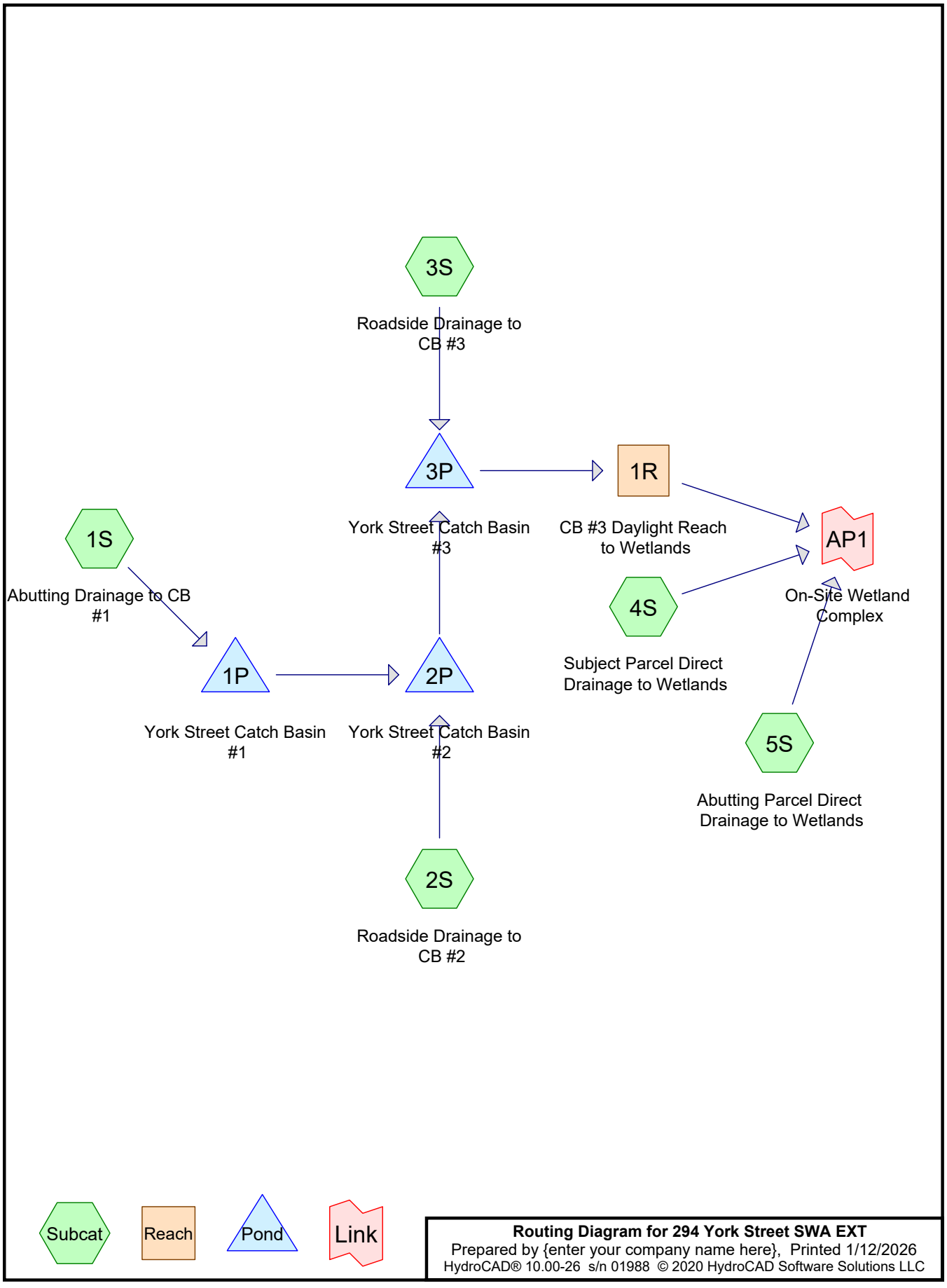
♦ **Summary**

The use of innovative stormwater management practices (subsurface detention and bioretention), as well as a level spreader for the daylight of these BMPs, will retain and attenuate stormwater flows prior to their discharge into the adjacent receiving wetland complex. No adverse effects are anticipated on any downstream properties or drainage structures for the analyzed storm events.

Sincerely;

Michael J. Sudak, E.I.
Staff Engineer

24008 – SW Narrative Amend.doc



Routing Diagram for 294 York Street SWA EXT

Prepared by {enter your company name here}, Printed 1/12/2026

HydroCAD® 10.00-26 s/n 01988 © 2020 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.374	80	>75% Grass cover, Good, HSG D (2S, 3S, 4S, 5S)
0.106	77	Brush, Fair, HSG D (4S, 5S)
0.179	96	Gravel surface, HSG D (1S)
0.375	98	Paved parking, HSG D (1S, 2S, 3S, 4S, 5S)
0.226	98	Roofs, HSG D (1S, 4S, 5S)
0.001	98	Unconnected pavement, HSG D (4S)
0.882	82	Woods/grass comb., Fair, HSG D (1S)
2.143	**87**	**TOTAL AREA**

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Abutting Drainage to Runoff Area=53,396 sf 13.40% Impervious Runoff Depth>1.72"
Flow Length=256' Tc=13.4 min CN=86 Runoff=2.07 cfs 0.175 af

Subcatchment 2S: Roadside Drainage to CB Runoff Area=3,504 sf 98.66% Impervious Runoff Depth>2.78"
Flow Length=134' Tc=6.0 min CN=98 Runoff=0.24 cfs 0.019 af

Subcatchment 3S: Roadside Drainage to CB Runoff Area=2,828 sf 87.41% Impervious Runoff Depth>2.60"
Flow Length=82' Tc=6.0 min CN=96 Runoff=0.19 cfs 0.014 af

Subcatchment 4S: Subject Parcel Direct Runoff Area=15,914 sf 37.32% Impervious Runoff Depth>1.72"
Flow Length=65' Slope=0.0650 '/' Tc=6.2 min CN=86 Runoff=0.77 cfs 0.052 af

Subcatchment 5S: Abutting Parcel Direct Runoff Area=17,728 sf 40.64% Impervious Runoff Depth>1.80"
Flow Length=92' Tc=4.3 min CN=87 Runoff=0.95 cfs 0.061 af

Reach 1R: CB #3 Daylight Reach to Avg. Flow Depth=0.11' Max Vel=2.52 fps Inflow=2.37 cfs 0.206 af
n=0.030 L=40.0' S=0.0525 '/' Capacity=243.23 cfs Outflow=2.35 cfs 0.206 af

Pond 1P: York Street Catch Basin #1 Peak Elev=63.31' Storage=36 cf Inflow=2.07 cfs 0.175 af
12.0" Round Culvert n=0.013 L=33.0' S=0.0273 '/' Outflow=2.07 cfs 0.175 af

Pond 2P: York Street Catch Basin #2 Peak Elev=62.04' Storage=36 cf Inflow=2.23 cfs 0.193 af
15.0" Round Culvert n=0.013 L=27.0' S=0.0259 '/' Outflow=2.23 cfs 0.193 af

Pond 3P: York Street Catch Basin #3 Peak Elev=60.47' Storage=36 cf Inflow=2.37 cfs 0.207 af
15.0" Round Culvert n=0.013 L=121.0' S=0.0413 '/' Outflow=2.37 cfs 0.206 af

Link AP1: On-Site Wetland Complex Inflow=3.67 cfs 0.320 af
Primary=3.67 cfs 0.320 af

Total Runoff Area = 2.143 ac Runoff Volume = 0.322 af Average Runoff Depth = 1.80"
71.91% Pervious = 1.541 ac 28.09% Impervious = 0.602 ac

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Abutting Drainage to Runoff Area=53,396 sf 13.40% Impervious Runoff Depth>3.08"
Flow Length=256' Tc=13.4 min CN=86 Runoff=3.65 cfs 0.315 af

Subcatchment 2S: Roadside Drainage to CB Runoff Area=3,504 sf 98.66% Impervious Runoff Depth>4.24"
Flow Length=134' Tc=6.0 min CN=98 Runoff=0.37 cfs 0.028 af

Subcatchment 3S: Roadside Drainage to CB Runoff Area=2,828 sf 87.41% Impervious Runoff Depth>4.07"
Flow Length=82' Tc=6.0 min CN=96 Runoff=0.29 cfs 0.022 af

Subcatchment 4S: Subject Parcel Direct Runoff Area=15,914 sf 37.32% Impervious Runoff Depth>3.09"
Flow Length=65' Slope=0.0650 '/' Tc=6.2 min CN=86 Runoff=1.35 cfs 0.094 af

Subcatchment 5S: Abutting Parcel Direct Runoff Area=17,728 sf 40.64% Impervious Runoff Depth>3.18"
Flow Length=92' Tc=4.3 min CN=87 Runoff=1.64 cfs 0.108 af

Reach 1R: CB #3 Daylight Reach to Avg. Flow Depth=0.15' Max Vel=3.08 fps Inflow=4.10 cfs 0.363 af
n=0.030 L=40.0' S=0.0525 '/' Capacity=243.23 cfs Outflow=4.07 cfs 0.363 af

Pond 1P: York Street Catch Basin #1 Peak Elev=63.93' Storage=45 cf Inflow=3.65 cfs 0.315 af
12.0" Round Culvert n=0.013 L=33.0' S=0.0273 '/' Outflow=3.66 cfs 0.314 af

Pond 2P: York Street Catch Basin #2 Peak Elev=62.36' Storage=40 cf Inflow=3.89 cfs 0.342 af
15.0" Round Culvert n=0.013 L=27.0' S=0.0259 '/' Outflow=3.89 cfs 0.342 af

Pond 3P: York Street Catch Basin #3 Peak Elev=60.80' Storage=40 cf Inflow=4.10 cfs 0.364 af
15.0" Round Culvert n=0.013 L=121.0' S=0.0413 '/' Outflow=4.10 cfs 0.363 af

Link AP1: On-Site Wetland Complex Inflow=6.37 cfs 0.565 af
Primary=6.37 cfs 0.565 af

Total Runoff Area = 2.143 ac Runoff Volume = 0.567 af Average Runoff Depth = 3.17"
71.91% Pervious = 1.541 ac 28.09% Impervious = 0.602 ac

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Abutting Drainage to Runoff Area=53,396 sf 13.40% Impervious Runoff Depth>4.20"
Flow Length=256' Tc=13.4 min CN=86 Runoff=4.91 cfs 0.429 af

Subcatchment 2S: Roadside Drainage to CB Runoff Area=3,504 sf 98.66% Impervious Runoff Depth>5.37"
Flow Length=134' Tc=6.0 min CN=98 Runoff=0.47 cfs 0.036 af

Subcatchment 3S: Roadside Drainage to CB Runoff Area=2,828 sf 87.41% Impervious Runoff Depth>5.22"
Flow Length=82' Tc=6.0 min CN=96 Runoff=0.37 cfs 0.028 af

Subcatchment 4S: Subject Parcel Direct Runoff Area=15,914 sf 37.32% Impervious Runoff Depth>4.20"
Flow Length=65' Slope=0.0650 '/' Tc=6.2 min CN=86 Runoff=1.81 cfs 0.128 af

Subcatchment 5S: Abutting Parcel Direct Runoff Area=17,728 sf 40.64% Impervious Runoff Depth>4.31"
Flow Length=92' Tc=4.3 min CN=87 Runoff=2.19 cfs 0.146 af

Reach 1R: CB #3 Daylight Reach to Avg. Flow Depth=0.18' Max Vel=3.43 fps Inflow=5.47 cfs 0.491 af
n=0.030 L=40.0' S=0.0525 '/' Capacity=243.23 cfs Outflow=5.44 cfs 0.491 af

Pond 1P: York Street Catch Basin #1 Peak Elev=64.69' Storage=54 cf Inflow=4.91 cfs 0.429 af
12.0" Round Culvert n=0.013 L=33.0' S=0.0273 '/' Outflow=4.91 cfs 0.428 af

Pond 2P: York Street Catch Basin #2 Peak Elev=62.70' Storage=44 cf Inflow=5.21 cfs 0.464 af
15.0" Round Culvert n=0.013 L=27.0' S=0.0259 '/' Outflow=5.21 cfs 0.463 af

Pond 3P: York Street Catch Basin #3 Peak Elev=61.18' Storage=45 cf Inflow=5.47 cfs 0.492 af
15.0" Round Culvert n=0.013 L=121.0' S=0.0413 '/' Outflow=5.47 cfs 0.491 af

Link AP1: On-Site Wetland Complex Inflow=8.51 cfs 0.765 af
Primary=8.51 cfs 0.765 af

Total Runoff Area = 2.143 ac Runoff Volume = 0.767 af Average Runoff Depth = 4.29"
71.91% Pervious = 1.541 ac 28.09% Impervious = 0.602 ac

Summary for Subcatchment 1S: Abutting Drainage to CB #1

Runoff = 4.91 cfs @ 12.18 hrs, Volume= 0.429 af, Depth> 4.20"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 YEAR STORM Rainfall=6.05"

Area (sf)	CN	Description
38,424	82	Woods/grass comb., Fair, HSG D
7,819	96	Gravel surface, HSG D
5,049	98	Paved parking, HSG D
2,104	98	Roofs, HSG D
53,396	86	Weighted Average
46,243		86.60% Pervious Area
7,153		13.40% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.0	99	0.0808	0.14		**Sheet Flow, SF 1** Woods: Light underbrush n= 0.400 P2= 3.30"
1.1	107	0.1070	1.64		**Shallow Concentrated Flow, SCF 1** Woodland Kv= 5.0 fps
0.3	50	0.0150	2.49		**Shallow Concentrated Flow, SCF 2** Paved Kv= 20.3 fps
13.4	256	Total			

Summary for Subcatchment 2S: Roadside Drainage to CB #2

Runoff = 0.47 cfs @ 12.09 hrs, Volume= 0.036 af, Depth> 5.37"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 YEAR STORM Rainfall=6.05"

Area (sf)	CN	Description
47	80	>75% Grass cover, Good, HSG D
3,457	98	Paved parking, HSG D
3,504	98	Weighted Average
47		1.34% Pervious Area
3,457		98.66% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0	134		0.37		**Direct Entry, SC 2**

Summary for Subcatchment 3S: Roadside Drainage to CB #3

Runoff = 0.37 cfs @ 12.09 hrs, Volume= 0.028 af, Depth> 5.22"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 YEAR STORM Rainfall=6.05"

Area (sf)	CN	Description
356	80	>75% Grass cover, Good, HSG D
2,472	98	Paved parking, HSG D
2,828	96	Weighted Average
356		12.59% Pervious Area
2,472		87.41% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0	82		0.23		**Direct Entry, SC 3**

Summary for Subcatchment 4S: Subject Parcel Direct Drainage to Wetlands

Runoff = 1.81 cfs @ 12.09 hrs, Volume= 0.128 af, Depth> 4.20"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 YEAR STORM Rainfall=6.05"

Area (sf)	CN	Description
8,568	80	>75% Grass cover, Good, HSG D
2,432	98	Paved parking, HSG D
3,476	98	Roofs, HSG D
1,407	77	Brush, Fair, HSG D
31	98	Unconnected pavement, HSG D
15,914	86	Weighted Average
9,975		62.68% Pervious Area
5,939		37.32% Impervious Area
31		0.52% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.2	65	0.0650	0.17		**Sheet Flow, SF 1** Grass: Dense n= 0.240 P2= 3.30"

Summary for Subcatchment 5S: Abutting Parcel Direct Drainage to Wetlands

Runoff = 2.19 cfs @ 12.06 hrs, Volume= 0.146 af, Depth> 4.31"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 YEAR STORM Rainfall=6.05"

Area (sf)	CN	Description
7,311	80	>75% Grass cover, Good, HSG D
2,944	98	Paved parking, HSG D
4,260	98	Roofs, HSG D
3,213	77	Brush, Fair, HSG D
17,728	87	Weighted Average
10,524		59.36% Pervious Area
7,204		40.64% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.1	56	0.0535	0.23		**Sheet Flow, SF1** Grass: Short n= 0.150 P2= 3.30"
0.2	36	0.1210	2.43		**Shallow Concentrated Flow, SCF1** Short Grass Pasture Kv= 7.0 fps
4.3	92	Total			

Summary for Reach 1R: CB #3 Daylight Reach to Wetlands

Inflow Area = 1.371 ac, 21.90% Impervious, Inflow Depth > 4.30" for 25 YEAR STORM event
Inflow = 5.47 cfs @ 12.17 hrs, Volume= 0.491 af
Outflow = 5.44 cfs @ 12.18 hrs, Volume= 0.491 af, Atten= 1%, Lag= 0.4 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 3.43 fps, Min. Travel Time= 0.2 min
Avg. Velocity = 1.13 fps, Avg. Travel Time= 0.6 min

Peak Storage= 63 cf @ 12.18 hrs
Average Depth at Peak Storage= 0.18'
Bank-Full Depth= 1.50' Flow Area= 21.0 sf, Capacity= 243.23 cfs

8.00' x 1.50' deep channel, n= 0.030 Earth, grassed & winding
Side Slope Z-value= 4.0 '/' Top Width= 20.00'
Length= 40.0' Slope= 0.0525 '/'
Inlet Invert= 54.70', Outlet Invert= 52.60'

‡

Summary for Pond 1P: York Street Catch Basin #1

Inflow Area = 1.226 ac, 13.40% Impervious, Inflow Depth > 4.20" for 25 YEAR STORM event
Inflow = 4.91 cfs @ 12.18 hrs, Volume= 0.429 af
Outflow = 4.91 cfs @ 12.19 hrs, Volume= 0.428 af, Atten= 0%, Lag= 0.2 min
Primary = 4.91 cfs @ 12.19 hrs, Volume= 0.428 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 64.69' @ 12.19 hrs Surf.Area= 13 sf Storage= 54 cf

Plug-Flow detention time= 1.4 min calculated for 0.427 af (100% of inflow)
Center-of-Mass det. time= 0.7 min (773.1 - 772.3)

Volume	Invert	Avail.Storage	Storage Description
#1	60.50'	188 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
60.50	13	0	0
62.50	13	26	26
65.10	13	34	60
65.60	500	128	188

Device	Routing	Invert	Outlet Devices
#1	Primary	62.50'	**12.0" Round CMP_Round 12"** L= 33.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 62.50' / 61.60' S= 0.0273 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=4.85 cfs @ 12.19 hrs HW=64.65' (Free Discharge)
└**1=CMP_Round 12"** (Inlet Controls 4.85 cfs @ 6.18 fps)

Summary for Pond 2P: York Street Catch Basin #2

Inflow Area = 1.306 ac, 18.65% Impervious, Inflow Depth > 4.26" for 25 YEAR STORM event
Inflow = 5.21 cfs @ 12.18 hrs, Volume= 0.464 af
Outflow = 5.21 cfs @ 12.18 hrs, Volume= 0.463 af, Atten= 0%, Lag= 0.1 min
Primary = 5.21 cfs @ 12.18 hrs, Volume= 0.463 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 62.70' @ 12.18 hrs Surf.Area= 13 sf Storage= 44 cf

Plug-Flow detention time= 1.3 min calculated for 0.462 af (100% of inflow)
Center-of-Mass det. time= 0.7 min (770.7 - 770.0)

Volume	Invert	Avail.Storage	Storage Description
#1	59.30'	197 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
59.30	13	0	0
61.30	13	26	26
64.60	13	43	69
65.10	500	128	197

Device	Routing	Invert	Outlet Devices
#1	Primary	61.30'	**15.0" Round CMP_Round 15"** L= 27.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 61.30' / 60.60' S= 0.0259 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=5.14 cfs @ 12.18 hrs HW=62.68' (Free Discharge)
└**1=CMP_Round 15"** (Inlet Controls 5.14 cfs @ 4.19 fps)

Summary for Pond 3P: York Street Catch Basin #3

Inflow Area = 1.371 ac, 21.90% Impervious, Inflow Depth > 4.30" for 25 YEAR STORM event
Inflow = 5.47 cfs @ 12.17 hrs, Volume= 0.492 af
Outflow = 5.47 cfs @ 12.17 hrs, Volume= 0.491 af, Atten= 0%, Lag= 0.1 min
Primary = 5.47 cfs @ 12.17 hrs, Volume= 0.491 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 61.18' @ 12.17 hrs Surf.Area= 13 sf Storage= 45 cf

Plug-Flow detention time= 1.3 min calculated for 0.491 af (100% of inflow)
Center-of-Mass det. time= 0.6 min (769.5 - 768.9)

Volume	Invert	Avail.Storage	Storage Description
#1	57.70'	218 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
57.70	13	0	0
59.70	13	26	26
64.60	13	64	90
65.10	500	128	218

Device	Routing	Invert	Outlet Devices
#1	Primary	59.70'	**15.0" Round CMP_Round 15"** L= 121.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 59.70' / 54.70' S= 0.0413 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=5.39 cfs @ 12.17 hrs HW=61.16' (Free Discharge)
↑—**1=CMP_Round 15"** (Inlet Controls 5.39 cfs @ 4.40 fps)

Summary for Link AP1: On-Site Wetland Complex

Inflow Area = 2.143 ac, 28.09% Impervious, Inflow Depth > 4.28" for 25 YEAR STORM event
Inflow = 8.51 cfs @ 12.11 hrs, Volume= 0.765 af
Primary = 8.51 cfs @ 12.11 hrs, Volume= 0.765 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Abutting Drainage to Runoff Area=53,396 sf 13.40% Impervious Runoff Depth>6.50"
Flow Length=256' Tc=13.4 min CN=86 Runoff=7.43 cfs 0.664 af

Subcatchment 2S: Roadside Drainage to CB Runoff Area=3,504 sf 98.66% Impervious Runoff Depth>7.66"
Flow Length=134' Tc=6.0 min CN=98 Runoff=0.66 cfs 0.051 af

Subcatchment 3S: Roadside Drainage to CB Runoff Area=2,828 sf 87.41% Impervious Runoff Depth>7.53"
Flow Length=82' Tc=6.0 min CN=96 Runoff=0.53 cfs 0.041 af

Subcatchment 4S: Subject Parcel Direct Runoff Area=15,914 sf 37.32% Impervious Runoff Depth>6.51"
Flow Length=65' Slope=0.0650 '/' Tc=6.2 min CN=86 Runoff=2.74 cfs 0.198 af

Subcatchment 5S: Abutting Parcel Direct Runoff Area=17,728 sf 40.64% Impervious Runoff Depth>6.62"
Flow Length=92' Tc=4.3 min CN=87 Runoff=3.29 cfs 0.225 af

Reach 1R: CB #3 Daylight Reach to Avg. Flow Depth=0.24' Max Vel=4.04 fps Inflow=8.63 cfs 0.754 af
n=0.030 L=40.0' S=0.0525 '/' Capacity=243.23 cfs Outflow=8.49 cfs 0.754 af

Pond 1P: York Street Catch Basin #1 Peak Elev=67.57' Storage=188 cf Inflow=7.43 cfs 0.664 af
12.0" Round Culvert n=0.013 L=33.0' S=0.0273 '/' Outflow=8.09 cfs 0.663 af

Pond 2P: York Street Catch Basin #2 Peak Elev=63.94' Storage=60 cf Inflow=8.47 cfs 0.714 af
15.0" Round Culvert n=0.013 L=27.0' S=0.0259 '/' Outflow=8.39 cfs 0.714 af

Pond 3P: York Street Catch Basin #3 Peak Elev=62.46' Storage=62 cf Inflow=8.70 cfs 0.754 af
15.0" Round Culvert n=0.013 L=121.0' S=0.0413 '/' Outflow=8.63 cfs 0.754 af

Link AP1: On-Site Wetland Complex Inflow=12.49 cfs 1.176 af
Primary=12.49 cfs 1.176 af

Total Runoff Area = 2.143 ac Runoff Volume = 1.178 af Average Runoff Depth = 6.60"
71.91% Pervious = 1.541 ac 28.09% Impervious = 0.602 ac

Summary for Subcatchment 1S: Abutting Drainage to CB #1

Runoff = 7.43 cfs @ 12.18 hrs, Volume= 0.664 af, Depth> 6.50"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 YEAR STORM Rainfall=8.57"

Area (sf)	CN	Description
38,424	82	Woods/grass comb., Fair, HSG D
7,819	96	Gravel surface, HSG D
5,049	98	Paved parking, HSG D
2,104	98	Roofs, HSG D
53,396	86	Weighted Average
46,243		86.60% Pervious Area
7,153		13.40% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.0	99	0.0808	0.14		**Sheet Flow, SF 1** Woods: Light underbrush n= 0.400 P2= 3.30"
1.1	107	0.1070	1.64		**Shallow Concentrated Flow, SCF 1** Woodland Kv= 5.0 fps
0.3	50	0.0150	2.49		**Shallow Concentrated Flow, SCF 2** Paved Kv= 20.3 fps
13.4	256	Total			

Summary for Subcatchment 2S: Roadside Drainage to CB #2

Runoff = 0.66 cfs @ 12.09 hrs, Volume= 0.051 af, Depth> 7.66"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 YEAR STORM Rainfall=8.57"

Area (sf)	CN	Description
47	80	>75% Grass cover, Good, HSG D
3,457	98	Paved parking, HSG D
3,504	98	Weighted Average
47		1.34% Pervious Area
3,457		98.66% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0	134		0.37		**Direct Entry, SC 2**

Summary for Subcatchment 3S: Roadside Drainage to CB #3

Runoff = 0.53 cfs @ 12.09 hrs, Volume= 0.041 af, Depth> 7.53"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 YEAR STORM Rainfall=8.57"

Area (sf)	CN	Description
356	80	>75% Grass cover, Good, HSG D
2,472	98	Paved parking, HSG D
2,828	96	Weighted Average
356		12.59% Pervious Area
2,472		87.41% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0	82		0.23		**Direct Entry, SC 3**

Summary for Subcatchment 4S: Subject Parcel Direct Drainage to Wetlands

Runoff = 2.74 cfs @ 12.09 hrs, Volume= 0.198 af, Depth> 6.51"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 YEAR STORM Rainfall=8.57"

Area (sf)	CN	Description
8,568	80	>75% Grass cover, Good, HSG D
2,432	98	Paved parking, HSG D
3,476	98	Roofs, HSG D
1,407	77	Brush, Fair, HSG D
31	98	Unconnected pavement, HSG D
15,914	86	Weighted Average
9,975		62.68% Pervious Area
5,939		37.32% Impervious Area
31		0.52% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.2	65	0.0650	0.17		**Sheet Flow, SF 1** Grass: Dense n= 0.240 P2= 3.30"

Summary for Subcatchment 5S: Abutting Parcel Direct Drainage to Wetlands

Runoff = 3.29 cfs @ 12.06 hrs, Volume= 0.225 af, Depth> 6.62"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 YEAR STORM Rainfall=8.57"

Area (sf)	CN	Description
7,311	80	>75% Grass cover, Good, HSG D
2,944	98	Paved parking, HSG D
4,260	98	Roofs, HSG D
3,213	77	Brush, Fair, HSG D
17,728	87	Weighted Average
10,524		59.36% Pervious Area
7,204		40.64% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.1	56	0.0535	0.23		**Sheet Flow, SF1** Grass: Short n= 0.150 P2= 3.30"
0.2	36	0.1210	2.43		**Shallow Concentrated Flow, SCF1** Short Grass Pasture Kv= 7.0 fps
4.3	92	Total			

Summary for Reach 1R: CB #3 Daylight Reach to Wetlands

Inflow Area = 1.371 ac, 21.90% Impervious, Inflow Depth > 6.60" for 100 YEAR STORM event
Inflow = 8.63 cfs @ 12.20 hrs, Volume= 0.754 af
Outflow = 8.49 cfs @ 12.20 hrs, Volume= 0.754 af, Atten= 2%, Lag= 0.1 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 4.04 fps, Min. Travel Time= 0.2 min
Avg. Velocity = 1.29 fps, Avg. Travel Time= 0.5 min

Peak Storage= 85 cf @ 12.20 hrs
Average Depth at Peak Storage= 0.24'
Bank-Full Depth= 1.50' Flow Area= 21.0 sf, Capacity= 243.23 cfs

8.00' x 1.50' deep channel, n= 0.030 Earth, grassed & winding
Side Slope Z-value= 4.0 '/' Top Width= 20.00'
Length= 40.0' Slope= 0.0525 '/'
Inlet Invert= 54.70', Outlet Invert= 52.60'

‡

Summary for Pond 1P: York Street Catch Basin #1

Inflow Area = 1.226 ac, 13.40% Impervious, Inflow Depth > 6.50" for 100 YEAR STORM event
Inflow = 7.43 cfs @ 12.18 hrs, Volume= 0.664 af
Outflow = 8.09 cfs @ 12.20 hrs, Volume= 0.663 af, Atten= 0%, Lag= 1.0 min
Primary = 8.09 cfs @ 12.20 hrs, Volume= 0.663 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 67.57' @ 12.20 hrs Surf.Area= 500 sf Storage= 188 cf

Plug-Flow detention time= 1.0 min calculated for 0.661 af (100% of inflow)
Center-of-Mass det. time= 0.6 min (763.2 - 762.6)

Volume	Invert	Avail.Storage	Storage Description
#1	60.50'	188 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
60.50	13	0	0
62.50	13	26	26
65.10	13	34	60
65.60	500	128	188

Device	Routing	Invert	Outlet Devices
#1	Primary	62.50'	**12.0" Round CMP_Round 12"** L= 33.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 62.50' / 61.60' S= 0.0273 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=7.98 cfs @ 12.20 hrs HW=67.45' (Free Discharge)
1=CMP_Round 12" (Inlet Controls 7.98 cfs @ 10.16 fps)

Summary for Pond 2P: York Street Catch Basin #2

Inflow Area = 1.306 ac, 18.65% Impervious, Inflow Depth > 6.56" for 100 YEAR STORM event
Inflow = 8.47 cfs @ 12.19 hrs, Volume= 0.714 af
Outflow = 8.39 cfs @ 12.20 hrs, Volume= 0.714 af, Atten= 1%, Lag= 0.1 min
Primary = 8.39 cfs @ 12.20 hrs, Volume= 0.714 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 63.94' @ 12.20 hrs Surf.Area= 13 sf Storage= 60 cf

Plug-Flow detention time= 0.9 min calculated for 0.711 af (100% of inflow)
Center-of-Mass det. time= 0.5 min (761.4 - 761.0)

Volume	Invert	Avail.Storage	Storage Description
#1	59.30'	197 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
59.30	13	0	0
61.30	13	26	26
64.60	13	43	69
65.10	500	128	197

Device	Routing	Invert	Outlet Devices
#1	Primary	61.30'	**15.0" Round CMP_Round 15"** L= 27.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 61.30' / 60.60' S= 0.0259 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=8.28 cfs @ 12.20 hrs HW=63.89' (Free Discharge)
1=CMP_Round 15" (Inlet Controls 8.28 cfs @ 6.75 fps)

Summary for Pond 3P: York Street Catch Basin #3

Inflow Area = 1.371 ac, 21.90% Impervious, Inflow Depth > 6.60" for 100 YEAR STORM event
Inflow = 8.70 cfs @ 12.19 hrs, Volume= 0.754 af
Outflow = 8.63 cfs @ 12.20 hrs, Volume= 0.754 af, Atten= 1%, Lag= 0.1 min
Primary = 8.63 cfs @ 12.20 hrs, Volume= 0.754 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 62.46' @ 12.20 hrs Surf.Area= 13 sf Storage= 62 cf

Plug-Flow detention time= 0.9 min calculated for 0.754 af (100% of inflow)
Center-of-Mass det. time= 0.4 min (760.5 - 760.1)

Volume	Invert	Avail.Storage	Storage Description
#1	57.70'	218 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
57.70	13	0	0
59.70	13	26	26
64.60	13	64	90
65.10	500	128	218

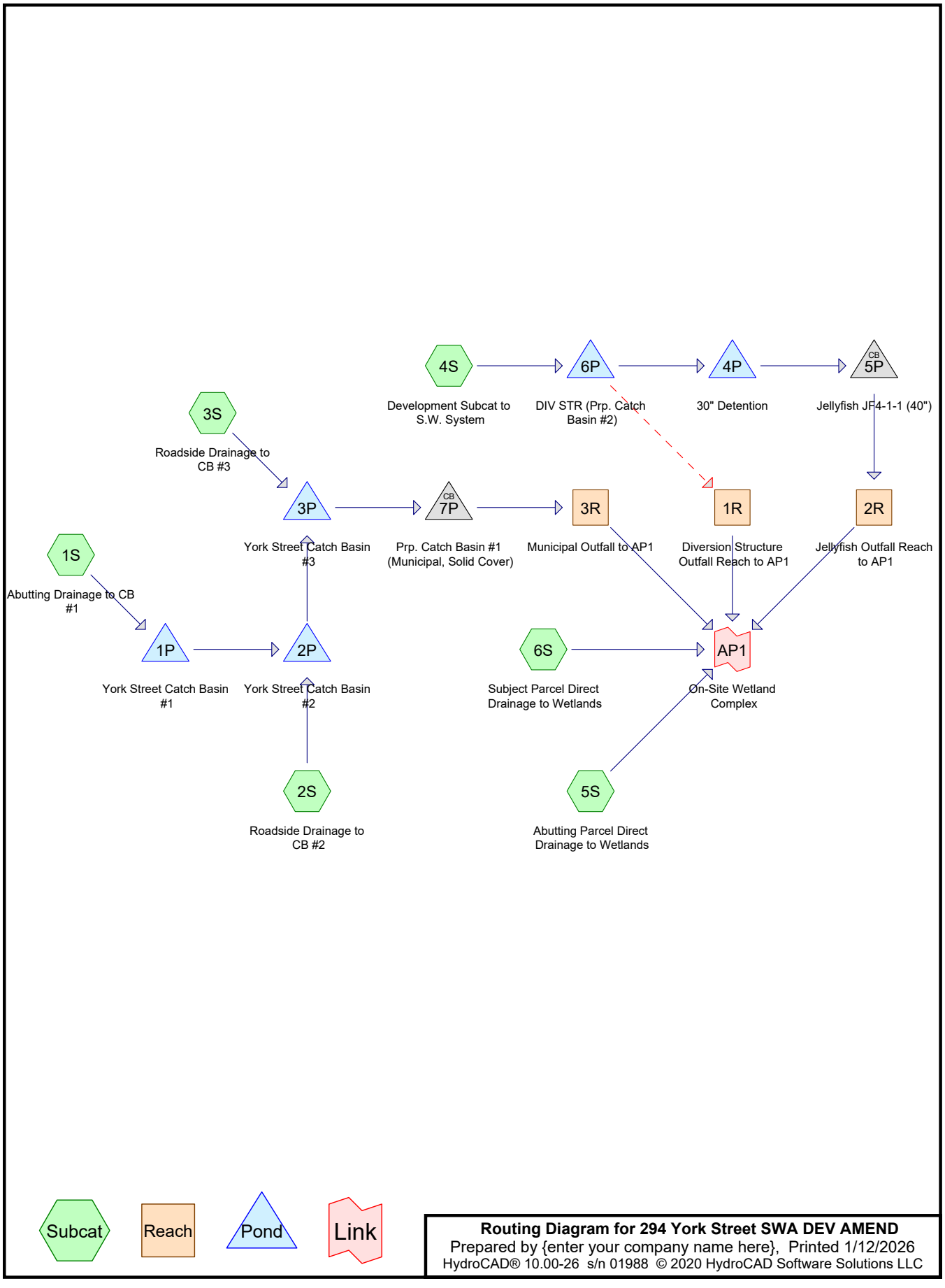
Device	Routing	Invert	Outlet Devices
#1	Primary	59.70'	**15.0" Round CMP_Round 15"** L= 121.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 59.70' / 54.70' S= 0.0413 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=8.52 cfs @ 12.20 hrs HW=62.40' (Free Discharge)
↑—**1=CMP_Round 15"** (Inlet Controls 8.52 cfs @ 6.94 fps)

Summary for Link AP1: On-Site Wetland Complex

Inflow Area = 2.143 ac, 28.09% Impervious, Inflow Depth > 6.59" for 100 YEAR STORM event
Inflow = 12.49 cfs @ 12.11 hrs, Volume= 1.176 af
Primary = 12.49 cfs @ 12.11 hrs, Volume= 1.176 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs



Routing Diagram for 294 York Street SWA DEV AMEND
Prepared by {enter your company name here}, Printed 1/12/2026
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Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.224	80	>75% Grass cover, Good, HSG D (2S, 3S, 4S, 5S, 6S)
0.106	77	Brush, Fair, HSG D (5S, 6S)
0.179	96	Gravel surface, HSG D (1S)
0.462	98	Paved parking, HSG D (1S, 2S, 3S, 4S, 5S, 6S)
0.289	98	Roofs, HSG D (1S, 2S, 4S, 5S, 6S)
0.882	82	Woods/grass comb., Fair, HSG D (1S)
2.143	**88**	**TOTAL AREA**

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: Abutting Drainage to Runoff Area=53,396 sf 13.40% Impervious Runoff Depth>1.78"
Flow Length=256' Tc=13.4 min CN=WQ Runoff=2.07 cfs 0.182 af

Subcatchment 2S: Roadside Drainage to CB Runoff Area=3,120 sf 97.56% Impervious Runoff Depth>2.75"
Flow Length=134' Tc=6.0 min CN=WQ Runoff=0.22 cfs 0.016 af

Subcatchment 3S: Roadside Drainage to CB Runoff Area=2,888 sf 87.67% Impervious Runoff Depth>2.60"
Flow Length=82' Tc=6.0 min CN=WQ Runoff=0.19 cfs 0.014 af

Subcatchment 4S: Development Subcat to Runoff Area=13,404 sf 86.33% Impervious Runoff Depth>2.58"
Flow Length=136' Tc=7.2 min CN=WQ Runoff=0.85 cfs 0.066 af

Subcatchment 5S: Abutting Parcel Direct Runoff Area=16,325 sf 43.38% Impervious Runoff Depth>1.91"
Flow Length=92' Tc=4.3 min CN=WQ Runoff=0.87 cfs 0.060 af

Subcatchment 6S: Subject Parcel Direct Runoff Area=4,236 sf 31.80% Impervious Runoff Depth>1.71"
Flow Length=58' Slope=0.0517 '/' Tc=4.3 min CN=WQ Runoff=0.20 cfs 0.014 af

Reach 1R: Diversion Structure Outfall Avg. Flow Depth=0.14' Max Vel=0.08 fps Inflow=0.73 cfs 0.005 af
n=0.240 L=66.0' S=0.0030 '/' Capacity=18.44 cfs Outflow=0.15 cfs 0.005 af

Reach 2R: Jellyfish Outfall Reach to AP1 Avg. Flow Depth=0.25' Max Vel=0.11 fps Inflow=1.06 cfs 0.061 af
n=0.240 L=66.0' S=0.0030 '/' Capacity=18.44 cfs Outflow=0.42 cfs 0.060 af

Reach 3R: Municipal Outfall to AP1 Avg. Flow Depth=0.56' Max Vel=0.18 fps Inflow=2.34 cfs 0.211 af
n=0.240 L=66.0' S=0.0030 '/' Capacity=18.44 cfs Outflow=2.11 cfs 0.210 af

Pond 1P: York Street Catch Basin #1 Peak Elev=63.31' Storage=36 cf Inflow=2.07 cfs 0.182 af
12.0" Round Culvert n=0.013 L=33.0' S=0.0273 '/' Outflow=2.07 cfs 0.181 af

Pond 2P: York Street Catch Basin #2 Peak Elev=62.04' Storage=36 cf Inflow=2.21 cfs 0.198 af
15.0" Round Culvert n=0.013 L=27.0' S=0.0259 '/' Outflow=2.21 cfs 0.197 af

Pond 3P: York Street Catch Basin #3 Peak Elev=60.47' Storage=36 cf Inflow=2.34 cfs 0.212 af
15.0" Round Culvert n=0.013 L=69.5' S=0.0439 '/' Outflow=2.34 cfs 0.211 af

Pond 4P: 30" Detention Peak Elev=77.65' Storage=0.008 af Inflow=0.88 cfs 0.061 af
Outflow=1.06 cfs 0.061 af

Pond 5P: Jellyfish JF4-1-1 (40") Peak Elev=54.95' Inflow=1.06 cfs 0.061 af
Outflow=1.06 cfs 0.061 af

Pond 6P: DIV STR (Prp. Catch Basin #2) Peak Elev=56.16' Storage=41 cf Inflow=0.85 cfs 0.066 af
Primary=0.88 cfs 0.061 af Secondary=0.73 cfs 0.005 af Outflow=0.81 cfs 0.066 af

Pond 7P: Prp. Catch Basin #1 (Municipal, Solid Cover) Peak Elev=57.32' Inflow=2.34 cfs 0.211 af
15.0" Round Culvert n=0.013 L=68.5' S=0.0190 '/' Outflow=2.34 cfs 0.211 af

Link AP1: On-Site Wetland Complex

Inflow=3.04 cfs 0.348 af
Primary=3.04 cfs 0.348 af

Total Runoff Area = 2.143 ac Runoff Volume = 0.352 af Average Runoff Depth = 1.97"
64.95% Pervious = 1.392 ac 35.05% Impervious = 0.751 ac

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: Abutting Drainage to Runoff Area=53,396 sf 13.40% Impervious Runoff Depth>3.11"
Flow Length=256' Tc=13.4 min CN=WQ Runoff=3.60 cfs 0.318 af

Subcatchment 2S: Roadside Drainage to CB Runoff Area=3,120 sf 97.56% Impervious Runoff Depth>4.20"
Flow Length=134' Tc=6.0 min CN=WQ Runoff=0.33 cfs 0.025 af

Subcatchment 3S: Roadside Drainage to CB Runoff Area=2,888 sf 87.67% Impervious Runoff Depth>4.03"
Flow Length=82' Tc=6.0 min CN=WQ Runoff=0.29 cfs 0.022 af

Subcatchment 4S: Development Subcat to Runoff Area=13,404 sf 86.33% Impervious Runoff Depth>4.00"
Flow Length=136' Tc=7.2 min CN=WQ Runoff=1.31 cfs 0.103 af

Subcatchment 5S: Abutting Parcel Direct Runoff Area=16,325 sf 43.38% Impervious Runoff Depth>3.23"
Flow Length=92' Tc=4.3 min CN=WQ Runoff=1.47 cfs 0.101 af

Subcatchment 6S: Subject Parcel Direct Runoff Area=4,236 sf 31.80% Impervious Runoff Depth>2.99"
Flow Length=58' Slope=0.0517 '/' Tc=4.3 min CN=WQ Runoff=0.36 cfs 0.024 af

Reach 1R: Diversion Structure Outfall Avg. Flow Depth=0.31' Max Vel=0.12 fps Inflow=1.39 cfs 0.017 af
n=0.240 L=66.0' S=0.0030 '/' Capacity=18.44 cfs Outflow=0.64 cfs 0.017 af

Reach 2R: Jellyfish Outfall Reach to AP1 Avg. Flow Depth=0.28' Max Vel=0.12 fps Inflow=1.12 cfs 0.085 af
n=0.240 L=66.0' S=0.0030 '/' Capacity=18.44 cfs Outflow=0.52 cfs 0.084 af

Reach 3R: Municipal Outfall to AP1 Avg. Flow Depth=0.73' Max Vel=0.20 fps Inflow=4.02 cfs 0.363 af
n=0.240 L=66.0' S=0.0030 '/' Capacity=18.44 cfs Outflow=3.68 cfs 0.361 af

Pond 1P: York Street Catch Basin #1 Peak Elev=63.91' Storage=44 cf Inflow=3.60 cfs 0.318 af
12.0" Round Culvert n=0.013 L=33.0' S=0.0273 '/' Outflow=3.61 cfs 0.317 af

Pond 2P: York Street Catch Basin #2 Peak Elev=62.34' Storage=40 cf Inflow=3.81 cfs 0.342 af
15.0" Round Culvert n=0.013 L=27.0' S=0.0259 '/' Outflow=3.81 cfs 0.342 af

Pond 3P: York Street Catch Basin #3 Peak Elev=60.79' Storage=40 cf Inflow=4.02 cfs 0.364 af
15.0" Round Culvert n=0.013 L=69.5' S=0.0439 '/' Outflow=4.02 cfs 0.363 af

Pond 4P: 30" Detention Peak Elev=80.25' Storage=0.008 af Inflow=1.20 cfs 0.085 af
Outflow=1.12 cfs 0.085 af

Pond 5P: Jellyfish JF4-1-1 (40") Peak Elev=54.97' Inflow=1.12 cfs 0.085 af
Outflow=1.12 cfs 0.085 af

Pond 6P: DIV STR (Prp. Catch Basin #2) Peak Elev=56.30' Storage=43 cf Inflow=1.31 cfs 0.103 af
Primary=1.20 cfs 0.085 af Secondary=1.39 cfs 0.017 af Outflow=1.29 cfs 0.102 af

Pond 7P: Prp. Catch Basin #1 (Municipal, Solid Cover) Peak Elev=57.64' Inflow=4.02 cfs 0.363 af
15.0" Round Culvert n=0.013 L=68.5' S=0.0190 '/' Outflow=4.02 cfs 0.363 af

Link AP1: On-Site Wetland Complex

Inflow=5.42 cfs 0.588 af
Primary=5.42 cfs 0.588 af

Total Runoff Area = 2.143 ac Runoff Volume = 0.593 af Average Runoff Depth = 3.32"
64.95% Pervious = 1.392 ac 35.05% Impervious = 0.751 ac

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: Abutting Drainage to Runoff Area=53,396 sf 13.40% Impervious Runoff Depth>4.20"
Flow Length=256' Tc=13.4 min CN=WQ Runoff=4.84 cfs 0.429 af

Subcatchment 2S: Roadside Drainage to CB Runoff Area=3,120 sf 97.56% Impervious Runoff Depth>5.33"
Flow Length=134' Tc=6.0 min CN=WQ Runoff=0.41 cfs 0.032 af

Subcatchment 3S: Roadside Drainage to CB Runoff Area=2,888 sf 87.67% Impervious Runoff Depth>5.15"
Flow Length=82' Tc=6.0 min CN=WQ Runoff=0.37 cfs 0.028 af

Subcatchment 4S: Development Subcat to Runoff Area=13,404 sf 86.33% Impervious Runoff Depth>5.13"
Flow Length=136' Tc=7.2 min CN=WQ Runoff=1.67 cfs 0.132 af

Subcatchment 5S: Abutting Parcel Direct Runoff Area=16,325 sf 43.38% Impervious Runoff Depth>4.31"
Flow Length=92' Tc=4.3 min CN=WQ Runoff=1.96 cfs 0.135 af

Subcatchment 6S: Subject Parcel Direct Runoff Area=4,236 sf 31.80% Impervious Runoff Depth>4.05"
Flow Length=58' Slope=0.0517 '/' Tc=4.3 min CN=WQ Runoff=0.48 cfs 0.033 af

Reach 1R: Diversion Structure Outfall Avg. Flow Depth=0.38' Max Vel=0.14 fps Inflow=1.59 cfs 0.028 af
n=0.240 L=66.0' S=0.0030 '/' Capacity=18.44 cfs Outflow=0.92 cfs 0.028 af

Reach 2R: Jellyfish Outfall Reach to AP1 Avg. Flow Depth=0.29' Max Vel=0.12 fps Inflow=1.04 cfs 0.103 af
n=0.240 L=66.0' S=0.0030 '/' Capacity=18.44 cfs Outflow=0.55 cfs 0.102 af

Reach 3R: Municipal Outfall to AP1 Avg. Flow Depth=0.84' Max Vel=0.22 fps Inflow=5.36 cfs 0.488 af
n=0.240 L=66.0' S=0.0030 '/' Capacity=18.44 cfs Outflow=4.96 cfs 0.486 af

Pond 1P: York Street Catch Basin #1 Peak Elev=64.64' Storage=54 cf Inflow=4.84 cfs 0.429 af
12.0" Round Culvert n=0.013 L=33.0' S=0.0273 '/' Outflow=4.84 cfs 0.429 af

Pond 2P: York Street Catch Basin #2 Peak Elev=62.67' Storage=44 cf Inflow=5.10 cfs 0.461 af
15.0" Round Culvert n=0.013 L=27.0' S=0.0259 '/' Outflow=5.11 cfs 0.460 af

Pond 3P: York Street Catch Basin #3 Peak Elev=61.15' Storage=45 cf Inflow=5.36 cfs 0.489 af
15.0" Round Culvert n=0.013 L=69.5' S=0.0439 '/' Outflow=5.36 cfs 0.488 af

Pond 4P: 30" Detention Peak Elev=76.75' Storage=0.008 af Inflow=1.62 cfs 0.103 af
Outflow=1.04 cfs 0.103 af

Pond 5P: Jellyfish JF4-1-1 (40") Peak Elev=54.96' Inflow=1.04 cfs 0.103 af
Outflow=1.04 cfs 0.103 af

Pond 6P: DIV STR (Prp. Catch Basin #2) Peak Elev=56.26' Storage=42 cf Inflow=1.67 cfs 0.132 af
Primary=1.62 cfs 0.103 af Secondary=1.59 cfs 0.028 af Outflow=1.63 cfs 0.131 af

Pond 7P: Prp. Catch Basin #1 (Municipal, Solid Cover) Peak Elev=58.00' Inflow=5.36 cfs 0.488 af
15.0" Round Culvert n=0.013 L=68.5' S=0.0190 '/' Outflow=5.36 cfs 0.488 af

Link AP1: On-Site Wetland Complex

Inflow=7.45 cfs 0.783 af
Primary=7.45 cfs 0.783 af

Total Runoff Area = 2.143 ac Runoff Volume = 0.789 af Average Runoff Depth = 4.42"
64.95% Pervious = 1.392 ac 35.05% Impervious = 0.751 ac

Summary for Subcatchment 1S: Abutting Drainage to CB #1

Runoff = 4.84 cfs @ 12.18 hrs, Volume= 0.429 af, Depth> 4.20"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 YEAR STORM Rainfall=6.05"

Area (sf)	CN	Description
38,424	82	Woods/grass comb., Fair, HSG D
7,819	96	Gravel surface, HSG D
5,049	98	Paved parking, HSG D
2,104	98	Roofs, HSG D
53,396		Weighted Average
46,243		86.60% Pervious Area
7,153		13.40% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.0	99	0.0808	0.14		**Sheet Flow, SF 1** Woods: Light underbrush n= 0.400 P2= 3.30"
1.1	107	0.1070	1.64		**Shallow Concentrated Flow, SCF 1** Woodland Kv= 5.0 fps
0.3	50	0.0150	2.49		**Shallow Concentrated Flow, SCF 2** Paved Kv= 20.3 fps
13.4	256	Total			

Summary for Subcatchment 2S: Roadside Drainage to CB #2

Runoff = 0.41 cfs @ 12.09 hrs, Volume= 0.032 af, Depth> 5.33"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 YEAR STORM Rainfall=6.05"

Area (sf)	CN	Description
76	80	>75% Grass cover, Good, HSG D
2,533	98	Paved parking, HSG D
511	98	Roofs, HSG D
3,120		Weighted Average
76		2.44% Pervious Area
3,044		97.56% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0	134		0.37		**Direct Entry, SC 2**

Summary for Subcatchment 3S: Roadside Drainage to CB #3

Runoff = 0.37 cfs @ 12.09 hrs, Volume= 0.028 af, Depth> 5.15"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 YEAR STORM Rainfall=6.05"

Area (sf)	CN	Description
356	80	>75% Grass cover, Good, HSG D
2,532	98	Paved parking, HSG D
2,888		Weighted Average
356		12.33% Pervious Area
2,532		87.67% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0	82		0.23		**Direct Entry, SC 3**

Summary for Subcatchment 4S: Development Subcat to S.W. System

Runoff = 1.67 cfs @ 12.10 hrs, Volume= 0.132 af, Depth> 5.13"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 YEAR STORM Rainfall=6.05"

Area (sf)	CN	Description
1,832	80	>75% Grass cover, Good, HSG D
7,095	98	Paved parking, HSG D
4,477	98	Roofs, HSG D
13,404		Weighted Average
1,832		13.67% Pervious Area
11,572		86.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.7	67	0.0223	0.17		**Sheet Flow, SF 1** Grass: Short n= 0.150 P2= 3.30"
0.5	69	0.0150	2.49		**Shallow Concentrated Flow, SCF1** Paved Kv= 20.3 fps
7.2	136	Total			

Summary for Subcatchment 5S: Abutting Parcel Direct Drainage to Wetlands

Runoff = 1.96 cfs @ 12.06 hrs, Volume= 0.135 af, Depth> 4.31"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 YEAR STORM Rainfall=6.05"

Area (sf)	CN	Description
6,181	80	>75% Grass cover, Good, HSG D
2,890	98	Paved parking, HSG D
4,192	98	Roofs, HSG D
3,062	77	Brush, Fair, HSG D
16,325		Weighted Average
9,243		56.62% Pervious Area
7,082		43.38% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.1	56	0.0535	0.23		**Sheet Flow, SF1** Grass: Short n= 0.150 P2= 3.30"
0.2	36	0.1210	2.43		**Shallow Concentrated Flow, SCF1** Short Grass Pasture Kv= 7.0 fps
4.3	92	Total			

Summary for Subcatchment 6S: Subject Parcel Direct Drainage to Wetlands

Runoff = 0.48 cfs @ 12.06 hrs, Volume= 0.033 af, Depth> 4.05"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 YEAR STORM Rainfall=6.05"

Area (sf)	CN	Description
1,331	80	>75% Grass cover, Good, HSG D
1,313	98	Roofs, HSG D
1,558	77	Brush, Fair, HSG D
34	98	Paved parking, HSG D
4,236		Weighted Average
2,889		68.20% Pervious Area
1,347		31.80% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.3	58	0.0517	0.23		**Sheet Flow, SF1** Grass: Short n= 0.150 P2= 3.30"

Summary for Reach 1R: Diversion Structure Outfall Reach to AP1

Inflow = 1.59 cfs @ 12.04 hrs, Volume= 0.028 af
Outflow = 0.92 cfs @ 12.21 hrs, Volume= 0.028 af, Atten= 42%, Lag= 10.0 min

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 0.14 fps, Min. Travel Time= 7.9 min
Avg. Velocity = 0.03 fps, Avg. Travel Time= 35.9 min

Peak Storage= 433 cf @ 12.21 hrs
Average Depth at Peak Storage= 0.38'
Bank-Full Depth= 1.50' Flow Area= 60.0 sf, Capacity= 18.44 cfs

10.00' x 1.50' deep channel, n= 0.240 Sheet flow over Dense Grass
Side Slope Z-value= 20.0 '/' Top Width= 70.00'
Length= 66.0' Slope= 0.0030 '/'
Inlet Invert= 52.80', Outlet Invert= 52.60'

‡

Summary for Reach 2R: Jellyfish Outfall Reach to AP1

Inflow Area = 0.308 ac, 86.33% Impervious, Inflow Depth > 4.02" for 25 YEAR STORM event
Inflow = 1.04 cfs @ 12.30 hrs, Volume= 0.103 af
Outflow = 0.55 cfs @ 12.16 hrs, Volume= 0.102 af, Atten= 47%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 0.12 fps, Min. Travel Time= 9.1 min
Avg. Velocity = 0.06 fps, Avg. Travel Time= 17.9 min

Peak Storage= 301 cf @ 12.16 hrs
Average Depth at Peak Storage= 0.29'
Bank-Full Depth= 1.50' Flow Area= 60.0 sf, Capacity= 18.44 cfs

10.00' x 1.50' deep channel, n= 0.240 Sheet flow over Dense Grass
Side Slope Z-value= 20.0 '/' Top Width= 70.00'
Length= 66.0' Slope= 0.0030 '/'
Inlet Invert= 52.80', Outlet Invert= 52.60'

‡

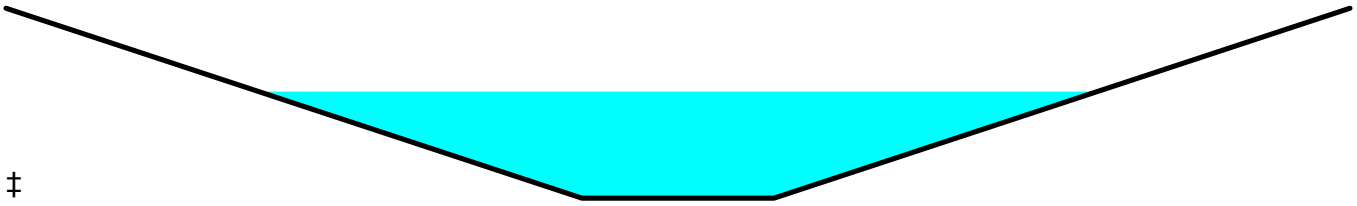
Summary for Reach 3R: Municipal Outfall to AP1

Inflow Area = 1.364 ac, 21.43% Impervious, Inflow Depth > 4.29" for 25 YEAR STORM event
Inflow = 5.36 cfs @ 12.17 hrs, Volume= 0.488 af
Outflow = 4.96 cfs @ 12.24 hrs, Volume= 0.486 af, Atten= 7%, Lag= 3.7 min

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 0.22 fps, Min. Travel Time= 5.0 min
Avg. Velocity = 0.09 fps, Avg. Travel Time= 11.8 min

Peak Storage= 1,492 cf @ 12.24 hrs
Average Depth at Peak Storage= 0.84'
Bank-Full Depth= 1.50' Flow Area= 60.0 sf, Capacity= 18.44 cfs

10.00' x 1.50' deep channel, n= 0.240 Sheet flow over Dense Grass
Side Slope Z-value= 20.0 '/' Top Width= 70.00'
Length= 66.0' Slope= 0.0030 '/'
Inlet Invert= 52.80', Outlet Invert= 52.60'



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Summary for Pond 1P: York Street Catch Basin #1

Inflow Area = 1.226 ac, 13.40% Impervious, Inflow Depth > 4.20" for 25 YEAR STORM event
Inflow = 4.84 cfs @ 12.18 hrs, Volume= 0.429 af
Outflow = 4.84 cfs @ 12.19 hrs, Volume= 0.429 af, Atten= 0%, Lag= 0.2 min
Primary = 4.84 cfs @ 12.19 hrs, Volume= 0.429 af

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 64.64' @ 12.19 hrs Surf.Area= 13 sf Storage= 54 cf

Plug-Flow detention time= 1.5 min calculated for 0.429 af (100% of inflow)
Center-of-Mass det. time= 0.8 min (768.7 - 768.0)

Volume	Invert	Avail.Storage	Storage Description
#1	60.50'	188 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
60.50	13	0	0
62.50	13	26	26
65.10	13	34	60
65.60	500	128	188

Device	Routing	Invert	Outlet Devices
#1	Primary	62.50'	**12.0" Round CMP_Round 12"** L= 33.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 62.50' / 61.60' S= 0.0273 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=4.78 cfs @ 12.19 hrs HW=64.60' TW=62.65' (Dynamic Tailwater)
↑—**1=CMP_Round 12"** (Inlet Controls 4.78 cfs @ 6.09 fps)

Summary for Pond 2P: York Street Catch Basin #2

Inflow Area = 1.297 ac, 18.04% Impervious, Inflow Depth > 4.26" for 25 YEAR STORM event
Inflow = 5.10 cfs @ 12.18 hrs, Volume= 0.461 af
Outflow = 5.11 cfs @ 12.18 hrs, Volume= 0.460 af, Atten= 0%, Lag= 0.1 min
Primary = 5.11 cfs @ 12.18 hrs, Volume= 0.460 af

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 62.67' @ 12.18 hrs Surf.Area= 13 sf Storage= 44 cf

Plug-Flow detention time= 1.3 min calculated for 0.458 af (100% of inflow)
Center-of-Mass det. time= 0.7 min (767.0 - 766.4)

Volume	Invert	Avail.Storage	Storage Description
#1	59.30'	197 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
59.30	13	0	0
61.30	13	26	26
64.60	13	43	69
65.10	500	128	197

Device	Routing	Invert	Outlet Devices
#1	Primary	61.30'	**15.0" Round CMP_Round 15"** L= 27.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 61.30' / 60.60' S= 0.0259 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=5.04 cfs @ 12.18 hrs HW=62.65' TW=61.12' (Dynamic Tailwater)
↑—**1=CMP_Round 15"** (Inlet Controls 5.04 cfs @ 4.11 fps)

Summary for Pond 3P: York Street Catch Basin #3

Inflow Area = 1.364 ac, 21.43% Impervious, Inflow Depth > 4.30" for 25 YEAR STORM event
Inflow = 5.36 cfs @ 12.17 hrs, Volume= 0.489 af
Outflow = 5.36 cfs @ 12.17 hrs, Volume= 0.488 af, Atten= 0%, Lag= 0.1 min
Primary = 5.36 cfs @ 12.17 hrs, Volume= 0.488 af

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 61.15' @ 12.17 hrs Surf.Area= 13 sf Storage= 45 cf

Plug-Flow detention time= 1.3 min calculated for 0.488 af (100% of inflow)
Center-of-Mass det. time= 0.6 min (766.0 - 765.4)

Volume	Invert	Avail.Storage	Storage Description
#1	57.70'	218 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
57.70	13	0	0
59.70	13	26	26
64.60	13	64	90
65.10	500	128	218

Device	Routing	Invert	Outlet Devices
#1	Primary	59.70'	**15.0" Round CMP_Round 15"** L= 69.5' CPP, square edge headwall, Ke= 0.500

Inlet / Outlet Invert= 59.70' / 56.65' S= 0.0439 '/' Cc= 0.900
n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=5.29 cfs @ 12.17 hrs HW=61.13' TW=57.98' (Dynamic Tailwater)
└**1=CMP_Round 15"** (Inlet Controls 5.29 cfs @ 4.31 fps)

Summary for Pond 4P: 30" Detention

Inflow Area = 0.308 ac, 86.33% Impervious, Inflow Depth > 4.03" for 25 YEAR STORM event
Inflow = 1.62 cfs @ 12.10 hrs, Volume= 0.103 af
Outflow = 1.04 cfs @ 12.30 hrs, Volume= 0.103 af, Atten= 36%, Lag= 11.9 min
Primary = 1.04 cfs @ 12.30 hrs, Volume= 0.103 af

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 76.75' @ 12.30 hrs Surf.Area= 0.007 ac Storage= 0.008 af

Plug-Flow detention time= 16.3 min calculated for 0.103 af (99% of inflow)
Center-of-Mass det. time= 15.3 min (760.7 - 745.3)

Volume	Invert	Avail.Storage	Storage Description
#1A	53.50'	0.000 af	**8.25'W x 38.50'L x 2.50'H Field A** 0.018 af Overall - 0.008 af Embedded = 0.010 af x 0.0% Voids
#2A	53.50'	0.008 af	**CMP Round 30** x 2 Inside #1 Effective Size= 30.0"W x 30.0"H => 4.91 sf x 20.00'L = 98.2 cf Overall Size= 30.0"W x 30.0"H x 20.00'L Row Length Adjustment= +14.00' x 4.91 sf x 2 rows 6.25' Header x 4.91 sf x 1 = 30.7 cf Inside
		0.008 af	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Device 2	53.50'	**2.9" Vert. Orifice/Grate** C= 0.600
#2	Primary	53.50'	**12.0" Round Culvert** L= 5.0' CMP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 53.50' / 53.47' S= 0.0060 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=1.02 cfs @ 12.30 hrs HW=76.21' TW=54.94' (Dynamic Tailwater)
└**2=Culvert** (Passes 1.02 cfs of 15.39 cfs potential flow)
└**1=Orifice/Grate** (Orifice Controls 1.02 cfs @ 22.21 fps)

Summary for Pond 5P: Jellyfish JF4-1-1 (40")

Inflow Area = 0.308 ac, 86.33% Impervious, Inflow Depth > 4.02" for 25 YEAR STORM event
Inflow = 1.04 cfs @ 12.30 hrs, Volume= 0.103 af
Outflow = 1.04 cfs @ 12.30 hrs, Volume= 0.103 af, Atten= 0%, Lag= 0.0 min
Primary = 1.04 cfs @ 12.30 hrs, Volume= 0.103 af

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Peak Elev= 54.96' @ 12.29 hrs

Device	Routing	Invert	Outlet Devices
#1	Device 2	53.00'	**JF4 CSV File** Head (feet) 0.00 0.08 0.17 0.25 0.33 0.42 0.50 0.58 0.67 0.75 0.83 0.92 1.00 1.08 1.17 1.25 1.33 1.42 1.50 1.58 1.67 1.75 Disch. (cfs) 0.000 0.003 0.006 0.010 0.013 0.016 0.019 0.031 0.043 0.055 0.067 0.080 0.092 0.104 0.116 0.128 0.140 0.152 0.164 0.176 0.188 0.201
#2	Primary	53.00'	**12.0" Round Culvert** L= 8.5' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 53.00' / 52.80' S= 0.0235 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf
#3	Device 2	54.75'	**3.0' long Sharp-Crested Vee/Trap Weir** Cv= 2.62 (C= 3.28)

Primary OutFlow Max=1.01 cfs @ 12.30 hrs HW=54.94' TW=53.07' (Dynamic Tailwater)
└─**2=Culvert** (Passes 1.01 cfs of 4.54 cfs potential flow)
  ├─**1=JF4 CSV File** (Custom Controls 0.20 cfs)
  └─**3=Sharp-Crested Vee/Trap Weir** (Weir Controls 0.81 cfs @ 1.42 fps)

Summary for Pond 6P: DIV STR (Prp. Catch Basin #2)

Inflow Area = 0.308 ac, 86.33% Impervious, Inflow Depth > 5.13" for 25 YEAR STORM event
Inflow = 1.67 cfs @ 12.10 hrs, Volume= 0.132 af
Outflow = 1.63 cfs @ 12.09 hrs, Volume= 0.131 af, Atten= 3%, Lag= 0.0 min
Primary = 1.62 cfs @ 12.10 hrs, Volume= 0.103 af
Secondary = 1.59 cfs @ 12.04 hrs, Volume= 0.028 af

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 56.26' @ 12.05 hrs Surf.Area= 13 sf Storage= 42 cf

Plug-Flow detention time= 4.6 min calculated for 0.130 af (99% of inflow)
Center-of-Mass det. time= 2.3 min (741.7 - 739.4)

Volume	Invert	Avail.Storage	Storage Description
#1	53.00'	187 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
53.00	13	0	0
55.00	13	26	26
56.00	13	13	39
57.50	13	20	59
58.00	500	128	187

Device	Routing	Invert	Outlet Devices
#1	Primary	55.00'	**12.0" Round CMP_Round 12"** L= 12.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 55.00' / 54.90' S= 0.0083 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf
#2	Secondary	56.00'	**4.0' long x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00

Coef. (English) 2.80 2.92 3.08 3.30 3.32

Primary OutFlow Max=0.00 cfs @ 12.10 hrs HW=55.82' TW=71.00' (Dynamic Tailwater)
↑—**1=CMP_Round 12"** (Controls 0.00 cfs)

Secondary OutFlow Max=1.40 cfs @ 12.04 hrs HW=56.25' TW=53.06' (Dynamic Tailwater)
↑—**2=Broad-Crested Rectangular Weir** (Weir Controls 1.40 cfs @ 1.41 fps)

Summary for Pond 7P: Prp. Catch Basin #1 (Municipal, Solid Cover)

Inflow Area = 1.364 ac, 21.43% Impervious, Inflow Depth > 4.29" for 25 YEAR STORM event
Inflow = 5.36 cfs @ 12.17 hrs, Volume= 0.488 af
Outflow = 5.36 cfs @ 12.17 hrs, Volume= 0.488 af, Atten= 0%, Lag= 0.0 min
Primary = 5.36 cfs @ 12.17 hrs, Volume= 0.488 af

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 58.00' @ 12.17 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	56.55'	**15.0" Round CMP_Round 15"** L= 68.5' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 56.55' / 55.25' S= 0.0190 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=5.29 cfs @ 12.17 hrs HW=57.98' TW=53.61' (Dynamic Tailwater)
↑—**1=CMP_Round 15"** (Inlet Controls 5.29 cfs @ 4.31 fps)

Summary for Link AP1: On-Site Wetland Complex

Inflow Area = 2.143 ac, 35.05% Impervious, Inflow Depth > 4.38" for 25 YEAR STORM event
Inflow = 7.45 cfs @ 12.20 hrs, Volume= 0.783 af
Primary = 7.45 cfs @ 12.20 hrs, Volume= 0.783 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: Abutting Drainage to Runoff Area=53,396 sf 13.40% Impervious Runoff Depth>6.47"
Flow Length=256' Tc=13.4 min CN=WQ Runoff=7.33 cfs 0.661 af

Subcatchment 2S: Roadside Drainage to CB Runoff Area=3,120 sf 97.56% Impervious Runoff Depth>7.62"
Flow Length=134' Tc=6.0 min CN=WQ Runoff=0.59 cfs 0.045 af

Subcatchment 3S: Roadside Drainage to CB Runoff Area=2,888 sf 87.67% Impervious Runoff Depth>7.43"
Flow Length=82' Tc=6.0 min CN=WQ Runoff=0.53 cfs 0.041 af

Subcatchment 4S: Development Subcat to Runoff Area=13,404 sf 86.33% Impervious Runoff Depth>7.41"
Flow Length=136' Tc=7.2 min CN=WQ Runoff=2.40 cfs 0.190 af

Subcatchment 5S: Abutting Parcel Direct Runoff Area=16,325 sf 43.38% Impervious Runoff Depth>6.55"
Flow Length=92' Tc=4.3 min CN=WQ Runoff=2.95 cfs 0.204 af

Subcatchment 6S: Subject Parcel Direct Runoff Area=4,236 sf 31.80% Impervious Runoff Depth>6.27"
Flow Length=58' Slope=0.0517 '/' Tc=4.3 min CN=WQ Runoff=0.74 cfs 0.051 af

Reach 1R: Diversion Structure Outfall Avg. Flow Depth=0.45' Max Vel=0.15 fps Inflow=2.04 cfs 0.042 af
n=0.240 L=66.0' S=0.0030 '/' Capacity=18.44 cfs Outflow=1.31 cfs 0.042 af

Reach 2R: Jellyfish Outfall Reach to AP1 Avg. Flow Depth=0.38' Max Vel=0.14 fps Inflow=2.04 cfs 0.147 af
n=0.240 L=66.0' S=0.0030 '/' Capacity=18.44 cfs Outflow=0.94 cfs 0.146 af

Reach 3R: Municipal Outfall to AP1 Avg. Flow Depth=1.01' Max Vel=0.24 fps Inflow=8.57 cfs 0.745 af
n=0.240 L=66.0' S=0.0030 '/' Capacity=18.44 cfs Outflow=7.48 cfs 0.742 af

Pond 1P: York Street Catch Basin #1 Peak Elev=67.84' Storage=188 cf Inflow=7.33 cfs 0.661 af
12.0" Round Culvert n=0.013 L=33.0' S=0.0273 '/' Outflow=8.11 cfs 0.660 af

Pond 2P: York Street Catch Basin #2 Peak Elev=63.92' Storage=60 cf Inflow=8.46 cfs 0.706 af
15.0" Round Culvert n=0.013 L=27.0' S=0.0259 '/' Outflow=8.36 cfs 0.705 af

Pond 3P: York Street Catch Basin #3 Peak Elev=62.43' Storage=61 cf Inflow=8.67 cfs 0.746 af
15.0" Round Culvert n=0.013 L=69.5' S=0.0439 '/' Outflow=8.57 cfs 0.745 af

Pond 4P: 30" Detention Peak Elev=140.28' Storage=0.008 af Inflow=2.37 cfs 0.147 af
Outflow=2.04 cfs 0.147 af

Pond 5P: Jellyfish JF4-1-1 (40") Peak Elev=55.12' Inflow=2.04 cfs 0.147 af
Outflow=2.04 cfs 0.147 af

Pond 6P: DIV STR (Prp. Catch Basin #2) Peak Elev=56.32' Storage=43 cf Inflow=2.40 cfs 0.190 af
Primary=2.37 cfs 0.147 af Secondary=2.04 cfs 0.042 af Outflow=2.46 cfs 0.189 af

Pond 7P: Prp. Catch Basin #1 (Municipal, Solid Cover) Peak Elev=59.28' Inflow=8.57 cfs 0.745 af
15.0" Round Culvert n=0.013 L=68.5' S=0.0190 '/' Outflow=8.57 cfs 0.745 af

Link AP1: On-Site Wetland Complex

Inflow=11.11 cfs 1.186 af
Primary=11.11 cfs 1.186 af

Total Runoff Area = 2.143 ac Runoff Volume = 1.192 af Average Runoff Depth = 6.68"
64.95% Pervious = 1.392 ac 35.05% Impervious = 0.751 ac

Summary for Subcatchment 1S: Abutting Drainage to CB #1

Runoff = 7.33 cfs @ 12.18 hrs, Volume= 0.661 af, Depth> 6.47"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 YEAR STORM Rainfall=8.57"

Area (sf)	CN	Description
38,424	82	Woods/grass comb., Fair, HSG D
7,819	96	Gravel surface, HSG D
5,049	98	Paved parking, HSG D
2,104	98	Roofs, HSG D
53,396		Weighted Average
46,243		86.60% Pervious Area
7,153		13.40% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.0	99	0.0808	0.14		**Sheet Flow, SF 1** Woods: Light underbrush n= 0.400 P2= 3.30"
1.1	107	0.1070	1.64		**Shallow Concentrated Flow, SCF 1** Woodland Kv= 5.0 fps
0.3	50	0.0150	2.49		**Shallow Concentrated Flow, SCF 2** Paved Kv= 20.3 fps
13.4	256	Total			

Summary for Subcatchment 2S: Roadside Drainage to CB #2

Runoff = 0.59 cfs @ 12.09 hrs, Volume= 0.045 af, Depth> 7.62"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 YEAR STORM Rainfall=8.57"

Area (sf)	CN	Description
76	80	>75% Grass cover, Good, HSG D
2,533	98	Paved parking, HSG D
511	98	Roofs, HSG D
3,120		Weighted Average
76		2.44% Pervious Area
3,044		97.56% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0	134		0.37		**Direct Entry, SC 2**

Summary for Subcatchment 3S: Roadside Drainage to CB #3

Runoff = 0.53 cfs @ 12.09 hrs, Volume= 0.041 af, Depth> 7.43"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 YEAR STORM Rainfall=8.57"

Area (sf)	CN	Description
356	80	>75% Grass cover, Good, HSG D
2,532	98	Paved parking, HSG D
2,888		Weighted Average
356		12.33% Pervious Area
2,532		87.67% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0	82		0.23		**Direct Entry, SC 3**

Summary for Subcatchment 4S: Development Subcat to S.W. System

Runoff = 2.40 cfs @ 12.10 hrs, Volume= 0.190 af, Depth> 7.41"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 YEAR STORM Rainfall=8.57"

Area (sf)	CN	Description
1,832	80	>75% Grass cover, Good, HSG D
7,095	98	Paved parking, HSG D
4,477	98	Roofs, HSG D
13,404		Weighted Average
1,832		13.67% Pervious Area
11,572		86.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.7	67	0.0223	0.17		**Sheet Flow, SF 1** Grass: Short n= 0.150 P2= 3.30"
0.5	69	0.0150	2.49		**Shallow Concentrated Flow, SCF1** Paved Kv= 20.3 fps
7.2	136	Total			

Summary for Subcatchment 5S: Abutting Parcel Direct Drainage to Wetlands

Runoff = 2.95 cfs @ 12.06 hrs, Volume= 0.204 af, Depth> 6.55"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 YEAR STORM Rainfall=8.57"

Area (sf)	CN	Description
6,181	80	>75% Grass cover, Good, HSG D
2,890	98	Paved parking, HSG D
4,192	98	Roofs, HSG D
3,062	77	Brush, Fair, HSG D
16,325		Weighted Average
9,243		56.62% Pervious Area
7,082		43.38% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.1	56	0.0535	0.23		**Sheet Flow, SF1** Grass: Short n= 0.150 P2= 3.30"
0.2	36	0.1210	2.43		**Shallow Concentrated Flow, SCF1** Short Grass Pasture Kv= 7.0 fps
4.3	92	Total			

Summary for Subcatchment 6S: Subject Parcel Direct Drainage to Wetlands

Runoff = 0.74 cfs @ 12.06 hrs, Volume= 0.051 af, Depth> 6.27"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 YEAR STORM Rainfall=8.57"

Area (sf)	CN	Description
1,331	80	>75% Grass cover, Good, HSG D
1,313	98	Roofs, HSG D
1,558	77	Brush, Fair, HSG D
34	98	Paved parking, HSG D
4,236		Weighted Average
2,889		68.20% Pervious Area
1,347		31.80% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.3	58	0.0517	0.23		**Sheet Flow, SF1** Grass: Short n= 0.150 P2= 3.30"

Summary for Reach 1R: Diversion Structure Outfall Reach to AP1

Inflow = 2.04 cfs @ 12.05 hrs, Volume= 0.042 af
Outflow = 1.31 cfs @ 12.21 hrs, Volume= 0.042 af, Atten= 36%, Lag= 9.5 min

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 0.15 fps, Min. Travel Time= 7.2 min
Avg. Velocity = 0.03 fps, Avg. Travel Time= 32.5 min

Peak Storage= 560 cf @ 12.21 hrs
Average Depth at Peak Storage= 0.45'
Bank-Full Depth= 1.50' Flow Area= 60.0 sf, Capacity= 18.44 cfs

10.00' x 1.50' deep channel, n= 0.240 Sheet flow over Dense Grass
Side Slope Z-value= 20.0 '/' Top Width= 70.00'
Length= 66.0' Slope= 0.0030 '/'
Inlet Invert= 52.80', Outlet Invert= 52.60'

‡

Summary for Reach 2R: Jellyfish Outfall Reach to AP1

Inflow Area = 0.308 ac, 86.33% Impervious, Inflow Depth > 5.73" for 100 YEAR STORM event
Inflow = 2.04 cfs @ 12.00 hrs, Volume= 0.147 af
Outflow = 0.94 cfs @ 12.15 hrs, Volume= 0.146 af, Atten= 54%, Lag= 9.1 min

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 0.14 fps, Min. Travel Time= 7.8 min
Avg. Velocity = 0.07 fps, Avg. Travel Time= 16.0 min

Peak Storage= 441 cf @ 12.15 hrs
Average Depth at Peak Storage= 0.38'
Bank-Full Depth= 1.50' Flow Area= 60.0 sf, Capacity= 18.44 cfs

10.00' x 1.50' deep channel, n= 0.240 Sheet flow over Dense Grass
Side Slope Z-value= 20.0 '/' Top Width= 70.00'
Length= 66.0' Slope= 0.0030 '/'
Inlet Invert= 52.80', Outlet Invert= 52.60'

‡

Summary for Reach 3R: Municipal Outfall to AP1

Inflow Area = 1.364 ac, 21.43% Impervious, Inflow Depth > 6.56" for 100 YEAR STORM event
Inflow = 8.57 cfs @ 12.20 hrs, Volume= 0.745 af
Outflow = 7.48 cfs @ 12.24 hrs, Volume= 0.742 af, Atten= 13%, Lag= 2.5 min

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 0.24 fps, Min. Travel Time= 4.5 min
Avg. Velocity = 0.11 fps, Avg. Travel Time= 10.4 min

Peak Storage= 2,023 cf @ 12.24 hrs
Average Depth at Peak Storage= 1.01'
Bank-Full Depth= 1.50' Flow Area= 60.0 sf, Capacity= 18.44 cfs

10.00' x 1.50' deep channel, n= 0.240 Sheet flow over Dense Grass
Side Slope Z-value= 20.0 '/' Top Width= 70.00'
Length= 66.0' Slope= 0.0030 '/'
Inlet Invert= 52.80', Outlet Invert= 52.60'

‡

Summary for Pond 1P: York Street Catch Basin #1

Inflow Area = 1.226 ac, 13.40% Impervious, Inflow Depth > 6.47" for 100 YEAR STORM event
Inflow = 7.33 cfs @ 12.18 hrs, Volume= 0.661 af
Outflow = 8.11 cfs @ 12.20 hrs, Volume= 0.660 af, Atten= 0%, Lag= 1.0 min
Primary = 8.11 cfs @ 12.20 hrs, Volume= 0.660 af

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 67.84' @ 12.20 hrs Surf.Area= 500 sf Storage= 188 cf

Plug-Flow detention time= 1.1 min calculated for 0.660 af (100% of inflow)
Center-of-Mass det. time= 0.6 min (761.3 - 760.7)

Volume	Invert	Avail.Storage	Storage Description
#1	60.50'	188 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
60.50	13	0	0
62.50	13	26	26
65.10	13	34	60
65.60	500	128	188

Device	Routing	Invert	Outlet Devices
#1	Primary	62.50'	**12.0" Round CMP_Round 12"** L= 33.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 62.50' / 61.60' S= 0.0273 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=7.39 cfs @ 12.20 hrs HW=67.68' TW=63.86' (Dynamic Tailwater)
↑—**1=CMP_Round 12"** (Inlet Controls 7.39 cfs @ 9.41 fps)

Summary for Pond 2P: York Street Catch Basin #2

Inflow Area = 1.297 ac, 18.04% Impervious, Inflow Depth > 6.53" for 100 YEAR STORM event
Inflow = 8.46 cfs @ 12.19 hrs, Volume= 0.706 af
Outflow = 8.36 cfs @ 12.20 hrs, Volume= 0.705 af, Atten= 1%, Lag= 0.0 min
Primary = 8.36 cfs @ 12.20 hrs, Volume= 0.705 af

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 63.92' @ 12.21 hrs Surf.Area= 13 sf Storage= 60 cf

Plug-Flow detention time= 0.9 min calculated for 0.705 af (100% of inflow)
Center-of-Mass det. time= 0.5 min (759.9 - 759.5)

Volume	Invert	Avail.Storage	Storage Description
#1	59.30'	197 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
59.30	13	0	0
61.30	13	26	26
64.60	13	43	69
65.10	500	128	197

Device	Routing	Invert	Outlet Devices
#1	Primary	61.30'	**15.0" Round CMP_Round 15"** L= 27.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 61.30' / 60.60' S= 0.0259 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=7.21 cfs @ 12.20 hrs HW=63.86' TW=62.37' (Dynamic Tailwater)
↑—**1=CMP_Round 15"** (Inlet Controls 7.21 cfs @ 5.88 fps)

Summary for Pond 3P: York Street Catch Basin #3

Inflow Area = 1.364 ac, 21.43% Impervious, Inflow Depth > 6.56" for 100 YEAR STORM event
Inflow = 8.67 cfs @ 12.19 hrs, Volume= 0.746 af
Outflow = 8.57 cfs @ 12.20 hrs, Volume= 0.745 af, Atten= 1%, Lag= 0.1 min
Primary = 8.57 cfs @ 12.20 hrs, Volume= 0.745 af

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 62.43' @ 12.20 hrs Surf.Area= 13 sf Storage= 61 cf

Plug-Flow detention time= 0.9 min calculated for 0.745 af (100% of inflow)
Center-of-Mass det. time= 0.4 min (759.1 - 758.6)

Volume	Invert	Avail.Storage	Storage Description
#1	57.70'	218 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
57.70	13	0	0
59.70	13	26	26
64.60	13	64	90
65.10	500	128	218

Device	Routing	Invert	Outlet Devices
#1	Primary	59.70'	**15.0" Round CMP_Round 15"** L= 69.5' CPP, square edge headwall, Ke= 0.500

Inlet / Outlet Invert= 59.70' / 56.65' S= 0.0439 '/' Cc= 0.900
n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=8.43 cfs @ 12.20 hrs HW=62.36' TW=59.21' (Dynamic Tailwater)
└**1=CMP_Round 15"** (Inlet Controls 8.43 cfs @ 6.87 fps)

Summary for Pond 4P: 30" Detention

Inflow Area = 0.308 ac, 86.33% Impervious, Inflow Depth > 5.74" for 100 YEAR STORM event
Inflow = 2.37 cfs @ 12.10 hrs, Volume= 0.147 af
Outflow = 2.04 cfs @ 12.00 hrs, Volume= 0.147 af, Atten= 14%, Lag= 0.0 min
Primary = 2.04 cfs @ 12.00 hrs, Volume= 0.147 af

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 140.28' @ 12.00 hrs Surf.Area= 0.007 ac Storage= 0.008 af

Plug-Flow detention time= 16.5 min calculated for 0.147 af (100% of inflow)
Center-of-Mass det. time= 15.6 min (758.3 - 742.7)

Volume	Invert	Avail.Storage	Storage Description
#1A	53.50'	0.000 af	**8.25'W x 38.50'L x 2.50'H Field A** 0.018 af Overall - 0.008 af Embedded = 0.010 af x 0.0% Voids
#2A	53.50'	0.008 af	**CMP Round 30** x 2 Inside #1 Effective Size= 30.0"W x 30.0"H => 4.91 sf x 20.00'L = 98.2 cf Overall Size= 30.0"W x 30.0"H x 20.00'L Row Length Adjustment= +14.00' x 4.91 sf x 2 rows 6.25' Header x 4.91 sf x 1 = 30.7 cf Inside
		0.008 af	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Device 2	53.50'	**2.9" Vert. Orifice/Grate** C= 0.600
#2	Primary	53.50'	**12.0" Round Culvert** L= 5.0' CMP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 53.50' / 53.47' S= 0.0060 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=2.02 cfs @ 12.00 hrs HW=138.58' TW=55.07' (Dynamic Tailwater)
└**2=Culvert** (Passes 2.02 cfs of 30.49 cfs potential flow)
└**1=Orifice/Grate** (Orifice Controls 2.02 cfs @ 44.00 fps)

Summary for Pond 5P: Jellyfish JF4-1-1 (40")

Inflow Area = 0.308 ac, 86.33% Impervious, Inflow Depth > 5.73" for 100 YEAR STORM event
Inflow = 2.04 cfs @ 12.00 hrs, Volume= 0.147 af
Outflow = 2.04 cfs @ 12.00 hrs, Volume= 0.147 af, Atten= 0%, Lag= 0.0 min
Primary = 2.04 cfs @ 12.00 hrs, Volume= 0.147 af

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Peak Elev= 55.12' @ 11.99 hrs

Device	Routing	Invert	Outlet Devices
#1	Device 2	53.00'	**JF4 CSV File** Head (feet) 0.00 0.08 0.17 0.25 0.33 0.42 0.50 0.58 0.67 0.75 0.83 0.92 1.00 1.08 1.17 1.25 1.33 1.42 1.50 1.58 1.67 1.75 Disch. (cfs) 0.000 0.003 0.006 0.010 0.013 0.016 0.019 0.031 0.043 0.055 0.067 0.080 0.092 0.104 0.116 0.128 0.140 0.152 0.164 0.176 0.188 0.201
#2	Primary	53.00'	**12.0" Round Culvert** L= 8.5' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 53.00' / 52.80' S= 0.0235 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf
#3	Device 2	54.75'	**3.0' long Sharp-Crested Vee/Trap Weir** Cv= 2.62 (C= 3.28)

Primary OutFlow Max=1.99 cfs @ 12.00 hrs HW=55.07' TW=53.10' (Dynamic Tailwater)
└─**2=Culvert** (Passes 1.99 cfs of 4.74 cfs potential flow)
  ├─**1=JF4 CSV File** (Custom Controls 0.20 cfs)
  └─**3=Sharp-Crested Vee/Trap Weir** (Weir Controls 1.79 cfs @ 1.86 fps)

Summary for Pond 6P: DIV STR (Prp. Catch Basin #2)

Inflow Area = 0.308 ac, 86.33% Impervious, Inflow Depth > 7.41" for 100 YEAR STORM event
Inflow = 2.40 cfs @ 12.10 hrs, Volume= 0.190 af
Outflow = 2.46 cfs @ 12.10 hrs, Volume= 0.189 af, Atten= 0%, Lag= 0.0 min
Primary = 2.37 cfs @ 12.10 hrs, Volume= 0.147 af
Secondary = 2.04 cfs @ 12.05 hrs, Volume= 0.042 af

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 56.32' @ 12.05 hrs Surf.Area= 13 sf Storage= 43 cf

Plug-Flow detention time= 3.4 min calculated for 0.189 af (99% of inflow)
Center-of-Mass det. time= 1.6 min (739.2 - 737.6)

Volume	Invert	Avail.Storage	Storage Description
#1	53.00'	187 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
53.00	13	0	0
55.00	13	26	26
56.00	13	13	39
57.50	13	20	59
58.00	500	128	187

Device	Routing	Invert	Outlet Devices
#1	Primary	55.00'	**12.0" Round CMP_Round 12"** L= 12.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 55.00' / 54.90' S= 0.0083 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf
#2	Secondary	56.00'	**4.0' long x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00

Coef. (English) 2.80 2.92 3.08 3.30 3.32

Primary OutFlow Max=0.00 cfs @ 12.10 hrs HW=56.04' TW=92.89' (Dynamic Tailwater)
↑—**1=CMP_Round 12"** (Controls 0.00 cfs)

Secondary OutFlow Max=2.04 cfs @ 12.05 hrs HW=56.32' TW=53.10' (Dynamic Tailwater)
↑—**2=Broad-Crested Rectangular Weir** (Weir Controls 2.04 cfs @ 1.61 fps)

Summary for Pond 7P: Prp. Catch Basin #1 (Municipal, Solid Cover)

Inflow Area = 1.364 ac, 21.43% Impervious, Inflow Depth > 6.56" for 100 YEAR STORM event
Inflow = 8.57 cfs @ 12.20 hrs, Volume= 0.745 af
Outflow = 8.57 cfs @ 12.20 hrs, Volume= 0.745 af, Atten= 0%, Lag= 0.0 min
Primary = 8.57 cfs @ 12.20 hrs, Volume= 0.745 af

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 59.28' @ 12.20 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	56.55'	**15.0" Round CMP_Round 15"** L= 68.5' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 56.55' / 55.25' S= 0.0190 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=8.43 cfs @ 12.20 hrs HW=59.21' TW=53.79' (Dynamic Tailwater)
↑—**1=CMP_Round 15"** (Inlet Controls 8.43 cfs @ 6.87 fps)

Summary for Link AP1: On-Site Wetland Complex

Inflow Area = 2.143 ac, 35.05% Impervious, Inflow Depth > 6.64" for 100 YEAR STORM event
Inflow = 11.11 cfs @ 12.20 hrs, Volume= 1.186 af
Primary = 11.11 cfs @ 12.20 hrs, Volume= 1.186 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Carriage Landing (Bristol Pointe #2) - Existing Condition Peak Flows

Analysis Point	2 Year Storm (cfs)	10 Year Storm (cfs)	25 Year Storm (cfs)	100 Year Storm (cfs)
AP1	3.67	6.37	8.51	12.49

Rainfall Event Totals (in.)	
2-Year	3.21
10-Year	4.80
25-Year	6.05
100-Year	8.57

Carriage Landing (Bristol Pointe #2) - Developed Condition Peak Flows

Analysis Point	2 Year Storm (cfs)	10 Year Storm (cfs)	25 Year Storm (cfs)	100 Year Storm (cfs)
AP1	3.04	5.42	7.45	11.11

Carriage Landing (Bristol Pointe #2) - Change in Peak Flows

Analysis Point	2 Year Storm (cfs)	10 Year Storm (cfs)	25 Year Storm (cfs)	100 Year Storm (cfs)
AP1	-0.63	-0.95	-1.06	-1.38

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CARRIAGE LANDING – BRISTOL POINTE #2
294 YORK STREET, YORK, MAINE

OPERATION AND MAINTENANCE PROGRAM STORMWATER MANAGEMENT BMP's

This project contains specific Best Management Practices (BMP's) for the conveyance, storage, and treatment of stormwater and the prevention of erosion. These BMP's consist of subsurface detention areas, a bioretention vault, rip rap swale, and level lip spreader. All components should be inspected quarterly, and after every significant rain event (>1" in any 24-hour period).

The party responsible for implementing this Operation and Maintenance Program (O&M Program) shall be the property owner or a designated owner's representative.

Subsurface Stormwater Detention Areas
See attached Jellyfish Vault Installation & Maintenance Guide provided by Contech Engineered Solutions

Jellyfish Bioretention Filter
See attached Jellyfish Filter Manhole Installation & Maintenance Guide provided by Contech Engineered Solutions

Culverts
Culvert inlets and outlets should be inspected for debris, which could clog the BMPs. Additionally, the placement of riprap should be inspected to ensure that all areas remain smooth, and that no areas exhibit erosion in the form of rills or gullies.

Swales
All swales should be inspected for accumulation of debris, which could adversely affect the function of this BMP. These areas should also be maintained to have gradual slopes, which prevent channeling of stormwater and erosion of the bottom and sides of the swales. Rip rap armoring shall be applied to the designated swale on the Plan Set which received foundation drains from the abutting development. This stone-lined area shall provide appropriate velocity dissipation and shall be inspected to ensure the armoring is properly seated and remains in its installed location.

Catch Basins
All catch basin grates, sumps, and inlets/outlets should be inspected for accumulation of debris, which could adversely affect the function of this BMP. Additionally, the basin inverts shall be inspected for clogging and material soundness. Sumps shall always be clear to a depth of 12" below the outlet invert. Inlet structures shall be inspected and cleaned of debris at least twice annually, once in the spring following snow melt and once in the autumn after leaf fall.

Parking Lots
The entire parking area shall be swept, by mechanical or vacuum sweepers, to remove grit, debris, and trash from the travelway, parking area, and sidewalk, and overall reduce the export of sand to receiving stormwater structures. Sweeping frequency shall be monthly, and large debris shall be removed by hand prior to all sweeping actions.

Snow Removal
Snow shall be stockpiled only in the approved snow storage areas. Plowing of snow into wetland areas is prohibited. Additionally, a mostly sand mix (reduced salt) shall be applied during winter months to prevent excessive salt from leaching into wetland areas. Excess sand shall be removed from all paved surfaces and adjacent areas each spring.

Seeding, Fertilizing and Mulching
All exposed soil materials and stockpiles must be either temporarily or permanently seeded, fertilized and mulched in accordance with plan specifications. This is one of the most important features of the Erosion Control Plan, which will provide both temporary and permanent stabilization. Eroded or damaged lawn areas must be repaired until a 75% effective growth of vegetation is established and permanently maintained.

Record Keeping (During Construction)
The construction inspector shall maintain documentation of all inspections as well as maintenance or corrective actions that were taken in response to the inspection. This documentation shall be maintained for at least three years after the site is permanently stabilized. The scope of construction inspections shall include, but not be limited to, the inspection of the sediment and erosion control measures as well as material storage areas and all points at which vehicles access the site.

Record Keeping (Post Construction)
Routine maintenance and inspections will be accomplished by the owner or a third party contracted by the owner. The inspector shall have knowledge of erosion and stormwater control, including the standards and conditions of the permit.

All inspections accomplished in accordance with this program shall be documented on the attached Inspection & Maintenance Log. Copies of the Log shall be kept by the property owner or owner's representative, and be made available to the Department (Maine Department of Environmental Protection) or Town of York, upon request.

All post-construction documentation, such as inspection and cleaning logs shall be maintained for at least five years.

Additional responsibilities to include, on or by July 1 of each year, providing a completed and signed certification to the Code Enforcement Officer in a form provided by the Town, if requested, certifying that the person has inspected the stormwater management facilities and that they are adequately maintained and functioning as intended by the stormwater management plan, or that they require maintenance or repair, describing any required maintenance and any deficiencies found during inspection of the stormwater management facilities and, if the stormwater management facilities require maintenance or repair of deficiencies in order to function as intended by the approved stormwater management plan, the person must provide a record of the required maintenance or deficiency and corrective action(s) taken.

Re-certification (as noted in Appendix B. of Chapter 500 Stormwater Management)
Submit a certification of the following to the Department within three months of the expiration of each five-year interval from the date of issuance of the permit noting the following;

(a) **Identification and repair of erosion problems**. All areas of the project site have been inspected for areas of erosion, and appropriate steps have been taken to permanently stabilize these areas.

(b) **Inspection and repair of stormwater control system**. All aspects of the stormwater control system have been inspected for damage, wear, and malfunction, and appropriate steps have been taken to repair or replace the system, or portions of the system.

(c) **Maintenance**. The erosion and stormwater maintenance plan for the site is being implemented as written, or modifications to the plan have been submitted to and approved by the Department, and the maintenance log is being maintained.

Municipalities with separate storm sewer systems regulated under the Maine Pollutant Discharge Elimination System (MPDES) Program may report on all regulated systems under their control as part of their required annual reporting in lieu of separate certification of each system. Municipalities not regulated by the MPDES Program, but that are responsible for maintenance of permitted stormwater systems, may report on multiple stormwater systems in one report.

INSPECTION & MAINTENANCE LOG
CARRIAGE LANDING – BRISTOL POINTE #2

Date	BMP[1]	Purpose[2]	Maintenance Done[3]	By

1. "BMP" refers to which site feature is being maintained. For example; Catch Basin, Culvert, Swale, Underdrained Soil Filter (USF) etc.
2. "Purpose" is the reason for the inspection. For example; "quarterly' or "after a significant rain event."
3. "Maintenance Done" means any maintenance required as a result of the inspection, such as trash removal or re-seeding of areas.

Jellyfish Filter Design Calculation

Contech Engineered Solutions, LLC Engineer:	DRA
Date Prepared:	**11/5/2025**

Site Information

Project Name	**294 York Street**	
Project City	**York**	
Project State	**ME**	
Site Designation	**JF**	
Total Drainage Area, Ad	**0.30**	ac
Post Development Impervious Area, Ai	**0.24**	ac
Pervious Area, Ap	**0.06**	ac
% Impervious	**81%**	
Runoff Coefficient, Rc	**0.78**	
Upstream pretreatment credit	**50%**	

Mass Loading Calculations

Mean Annual Rainfall, P	**49**	in
Agency Required % Removal	**80%**	
Percent Runoff Capture	**90%**	
Mean Annual Runoff, Vt	**37,459**	ft^3
Event Mean Concentration of Pollutant, EMC	**70**	mg/l
Annual Mass Load, M total	**164**	lbs

Filter System

Filtration Brand	**Jellyfish**	
Cartridge Length	**40**	in

Jellyfish Sizing

Mass removed by pretreatment system	**82**	lbs
Mass load to filters after pretreatment	**82**	lbs
Mass to be Captured by System	**65**	lbs

Method to Use **FLOW BASED**

Summary			
	Treatment Mass	139	lbs
Mass	Required Size	**JF4-1-1**	
	WQ Flow provided	0.20	cfs

CONTECH®
ENGINEERED SOLUTIONS

Jellyfish® Filter
Owner's Manual

Jellyfish® Filter

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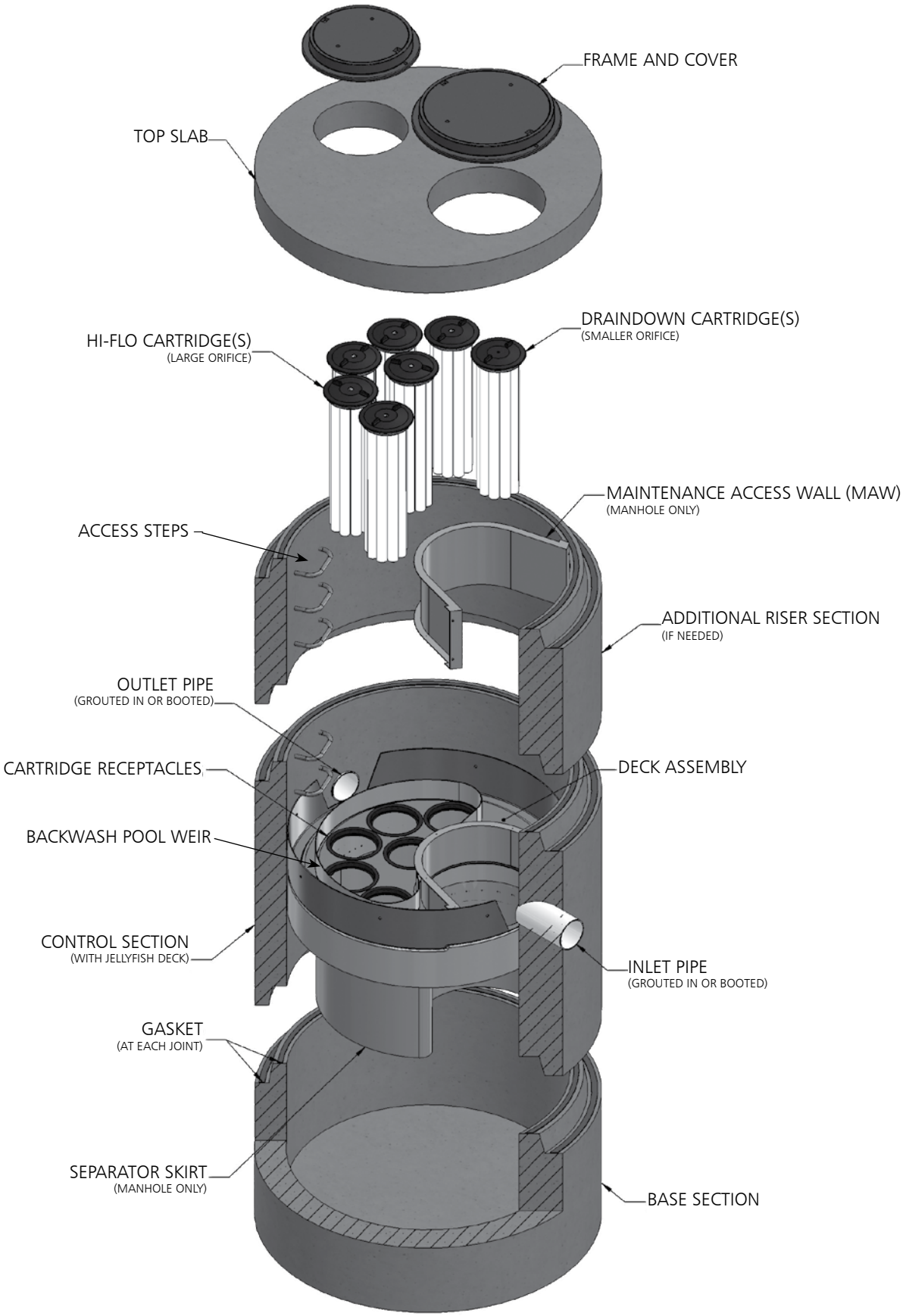
THANK YOU FOR PURCHASING THE JELLYFISH® FILTER!

Contech Engineered Solutions would like to thank you for selecting the Jellyfish Filter to meet your project's stormwater treatment needs. With proper inspection and maintenance, the Jellyfish Filter is designed to deliver ongoing, high levels of stormwater pollutant removal.

If you have any questions, please feel free to call us or e-mail us:

Contech Engineered Solutions
9025 Centre Pointe Drive, Suite 400 | West Chester, OH 45069
513-645-7000 | 800-338-1122
www.ContechES.com
info@conteches.com


FRAME AND COVER
TOP SLAB
DRAINDOWN CARTRIDGE(S)
(SMALLER ORIFICE)
HI-FLO CARTRIDGE(S)
(LARGE ORIFICE)
MAINTENANCE ACCESS WALL (MAW)
(MANHOLE ONLY)
ACCESS STEPS
ADDITIONAL RISER SECTION
(IF NEEDED)
OUTLET PIPE
(GROUTED IN OR BOOTED)
CARTRIDGE RECEPTACLES
DECK ASSEMBLY
BACKWASH POOL WEIR
CONTROL SECTION
(WITH JELLYFISH DECK)
INLET PIPE
(GROUTED IN OR BOOTED)
GASKET
(AT EACH JOINT)
SEPARATOR SKIRT
(MANHOLE ONLY)
BASE SECTION

WARNINGS / CAUTION

1. FALL PROTECTION may be required.
2. WATCH YOUR STEP if standing on the Jellyfish Filter Deck at any time; Great care and safety must be taken while walking or maneuvering on the Jellyfish Filter Deck. Attentive care must be taken while standing on the Jellyfish Filter Deck at all times to prevent stepping onto a lid, into or through a cartridge hole or slipping on the deck.
3. The Jellyfish Filter Deck can be SLIPPERY WHEN WET.
4. If the Top Slab, Covers or Hatches have not yet been installed, or are removed for any reason, great care must be taken to NOT DROP ANYTHING ONTO THE JELLYFISH FILTER DECK. The Jellyfish Filter Deck and Cartridge Receptacle Rings can be damaged under high impact loads. This type of activity voids all warranties. All damaged items to be replaced at owner's expense.
5. Maximum deck load 2 persons, total weight 450 lbs.

Safety Notice

Jobsite safety is a topic and practice addressed comprehensively by others. The inclusions here are intended to be reminders to whole areas of Safety Practice that are the responsibility of the Owner(s), Manager(s) and Contractor(s). OSHA and Canadian OSH, and Federal, State/Provincial, and Local Jurisdiction Safety Standards apply on any given site or project. The knowledge and applicability of those responsibilities is the Contractor's responsibility and outside the scope of Contech Engineered Solutions.

Confined Space Entry

Secure all equipment and perform all training to meet applicable local and OSHA regulations regarding confined space entry. It is the Contractor's or entry personnel's responsibility to proceed safely at all times.

Personal Safety Equipment

Contractor is responsible to provide and wear appropriate personal protection equipment as needed including, but not limited to safety boots, hard hat, reflective vest, protective eyewear, gloves and fall protection equipment as necessary. Make sure all equipment is staffed with trained and/or certified personnel, and all equipment is checked for proper operation and safety features prior to use.

- Fall protection equipment
- Eye protection
- Safety boots
- Ear protection
- Gloves
- Ventilation and respiratory protection
- Hard hat
- Maintenance and protection of traffic plan

Chapter 1

1.0 – Owner Specific Jellyfish Filter Product Information

Below you will find a reference page that can be filled out according to your Jellyfish Filter specification to help you easily inspect, maintain and order parts for your system.

Owner Name:	
Phone Number:	
Site Address:	
Site GPS Coordinates/unit location:	
Unit Location Description:	
Jellyfish Filter Model No.:	
Contech Project & Sequence Number	
No. of Hi-Flo Cartridges	
No. of Cartridges:	
Length of Draindown Cartridges:	
No. of Blank Cartridge Lids:	
Bypass Configuration (Online/Offline):	

Notes:

_____

_____

_____

_____

Chapter 2

2.0 – Jellyfish Filter System Operations and Functions

The Jellyfish Filter is an engineered stormwater quality treatment technology that removes a high level and wide variety of stormwater pollutants. Each Jellyfish Filter cartridge consists of eleven membrane - encased filter elements ("filtration tentacles") attached to a cartridge head plate. The filtration tentacles provide a large filtration surface area, resulting in high flow and high pollutant removal capacity.

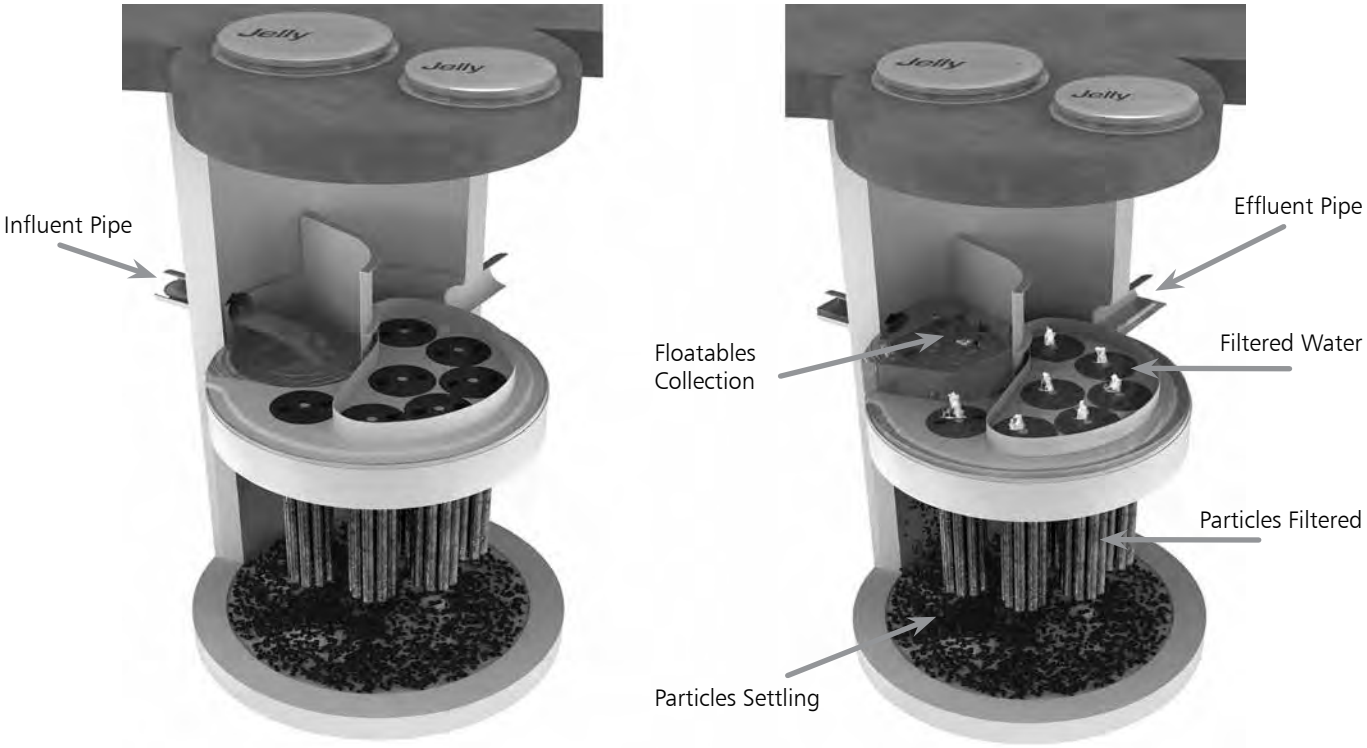
The Jellyfish Filter functions are depicted in Figure 1 below.

FIGURE 1

Jellyfish Filter Treatment Functions

Membrane Filtration

Section View with Maintenance Access Wall (MAW) Cutaway



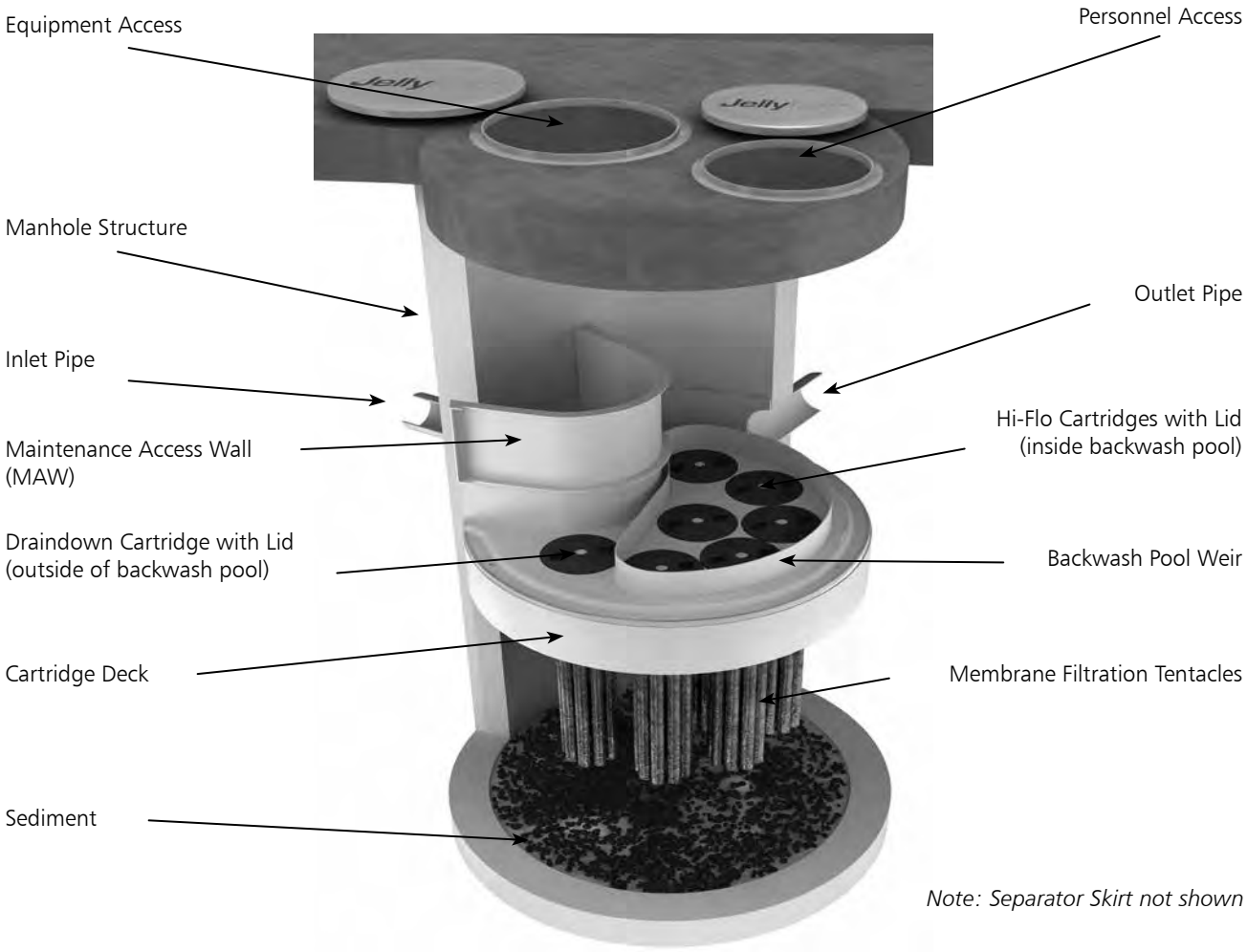
Jellyfish Filter cartridges are backwashed after each peak storm event, which removes accumulated sediment from the membranes. This backwash process extends the service life of the cartridges and increases the time between maintenance events.

For additional details on the operation and pollutant capabilities of the Jellyfish Filter please refer to additional details on our website at www.ContechES.com.

2.1 – Components and Cartridges

The Jellyfish Filter and components are depicted in Figure 2 below.

FIGURE 2 **Jellyfish Filter Components**



Tentacles are available in various lengths as depicted in Table 1 below.

Table 1 – Cartridge Lengths / Weights and Cartridge Lid Orifice Diameters

Cartridge Lengths	Dry Weight	Hi-Flo Orifice Diameter	Draindown Orifice Diameter
15 inches (381 mm)	10 lbs (4.5 kg)	35 mm	20 mm
27 inches (686 mm)	14.5 lbs (6.6 kg)	45 mm	25 mm
40 inches (1,016 mm)	19.5 lbs (8.9 kg)	55 mm	30 mm
54 inches (1,372 mm)	25 lbs (11.4 kg)	70 mm	35 mm

2.2 – Jellyfish Membrane Filtration Cartridge Assembly

The Jellyfish Filter utilizes multiple membrane filtration cartridges. Each cartridge consists of removable cylindrical filtration "tentacles" attached to a cartridge head plate. Each filtration tentacle has a threaded pipe nipple and o-ring. To attach, insert the top pipe nipples with the o-ring through the head plate holes and secure with locking nuts. Hex nuts to be hand tightened and checked with a wrench as shown below.

2.3 – Jellyfish Membrane Filtration Cartridge Installation

- Cartridge installation will be performed by trained individuals and coordinated with the installing site Contractor. Flow diversion devices are required to be in place until the site is stabilized (final paving and landscaping in place). Failure to address this step completely will reduce the time between required maintenance.
- Descend to the cartridge deck (see Safety Notice and page 3).
- Refer to Contech's submittal drawings to determine proper quantity and placement of Hi-Flo, Draindown and Blank cartridges with appropriate lids. Lower the Jellyfish membrane filtration cartridges into the cartridge receptacles within the cartridge deck. It is possible that not all cartridge receptacles will be filled with a filter cartridge. In that case, a blank headplate and blank cartridge lid (no orifice) would be installed.

Cartridge Assembly

Do not force the tentacles down into the cartridge receptacle, as this may damage the membranes. Apply downward pressure on the cartridge head plate to seat the lubricated rim gasket (thick circular gasket surrounding the circumference of the head plate) into the cartridge receptacle. (See Figure 3 for details on approved lubricants for use with rim gasket.)

- Examine the cartridge lids to differentiate lids with a small orifice, a large orifice, and no orifice.
  - Lids with a small orifice are to be inserted into the Draindown cartridge receptacles, outside of the backwash pool weir.
  - Lids with a large orifice are to be inserted into the Hi-Flo cartridge receptacles within the backwash pool weir.
  - Lids with no orifice (blank cartridge lids) and a blank headplate are to be inserted into unoccupied cartridge receptacles.
- To install a cartridge lid, align both cartridge lid male threads with the cartridge receptacle female threads before rotating approximately 1/3 of a full rotation until firmly seated. Use of an approved rim gasket lubricant may facilitate installation.

3.0 Inspection and Maintenance Overview

The primary purpose of the Jellyfish® Filter is to capture and remove pollutants from stormwater runoff. As with any filtration system, these pollutants must be removed to maintain the filter's maximum treatment performance. Regular inspection and maintenance are required to insure proper functioning of the system.
Maintenance frequencies and requirements are site specific and vary depending on pollutant loading. Additional maintenance activities may be required in the event of non-storm event runoff, such as base-flow or seasonal flow, an upstream chemical spill or due to excessive sediment loading from site erosion or extreme runoff events. It is a good practice to inspect the system after major storm events.
Inspection activities are typically conducted from surface observations and include:

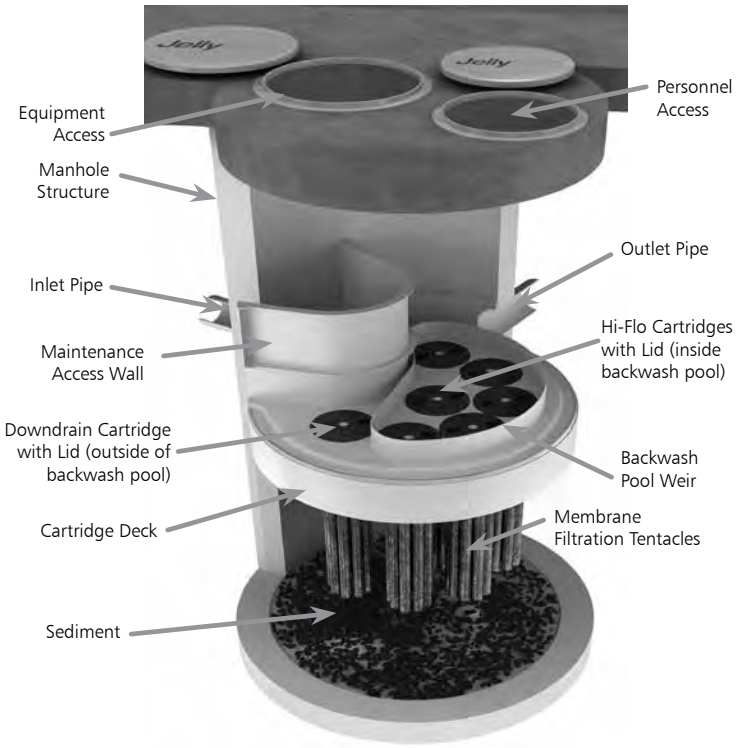
- Observe if standing water is present
- Observe if there is any physical damage to the deck or cartridge lids
- Observe the amount of debris in the Maintenance Access Wall (MAW) or inlet bay for vault systems

Maintenance activities include:

- Removal of oil, floatable trash and debris
- Removal of collected sediments
- Rinsing and re-installing the filter cartridges
- Replace filter cartridge tentacles, as needed

4.0 Inspection Timing

Inspection of the Jellyfish Filter is key in determining the maintenance requirements for, and to develop a history of, the site's pollutant loading characteristics. In general, inspections should be performed at the times indicated below; *or per the approved project stormwater quality documents (if applicable), whichever is more frequent*.



Note: Separator Skirt not shown

1. A minimum of quarterly inspections during the first year of operation to assess the sediment and floatable pollutant accumulation, and to ensure proper functioning of the system.
2. Inspection frequency in subsequent years is based on the inspection and maintenance plan developed in the first year of operation. Minimum frequency should be once per year.
3. Inspection is recommended after each major storm event.
4. Inspection is required immediately after an upstream oil, fuel or other chemical spill.

5.0 Inspection Procedure

The following procedure is recommended when performing inspections:

1. Provide traffic control measures as necessary.
2. Inspect the MAW or inlet bay for floatable pollutants such as trash, debris, and oil sheen.
3. Measure oil and sediment depth in several locations, by lowering a sediment probe until contact is made with the floor of the structure. Record sediment depth, and presences of any oil layers.
4. Inspect cartridge lids. Missing or damaged cartridge lids to be replaced.
5. Inspect the MAW (where appropriate), cartridge deck and receptacles, and backwash pool weir, for damaged or broken components.

5.1 Dry weather inspections

- Inspect the cartridge deck for standing water, and/or sediment on the deck.
- No standing water under normal operating conditions.
- Standing water inside the backwash pool, but not outside the backwash pool indicates, that the filter cartridges need to be rinsed.

Inspection Utilizing Sediment Probe

- Standing water outside the backwash pool is not anticipated and may indicate a backwater condition caused by high water elevation in the receiving water body, or possibly a blockage in downstream infrastructure.
- Any appreciable sediment (≥1/16") accumulated on the deck surface should be removed.

5.2 Wet weather inspections

- Observe the rate and movement of water in the unit. Note the depth of water above deck elevation within the MAW or inlet bay.
- Less than 6 inches, flow should be exiting the cartridge lids of each of the draindown cartridges (i.e. cartridges located outside the backwash pool).
- Greater than 6 inches, flow should be exiting the cartridge lids of each of the draindown cartridges and each of the hi-flo cartridges (i.e. cartridges located inside the backwash pool), and water should be overflowing the backwash pool weir.
- 18 inches or greater and relatively little flow is exiting the cartridge lids and outlet pipe, this condition indicates that the filter cartridges need to be rinsed.

6.0 Maintenance Requirements

Required maintenance for the Jellyfish Filter is based upon results of the most recent inspection, historical maintenance records, or the site specific water quality management plan; whichever is more frequent. In general, maintenance requires some combination of the following:

1. Sediment removal for depths reaching 12 inches or greater, or within 3 years of the most recent sediment cleaning, whichever occurs sooner.
2. Floatable trash, debris, and oil removal.
3. Deck cleaned and free from sediment.
4. Filter cartridges rinsed and re-installed as required by the most recent inspection results, or within 12 months of the most recent filter rinsing, whichever occurs sooner.
5. Replace tentacles if rinsing does not restore adequate hydraulic capacity, remove accumulated sediment, or if damaged or missing. It is recommended that tentacles should remain in service no longer than 5 years before replacement.
6. Damaged or missing cartridge deck components must be repaired or replaced as indicated by results of the most recent inspection.
7. The unit must be cleaned out and filter cartridges inspected immediately after an upstream oil, fuel, or chemical spill. Filter cartridge tentacles should be replaced if damaged or compromised by the spill.

7.0 Maintenance Procedure

The following procedures are recommended when maintaining the Jellyfish Filter:

1. Provide traffic control measures as necessary.
2. Open all covers and hatches. Use ventilation equipment as required, according to confined space entry procedures. *Caution: Dropping objects onto the cartridge deck may cause damage*.
3. Perform Inspection Procedure prior to maintenance activity.
4. To access the cartridge deck for filter cartridge service, descend into the structure and step directly onto the deck. Caution: Do not step onto the maintenance access wall (MAW) or backwash pool weir, as damage may result. Note that the cartridge deck may be slippery.
5. Maximum weight of maintenance crew and equipment on the cartridge deck not to exceed 450 lbs.

7.1 Filter Cartridge Removal

1. Remove a cartridge lid.
2. Remove cartridges from the deck using the lifting loops in the cartridge head plate. Rope or a lifting device (available from Contech) should be used. *Caution: Should a snag occur, do not force the cartridge upward as damage to the tentacles may result. Wet cartridges typically weigh between 100 and 125 lbs*.
3. Replace and secure the cartridge lid on the exposed empty receptacle as a safety precaution. Contech does not recommend exposing more than one empty cartridge receptacle at a time.

7.2 Filter Cartridge Rinsing

1. Remove all 11 tentacles from the cartridge head plate. Take care not to lose or damage the O-ring seal as well as the plastic threaded nut and connector.
2. Position tentacles in a container (or over the MAW), with the threaded connector (open end) facing down, so rinse water is flushed through the membrane and captured in the container.

Cartridge Removal & Lifting Device

3. Using the Jellyfish rinse tool (available from Contech) or a low-pressure garden hose sprayer, direct water spray onto the tentacle membrane, sweeping from top to bottom along the length of the tentacle. Rinse until all sediment is removed from the membrane. *Caution: Do not use a high pressure sprayer or focused stream of water on the membrane. Excessive water pressure may damage the membrane*.
4. Collected rinse water is typically removed by vacuum hose.

5. Reassemble cartridges as detailed later in this document. Reuse O-rings and nuts, ensuring proper placement on each tentacle.

7.3 Sediment and Flotables Extraction

1. Perform vacuum cleaning of the Jellyfish Filter only after filter cartridges have been removed from the system. Access the lower chamber for vacuum cleaning only through the maintenance access wall (MAW) opening. Be careful not to damage the flexible plastic separator skirt that is attached to the underside of the deck on manhole systems. Do not lower the vacuum wand through a cartridge receptacle, as damage to the receptacle will result.
2. Vacuum floatable trash, debris, and oil, from the MAW opening or inlet bay. Alternatively, floatable solids may be removed by a net or skimmer.
3. Pressure wash cartridge deck and receptacles to remove all

Rinsing Cartridge with Contech Rinse Tool

sediment and debris. Sediment should be rinsed into the sump area. Take care not to flush rinse water into the outlet pipe.

4. Remove water from the sump area. Vacuum or pump equipment should only be introduced through the MAW or inlet bay.
5. Remove the sediment from the bottom of the unit through the MAW or inlet bay opening.
6. For larger diameter Jellyfish Filter manholes (≥8-ft) and some

Vacuuming Sump Through MAW

vaults complete sediment removal may be facilitated by removing a cartridge lid from an empty receptacle and inserting a jetting wand (not a vacuum wand) through the receptacle. Use the sprayer to rinse loosened sediment toward the vacuum hose in the MAW opening, being careful not to damage the receptacle.

7.4 Filter Cartridge Reinstallation and Replacement

1. Cartridges should be installed after the deck has been cleaned. It is important that the receptacle surfaces be free from grit and debris.
2. Remove cartridge lid from deck and carefully lower the filter cartridge into the receptacle until head plate gasket is seated squarely in receptacle. *Caution: Do not force the cartridge downward; damage may occur.*
3. Replace the cartridge lid and check to see that both male threads are properly seated before rotating approximately 1/3 of a full rotation until firmly seated. Use of an approved rim gasket lubricant may facilitate installation. See next page for additional details.
4. If rinsing is ineffective in removing sediment from the tentacles, or if tentacles are damaged, provisions must be made to replace the spent or damaged tentacles with new tentacles. Contact Contech to order replacement tentacles.

7.5 Chemical Spills

Caution: If a chemical spill has been captured, do not attempt maintenance. Immediately contact the local hazard response agency and contact Contech.

7.6 Material Disposal

The accumulated sediment found in stormwater treatment and conveyance systems must be handled and disposed of in accordance with regulatory protocols. It is possible for sediments to contain measurable concentrations of heavy metals and organic chemicals (such as pesticides and petroleum products). Areas with the greatest potential for high pollutant loading include industrial areas and heavily traveled roads. Sediments and water must be disposed of in accordance with all applicable waste disposal regulations. When scheduling maintenance, consideration must be made for the disposal of solid and liquid wastes. This typically requires coordination with a local landfill for solid waste disposal. For liquid waste disposal a number of options are available including a municipal vacuum truck decant facility, local waste water treatment plant or on-site treatment and discharge.

Jellyfish Filter Components & Filter Cartridge Assembly and Installation

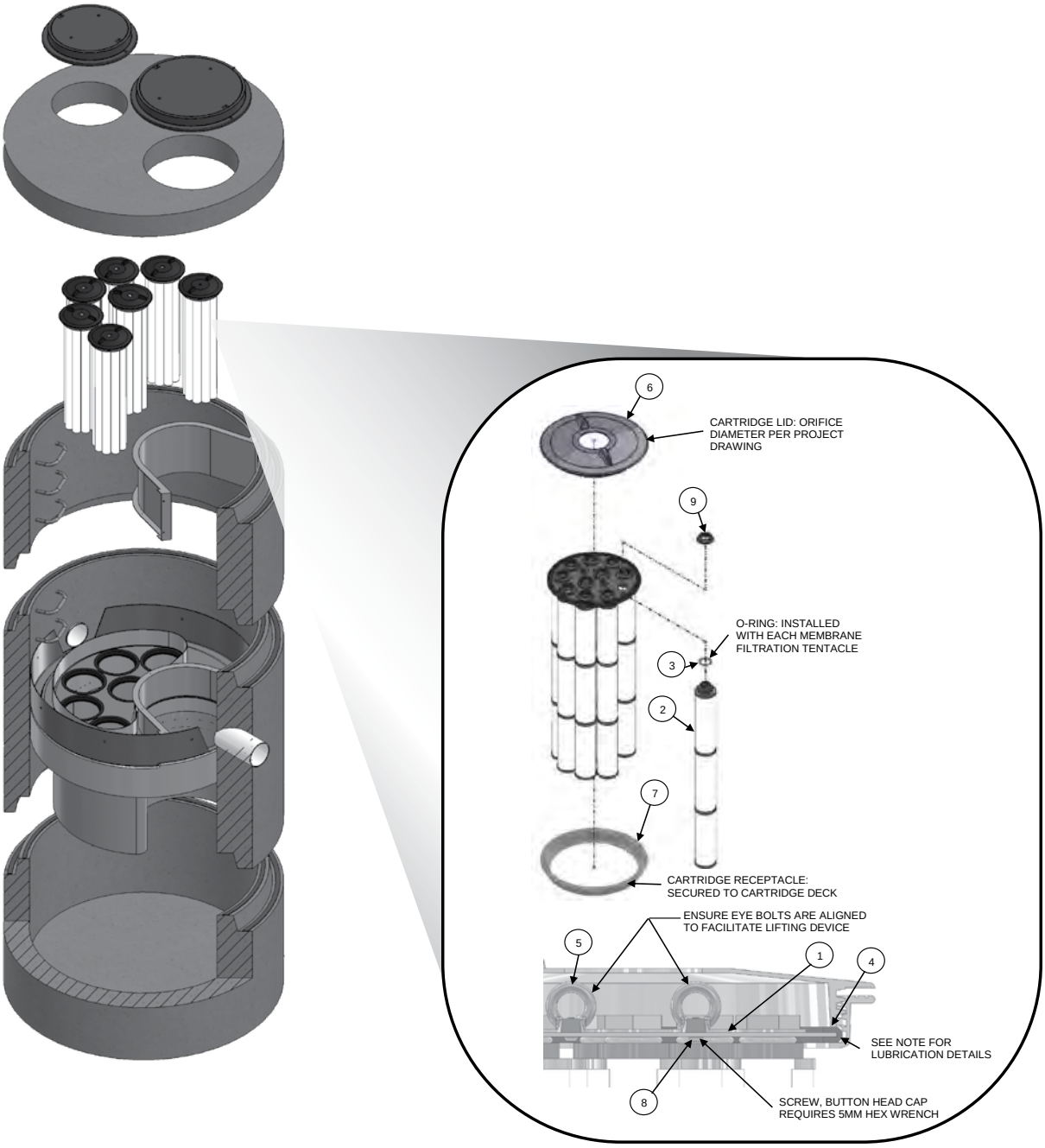


TABLE 1: BOM

ITEM NO.	DESCRIPTION
1	JF HEAD PLATE
2	JF TENTACLE
3	JF O-RING
4	JF HEAD PLATE GASKET
5	JF CARTRIDGE EYELET
6	JF 14IN COVER
7	JF RECEPTACLE
8	BUTTON HEAD CAP SCREW M6X14MM SS
9	JF CARTRIDGE NUT

TABLE 2: APPROVED GASKET LUBRICANTS

PART NO.	MFR	DESCRIPTION
78713	LA-CO	LUBRI-JOINT
40501	HERCULES	DUCK BUTTER
30600	OATEY	PIPE LUBRICANT
PSLUBXL1Q	PROSELECT	PIPE JOINT LUBRICANT

NOTES:

Head Plate Gasket Installation:
Install Head Plate Gasket (Item 4) onto the Head Plate (Item 1) and liberally apply a lubricant from Table 2: Approved Gasket Lubricants onto the gasket where it contacts the Receptacle (Item 7) and Cartridge Lid (Item 6). Follow Lubricant manufacturer's instructions.

Lid Assembly:
Rotate Cartridge Lid counter-clockwise until both male threads drop down and properly seat. Then rotate Cartridge Lid clock-wise approximately one-third of a full rotation until Cartridge Lid is firmly secured, creating a watertight seal.

Jellyfish Filter Inspection and Maintenance Log

Owner: _____ Jellyfish Model No.:_____

Location: _____ GPS Coordinates: _____

Land Use: Commercial:_____ Industrial: _____ Service Station:_____

Road/Highway:____ Airport: _____ Residential: _____ Parking Lot:_____

Date/Time:					
Inspector:					
Maintenance Contractor:					
Visible Oil Present: (Y/N)					
Oil Quantity Removed					
Floatable Debris Present: (Y/N)					
Floatable Debris removed: (Y/N)					
Water Depth in Backwash Pool					
Cartridges externally rinsed/re-commissioned: (Y/N)					
New tentacles put on Cartridges: (Y/N)					
Sediment Depth Measured: (Y/N)					
Sediment Depth (inches or mm):					
Sediment Removed: (Y/N)					
Cartridge Lids intact: (Y/N)					
Observed Damage:					
Comments:					

ATTAR
ENGINEERING, INC
CIVIL • STRUCTURAL • MARINE

Mr. Dylan Smith, Planning Director
Mr. Brendan Summerville, Town Planner
Town of York, Maine
186 York Street
York, ME 03909

January 12th, 2026
Project No. 24008

RE: Site Plan & Subdivision Amendment – Previously Approved Waiver Requests
Carriage Landing – Bristol Pointe #2 (Tax Map 50, Lot 122)
294 York Street, York, Maine

Dear Mr. Smith & Mr. Summerville:

On behalf of Graystone Builders, Inc. and York Building & Design Center, Inc. (c/o Walter Woods), the following is a narrative which accompanied the Site Plan & Subdivision Application which received Planning Board approvals in May of 2025. The proposed amendment does not change the substance of any of the requested waivers, nor are any additional waivers requested as part of this Amendment.

§6.3.3.A.4 – Existing Large Trees > 24" D.B.H.

Rationale:

- The scale of existing development on-site, combined with the relatively small stock of upland on the parcel, had suggested that no large trees of such dimension existed on the property.
- Field survey observations confirmed this suggestion, but observations were limited to the site upland. Any such large trees that may or may not exist within the on-site wetlands are undocumented.
- No wetland impacts are proposed with this development, so any existing large trees within this complex would remain unaffected.

§6.3.32 – High Intensity Soil Survey

Rationale:

- This Application is a Site Plan & Subdivision Amendment for a development encompassing the same uses which was approved by the York Planning Board in June of 2023.
- The prior Application which received its approvals as noted above also received a waiver from the requested section (§6.3.32) at the March 2022 Planning Board meeting as indicated on the attached recorded plan of record.
- A Medium-Intensity Soil Survey prepared from York County resources is included in the application package.
- The proposed development shall be serviced by municipal sewer (York Sewer District). Additionally, stormwater management for the proposed development shall not include any infiltration practices.

§6.4.20 – NGVD 1929 Contours (2' Interval)

Rationale:

- The Applicant is requesting that the current and common datum of reverence – NAVD 1988 – be the standard reference from which topographic contours are depicted. This request was discussed during the November 21, 2024 Planning Board Meeting, where Town Staff made the Applicant aware that this is a regular waiver request.

§6.4.25 – Performance Guarantee

Rationale:

- During the original Site Plan & Subdivision approvals for this development in 2023, a delay on the satisfaction of this provision was entertained to allow the matter to be addressed post-approval at the Pre-Construction Meeting stage. The Applicant requests that the Planning Board grant a similar allowance for this amendment.

§8.2 – Site Plan Driveway Design Standards

Rationale:

- This Development requests a modification to the driveway width from 24 feet to 22 feet for a select portion of the interior travelway. This span is between the proposed building and the northwestern property line, roughly a span of 45'.
- Outside of this span of travelway, no modifications are requested, with the remainder of the development providing between 24' and 26' to allow for proper routing of vehicles to the residential garages and rear parking lot.
- The existing entrance, sited in the same location as the proposed, measures roughly 15' in width in this span, though adjacent to York Street the impervious apron opens up considerably due to the presence of nonconforming frontyard parking and a nonconforming structure set beyond the maximum frontyard setback.
- The narrow width of the parcel along its frontage, combined with existing nearby features that shall be preserved and protected (nearby hydrant and bollards, stone and mortar retaining wall, expanded footing of adjacent foundation), prevent the full compliant width from being satisfied for the entirety of the driveway without compromising the sideyard setback requirements or creating additional concerns with the abutting Bristol Pointe #1 structure.
- The York Fire Chief has reviewed the proposed Plan Set and found the proposed modifications satisfactory to the needs of his department for emergency response vehicles.

We look forward to discussing this project with Town Staff and Planning Board members at their next available meeting. If any additional information is required, please contact me. Thank you for your assistance.

Sincerely,

Michael J. Sudak, E.I.
Staff Engineer
24008 Waiver Request Letter Amend 12Jan2026.doc

Findings of Fact, Conclusions of Law, & Decisions
Planning Board, Town of York, Maine
January ___, 2026

Regarding an application by:
Graystone Builders, Inc. (c/o Walter Woods)
764 U.S. Route 1, Suite #11, York Maine 03909

For property located at:
294 York Street
Project: Carriage Landing (Bristol Pointe #2)

FINDINGS OF FACT:

1. Street address of the property: 294 York Street, York, Maine. Map/Lot of Property: 50/122

2. Property owner as recorded at the York County Registry of Deeds: Graystone Builders, Inc. YCRD Book 19354, Page 483.

3. Other parties to the application: Owner's Agent and Civil Engineers are Kenneth A. Wood, P.E. and Michael J. Sudak, E.I. of Attar Engineering, Inc., 1284 State Road, Eliot, Maine 03903

4. The existing uses of the property is a 4,450 sq. ft. three-story mixed-use building comprised of five (5) residential townhouse units (multifamily) and two (2) commercial units (business/professional office).

5. The proposed amendment proposes additional rearyard parking and associated stormwater improvements. No changes to the approved uses nor the building footprint, layout, or utility servicing are proposed.

6. The project is located wholly in the York Village Center (YVC-1) Base Zoning District.

7. The parcel is not located within a Shoreland Overlay District.

8. The project is not located in a Special Flood Hazard Area (Flood Zone).

9. The following is a listing of materials submitted for review as part of the application:

Item	**Date Submitted for Review**
Project Drawings (Final Revision Date):	
1 – Overall Site Plan Amendment	(01/09/2026)
3 – Amended Developed Conditions Plan	(01/09/2026)
4 – Erosion & Sedimentation Control Details	(01/09/2026)
5 – Site Details	(01/09/2026)
6 – Site Details	(01/09/2026)
7 – Stormwater: Existing Conditions	(01/09/2026)
8 – Stormwater: Developed Conditions	(01/09/2026)
9 – Landscaping Plan	(01/09/2026)
Boundary and Existing Conditions Survey	(Rev. 4 – 04/11/2023)

Record Approval Plan (Rev. G – 05/23/2025)

Item	Date Submitted for Review
Site Plan & Subdivision Amendment	01/12/2026

- Cover Letter
- Application Form
- Agent Authorization
- Parcel Deed
- Easements and Rights-of-Way of Record
- USGS Map
- Abutters List
- Stormwater Management Narrative
- Amended Stormwater Analysis (HydroCAD)
- Stormwater Operation & Maintenance Program
- Amended Waiver Request Letter
- Amended Draft Findings of Fact
- Statement of Financial Capacity
- Existing Boundary Survey
- Recorded Plan of prior Approval
- Plan Set Sheets

CONCLUSIONS OF LAW (excerpts from prior Approval):

1. The project as submitted requires review under the Town of York Site Plan and Subdivision Regulations and the Town of York Zoning Ordinance. In cases of conflicting requirements, the more restrictive regulation shall govern.

2. In its review of the application, the Planning Board determined the proposal was in conformance with the Town's Comprehensive Plan, Site Plan & Subdivision Regulations, and Zoning Ordinance.

Regarding Site Plan and Subdivision Regulations, the Planning Board found the application is in compliance with §1.2, Criteria Of Approval, as follows:

1.2.1 Pollution. The development will not result in undue water or air pollution. In making this determination, the Board shall at least consider the elevation of the land above sea level and its relation to the floodplains, the nature of soils and sub-soils and their ability to adequately support waste disposal, the slope of the land and its effects on effluents, the availability of streams for disposal of effluents, and applicable state and local health and water resource rules and regulations.

Finding: The Stormwater Management plan was reviewed by the Town's Third Party Review Engineer, who found that it met the Town of York stormwater ordinances.

1.2.2 Sufficient Water. The development has sufficient water available for the reasonably foreseeable needs of the development.

Finding: The proposed development shall be served by an extension of the municipal water main beneath York Street. The York Water District has reviewed the proposed design and has found it to meet their specifications. Flow testing of the existing main shall be performed to determine the

appropriate size (4" or 6") of the service line for this development. Based on these findings, the Board finds that the requirements of § 1.2.2 are met.

1.2.3 Municipal Water Supply. The development will not cause an unreasonable burden of an existing water supply, if one is to be utilized.

Finding: The five dwelling units and two commercial units will be connected by a municipal water supply; a letter of capacity from the York Water District has been submitted. Based on these findings, the Board finds that the requirements of § 1.2.3 are met.

1.2.4 Erosion. The development will not cause unreasonable soil erosion or a reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition results.

Finding: The project plans include an erosion & sedimentation control plan that will be implemented during and after construction of the mixed-use building and its amenities. The potential for erosion & sedimentation will be greatly reduced by the completion of the project, and the nearby wetland complex shall not be impacted. Based on these findings, the Board finds that the requirements of § 1.2.4 are met.

1.2.5 Traffic. The development will not cause unreasonable highway or public road congestion or unsafe conditions with respect to use of the highways or public roads existing or proposed, and if the proposed development requires driveways or entrances onto a state or state-aid highway located outside the urban compact area of an urban compact municipality as defined by Title 23 §754, the Maine Department of Transportation has provided documentation indicating that the driveways or entrances conform to Title 23 §704 and any rules adopted under that section.

Finding: The number of vehicle trips expected is less than the MDOT threshold for a Traffic Movement Permit (approximately 10 trips/day and 6 PM peak hourly trips). The project was reviewed and approved by the York Department of Public Works. The location of the proposed entrance for the development remains the same as the existing condition, and existing sight distances in both directions have been documented in excess of the minimum required. The access entrance is surfaced with asphalt and abutting sidewalks and crosswalks shall be extended across the frontage of this parcel to promote safe use. Based on these findings, the Board finds that the requirements of § 1.2.5 are met.

1.2.6 Sewage Disposal. The development will provide for adequate sewage waste disposal and will not cause an unreasonable burden on municipal services if they are utilized.

Finding: Municipal sewage disposal services will be utilized for this project. Based on these findings, the Board finds that the requirements of § 1.2.6 are met.

1.2.7 Municipal Solid Waste Disposal. The development will not cause an unreasonable burden on the Town's ability to dispose of solid waste if municipal services are to be utilized.

Finding: The five dwelling units and two commercial units will be connected by a municipal solid waste disposal service; a letter of capacity from the York Sewer District has been submitted. Based on these findings, the Board finds that the requirements of §1.2.7 are met.

1.2.8 Aesthetic, Cultural and Natural Values. The development will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, significant wildlife

habitat identified by the Department of Inland Fisheries and Wildlife or the municipality, or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline.

Finding: The development will not have an undue adverse impact on any aesthetic, cultural or natural values. The site will remain in its existing condition, as the proposed development shall utilize the same vehicular entrance and the proposed structure shall occupy the footprint of the existing building to be removed. The aesthetics of the site will be improved by the removal of existing frontyard parking and replacement with a maintained greenspace of lawn and landscape plantings. No significant wildlife habitats occur on the site as supported by the Beginning with Habitat maps submitted with the application. The project is not adjacent to the shoreline; therefore, no impediment to shoreline access will be created by the project. Based on these findings, the Board finds that the requirements of §1.2.8 are met.

1.2.9 Conformity with Local Ordinances and Plans. The development is in conformance with these Regulations, Zoning and other Town land use codes, and the Comprehensive Plan. In making this determination, the Planning Board is authorized to interpret these Ordinances and Plans.

Finding: Through its review of this application, the Board finds that the requirements of §1.2.9 are met.

1.2.10 Technical and Financial Capacity. The developer has adequate financial and technical capacity to meet the required standards.

Finding: The applicant has the technical and financial capacity to complete the project as designed. Based on these findings, the Board finds that the requirements of §1.2.10 are met.

1.2.11 Surface Waters. Whenever situated entirely or partially within the watershed of any pond or lake or within 250 feet of wetland, great pond or river as defined in Title 38, Chapter 3, Subchapter 1, Article 2-B, the proposed development will not adversely affect the quality of that body of water or unreasonably affect the shoreline of that body of water.

Finding: The site is not located in the watershed of a pond, lake, great pond or river. The site includes wetlands which will not be impacted by the development. With the implementation of the project Stormwater Management Plan and Erosion & Sedimentation Control Plan, it is not expected that this wetland will be adversely impacted. Based on these findings, the Board finds that the requirements of §1.2.12 are met.

1.2.12 Ground Water. The development will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater.

Finding: The project will not adversely affect the quality or quantity of groundwater. The project will be supported by a municipal water service, and therefore will not extract groundwater in a drilled well for the proposed uses. The implementation of the project Stormwater Management Plan and Erosion & Sedimentation Control Plan will maintain or improve the quality of surface runoff and reduce the likelihood of adverse effects on groundwater. Based on these findings, the Board finds that the requirements of §1.2.12 are met.

1.2.13 Flood Areas. Based on the Federal Emergency Management Agency's Flood Boundary and Floodway Maps and Flood Insurance Rate Maps, and information presented by the applicant, the Planning Board will determine whether the development, or any part of it, is in a flood prone

area. If the development, or any part of it, is in such an area, the developer shall determine the 100-year flood elevation and flood hazard boundaries within the development. The proposed plan must include a condition of approval requiring that principal structures in the development will be constructed with their lowest floor, including the basement, at least two feet above the 100-year flood elevation.

Finding: The project site is not in a flood hazard area. Based on these findings, the Board finds that the requirements of §1.2.13 are met.

1.2.14 Freshwater Wetlands. All freshwater wetlands within the proposed development have been identified on any maps submitted as part of the application, regardless of the size of these wetlands.

Finding: A wetland scientist determined that wetlands exist on the site. The wetlands are depicted on the project plans. Based on these findings, the Board finds that the requirements of §1.2.15 are met.

1.2.15 River, Stream or Brook. Any river, stream or brook within or abutting the proposed development has been identified on any maps submitted as part of the application. For purposes of this section, "river, stream or brook" has the same meaning as in Title 38 §480-B.9.

Finding: No rivers, streams or brooks exist on or immediately adjacent to the project site. Based on these findings, the Board finds that the requirements of §1.2.15 are met.

1.2.16 Stormwater. The proposed development will provide for adequate stormwater management.

Finding: The Stormwater Management Plan was reviewed by the Town of York's engineering consultant. Gorrill Palmer. Based on these findings, the Board finds that the requirements of §1.2.16 are met.

1.2.17 Spaghetti Lots Prohibited. If any lots in a proposed subdivision have shore frontage on a river, stream, brook, great pond or coastal wetland as these features are defined in Title 38 §480-B, none of the lots created within the subdivision have a lot-to-shore frontage ratio greater than 5 to 1.

Finding: The project does not create any lots, and the existing lot is not considered a spaghetti lot. Based on these findings, the Board finds that the requirements of §1.2.17 are met.

1.2.18 Lake Phosphorous Concentration. The long-term cumulative effects of the proposed development will not unreasonably increase a great pond's phosphorous concentration during the construction phase and life of the proposed development.

Finding: The project is not in the watershed of a great pond. Based on these findings, the Board finds that the requirements of §1.2.18 are met.

1.2.19 Impact on Adjoining Municipality. For any proposed development that crosses municipal boundaries, the proposed development will not cause unreasonable traffic congestion or unsafe conditions with respect to the use of existing public ways in an adjoining municipality in which part of the development is located.

Finding: The project site lies entirely in York and does not cross municipal boundaries; the project will not cause unreasonable traffic congestion or unsafe conditions in an adjoining community. Based on these findings, the Board finds that the requirements of §1.2.19 are met.

Regarding the Zoning Ordinance, the Planning Board found the application in compliance with §6.3, Performance Standards Applicable to the York Village Center (YVC-1) Zoning District.

Letters of project approval were issued by the York Department of Public Works, the York Schools Superintendent, the York Village Fire Department, the York Police Department, the York Historic District and the Maine Historic Preservation Commission.

DECISIONS:

1. The amendment application was reviewed and found by a vote of the Board to be substantively complete and accepted for review on _____. Site and Subdivision Amendment approved on _____.

2. Waivers Granted:

SIGNATURE:

_____ _____

CHAIRMAN, Town of York Planning Board DATE

Gorham Savings Bank

October 3, 2024

Graystone Builders Inc.
764 US Route 1 Suite 11
York, ME 03909

RE: Carriage Landing at 294 York St

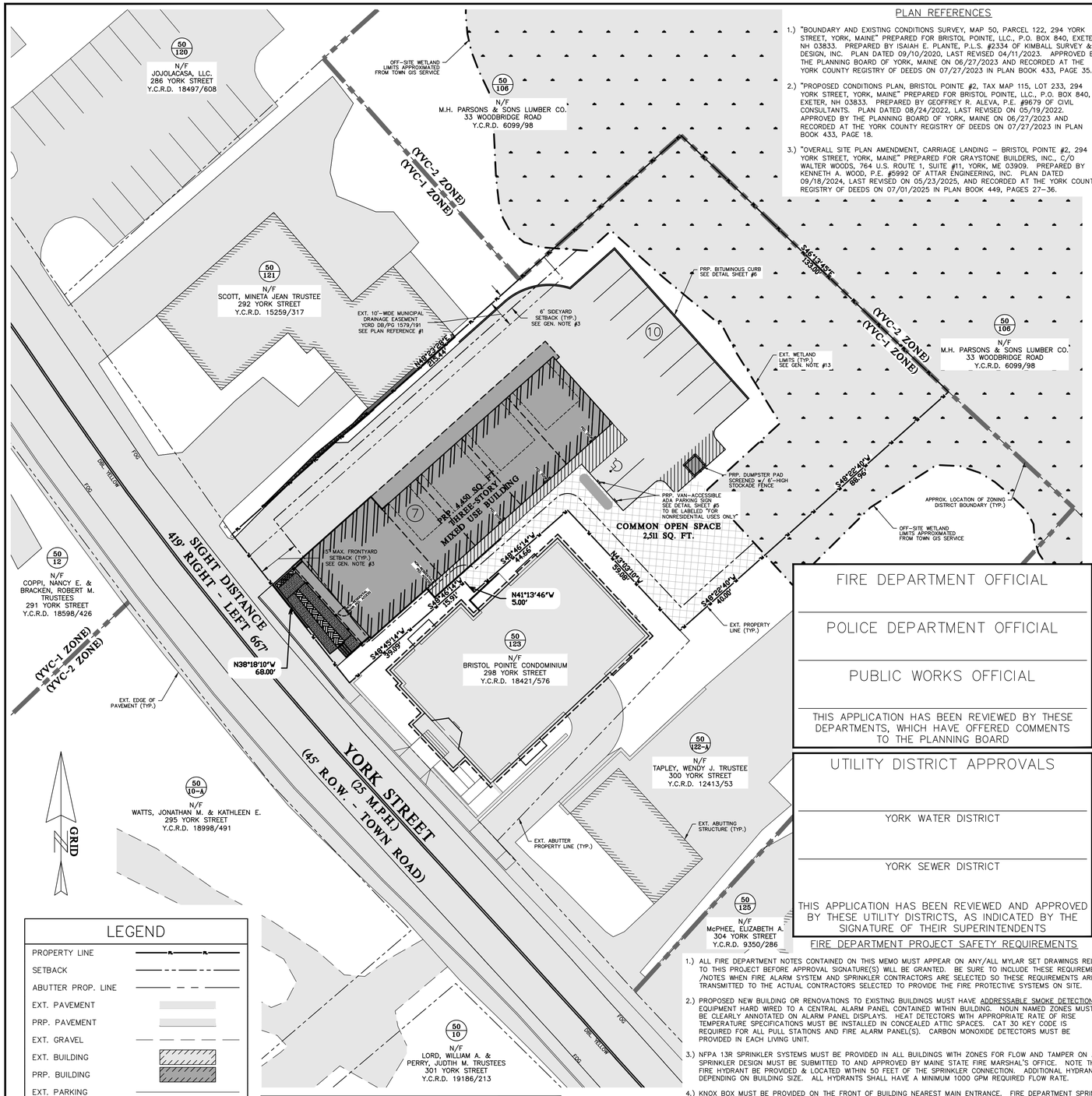
To Whom It May Concern:

Graystone Builders is an established and valued customer of Gorham Savings Bank. The company has a proven track record with strong cash flows and reliable management from Walter Woods. We are excited about their plans at Carriage Landing and look forward to working with them in further support of the project.

Please feel free to contact me with any questions.

Sincerely,

David N. Moravick
Vice President
Gorham Savings Bank



PLAN REFERENCES

1.) "BOUNDARY AND EXISTING CONDITIONS SURVEY, MAP 50, PARCEL 122, 294 YORK STREET, YORK, MAINE" PREPARED FOR BRISTOL POINTE, LLC., P.O. BOX 840, EXETER, NH 03833. PREPARED BY ISAIAH E. PLANTE, P.L.S. #2334 OF KIMBALL SURVEY & DESIGN, INC. PLAN DATED 09/10/2020, LAST REVISED 04/11/2023. APPROVED BY THE PLANNING BOARD OF YORK, MAINE ON 06/27/2023 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS ON 07/27/2023 IN PLAN BOOK 433, PAGE 35.

2.) "PROPOSED CONDITIONS PLAN, BRISTOL POINTE #2, TAX MAP 115, LOT 233, 294 YORK STREET, YORK, MAINE" PREPARED FOR BRISTOL POINTE, LLC., P.O. BOX 840, EXETER, NH 03833. PREPARED BY GEOFFREY R. ALEVA, P.E. #9679 OF CIVIL CONSULTANTS. PLAN DATED 08/24/2022, LAST REVISED ON 05/19/2022. APPROVED BY THE PLANNING BOARD OF YORK, MAINE ON 06/27/2023 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS ON 07/27/2023 IN PLAN BOOK 433, PAGE 18.

3.) "OVERALL SITE PLAN AMENDMENT, CARRIAGE LANDING – BRISTOL POINTE #2, 294 YORK STREET, YORK, MAINE" PREPARED FOR GRAYSTONE BUILDERS, INC., C/O WALTER WOODS, 764 U.S. ROUTE 1, SUITE #11, YORK, ME 03909. PREPARED BY KENNETH A. WOOD, P.E. #5992 OF ATTAR ENGINEERING, INC. PLAN DATED 09/18/2024, LAST REVISED ON 05/23/2025, AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS ON 07/01/2025 IN PLAN BOOK 449, PAGES 27–36.

GENERAL NOTES (CONT.)

9.) PARKING PERFORMANCE STANDARDS APPLICABLE TO THE YVC–1 DISTRICT:

PER ZONING §15.3 "PARKING", THE PARKING STANDARDS OF §15.1.1.2 SHALL NOT APPLY IN THE YVC–1 DISTRICT. PARKING SPACES SHALL INSTEAD BE PROVIDED TO CONFORM TO THE NUMBER REQUIRED IN THIS SECTION. WHERE A PROPOSED USE DOES NOT FALL CLEARLY INTO ONE OF THE LISTED ACTIVITIES, THE BOARD SHALL DETERMINE THE ACTIVITY WHICH MOST CLOSELY RESEMBLES THE PROPOSED USE, AND THE PROPOSED USE SHALL COMPLY WITH THE PARKING STANDARDS OF THAT CATEGORY.

§15.3.A: PARKING REQUIREMENTS IN THE YVC–1 AND YVC–2 BASE ZONES SHALL BE 50% OF THAT SPECIFIED IN §15.1.1.2. (SEE GENERAL NOTE #10)

§15.3.C: THE PROVISIONS OF §17.4.B, WHICH REQUIRE DECREASING NON–CONFORMITY, SHALL NOT APPLY TO PARKING IN THE YVC–1 AND YVC–2 BASE ZONES.

10.) PARKING CALCULATION PER ZONING §15.1.1.2 "AMOUNT OF PARKING":

MULTI–FAMILY DWELLING:	2 PARKING SPACES PER DWELLING WITH 3+ BEDROOMS 1.5 PARKING SPACES PER DWELLING WITH < 3 BEDROOMS
PROFESSIONAL OFFICES:	1 PARKING SPACE PER 200 SQ. FT. GROSS LEASEABLE AREA, EXCLUSIVE OF CELLAR AND BULK STORAGE AREAS
PROPOSED RESIDENTIAL:	2x 2–BEDROOM DWELLING UNITS = [2 x 1.5] = 3 PARKING SPACES 3x 3–BEDROOM DWELLING UNITS = [3 x 2] = 6 PARKING SPACES
PROPOSED NON–RESIDENTIAL:	1,522 SQ. FT. COMBINED OFFICE & COMMERCIAL SPACE, EXCLUDING STORAGE [1,522 / 200] = 7.61 SPACES
TOTAL PARKING DEMAND:	[3 + 6 + 7.61] = 16.61 SPACES
PER GENERAL NOTE #9, ZONING §15.3.A: 50% REDUCTION ALLOWED IN YVC–1 BASE ZONE	
TOTAL PARKING REQUIRED:	[16.61 * 0.50] = 8.30 => 9 SPACES REQUIRED [17 PROVIDED, 1 ADA]

11.) OPEN SPACE CALCULATION, PER SITE/SUBDIVISION §7.13.1:

COMMON OPEN SPACE PROPOSED = 2,511 SQ. FT.
[2,511 / 23,427 SQ. FT. TOTAL PARCEL AREA] = 10.7% > 10% MINIMUM => OK

12.) LOT COVERAGE CALCULATION PER SITE/SUBDIVISION §7.4.1 "LAND NOT SUITABLE FOR DEVELOPMENT":

OVERALL PARCEL AREA:	= 23,427 SQ. FT. (0.54 AC.)
LESS AREAS BELOW NORMAL HIGH WATER MARK:	= 0 SQ. FT.
LESS AREAS WITHIN 100–YEAR FLOODPLAIN:	= 0 SQ. FT.
LESS PASSAGE RIGHTS–OF–WAY OR EASEMENTS:	= 1,600 SQ. FT. (0.037 AC.)
LESS UTILITY EASEMENTS > 90' IN WIDTH:	= 0 SQ. FT.
LESS WETLAND AREAS:	= 7,190 SQ. FT. (0.165 AC.)
LESS STEEP SLOPES (>20%):	= 0 SQ. FT.
REMAINING DEVELOPMENT LAND BALANCE:	= [23,427 – 1,600 – 7,190] = 14,637 SQ. FT.
PROPOSED BUILDING FOOTPRINT:	= 4,449 SQ. FT.
PROPOSED IMPERVIOUS COVER:	= 6,882 SQ. FT. TRAVELWAY, PARKING & UTILITIES = 394 SQ. FT. FRONT ADA PATHWAYS
	[4,449 + 6,882 + 394] = 11,725 SQ. FT. (0.269 AC.)
	[11,725 SQ. FT. / 14,637 SQ. FT.] = 80.1% > 75% => GEN. NOTE #3.(D) REQUIRED

13.) DEPICTED WETLAND LIMITS WERE DELINEATED BY KEN GARDNER, MAINE CERTIFIED SOIL SCIENTIST, IN JUNE OF 2024 AND SURVEY–LOCATED BY ATTAR ENGINEERING, INC. IN JUNE OF 2024.

14.) BUILDING HEIGHT CALCULATION FOR THIS DEVELOPMENT SHALL BE MEASURED ACCORDING TO ZONING §2, DEFINITION OF BUILDING HEIGHT, SUBSECTIONS b) & c) AS A STRUCTURE OUTSIDE 500' OF THE NORMAL HIGH WATER MARK OF ANY LISTED WATERBODIES.

THE VERTICAL DISTANCE FROM THE AVERAGE PRE–DEVELOPMENT GRADE OF THE GROUND ADJOINING THE BUILDING TO THE AVERAGE DISTANCE BETWEEN THE EAVES AND RIDGE LEVEL FOR GABLE ROOFS. "AVERAGE PRE–DEVELOPMENT GRADE" IS THE AVERAGE GRADE, EXISTING ON APRIL 13, 2016, OF THE GROUND ADJOINING THE BUILDING OR A PROPOSED BUILDING, IN ITS NATURAL CONDITION PRIOR TO ANY SITE ALTERATION OR CONSTRUCTION ACTIVITY.

AVERAGE PRE–DEVELOPMENT GRADE:	= 59.4' OR 59'–5"
[TOPOGRAPHY PER PLAN REFERENCE #1, GRADE DECLARATION PER PLAN REFERENCE #2] [MEASUREMENT HELD FROM PRIOR APPROVALS PER DEFINITION SHOWN ABOVE, ELEVATION IN APRIL OF 2016]	
PRP. BUILDING HEIGHT OF PRIOR APPROVAL:	= 94.1' PER PLAN REFERENCE #2 (34.7' TO MIDPOINT)
PRP. BUILDING HEIGHT FOR AMENDMENT:	= 94'–5" (35.0')
[SEE SELECT PLAN SET SHEETS FROM REFERENCE #2 APPENDED TO END OF THIS SET]	

15.) THE PROPOSED INTERIOR TRAVELWAY IMPROVEMENTS INCLUDE A SLIGHT ENCROACHMENT ONTO THE PROPERTY OF NORTHERLY ABUTTER TM/L 115/233 IN THE VICINITY OF THE EXISTING STONE & MORTAR RETAINING WALL, FOR A SPAN OF ROUGHLY 24' AND A TOTAL ENCROACHMENT AREA OF ROUGHLY 6 SQ. FT. THE DEVELOPER SHALL SECURE A CONSTRUCTION EASEMENT FOR IMPROVEMENTS IN THIS AREA.

16.) THE EXISTING DRAINAGE EASEMENT SUPPORTING THE MUNICIPAL INFRASTRUCTURE WHICH RUNS THROUGH THE SUBJECT PROPERTY, AS DEPICTED ON SHEET #2 AND PER PLAN REFERENCE #1, DOES NOT NEED TO BE LENGTHENED FOR THE PROPOSED UTILITY IMPROVEMENTS. THE EXISTING EASEMENT ENCOMPASSES THE PROPOSED OUTFALL LOCATION FOR THE ON–SITE STORMWATER MANAGEMENT.

17.) EXISTING LARGE TREES (>24" D.B.H.) ARE NOT DEPICTED IN THE PLAN SET, AND THE DEVELOPER REQUESTS A WAIVER FROM THIS REQUIREMENT. THERE ARE NO SUCH LARGE TREES PRESENT ON THE UPLAND AREAS OF THE SUBJECT PARCEL, AND THE DEVELOPMENT PROPOSES NO WETLAND IMPACTS SO ALL VEGETATION THEREIN SHALL REMAIN UNDISTURBED.

18.) THE PROPOSED DEVELOPMENT DOES NOT MEET ANY THRESHOLD OF THE MDEP NATURAL RESOURCES PROTECTION ACT (NRPA), CHAPTER 305, THAT WOULD REQUIRE A PERMIT–BY–RULE (PBR) TO BE OBTAINED. THE ON–SITE WETLAND COMPLEX CONTAINS EMERGENT FRESHWATER WETLANDS WITH LESS THAN 20,000 SQUARE FEET OF AQUATIC VEGETATION, WHICH IS BELOW THE THRESHOLD FOR SUBSECTION 2: "ACTIVITIES ADJACENT TO PROTECTED NATURAL RESOURCES".

19.) SITE LIGHTING SHALL CONSIST OF RECESS LIGHTING UNDER THE SOFFITS OF THE FRONT PORCH AS WELL AS EACH GARAGE DOOR ON THE NORTHERLY SIDE, PLUS FULLY SHIELDED WALL–PACK UNITS ABOVE EACH PEDESTRIAN DOOR ON THE SOUTHERLY SIDE. ALL LIGHTING SHALL BE DOWNWARD FACING, DARK SKY COMPLIANT, AND CONFORMING WITH ARTICLE 10–H OF THE TOWN OF YORK ZONING ORDINANCE.

20.) THIS DEVELOPMENT IS SUBJECT TO THE FOLLOWING PERCENTAGE OCCUPATION REQUIREMENTS, WHICH ARE NOT FROM THE CURRENTLY–ADOPTED ORDINANCE. SINCE THIS DEVELOPMENT IS AN AMENDMENT TO A PRIOR APPROVAL, THE ZONING AT THE TIME OF APPROVAL STILL GOVERNS FOR THESE CALCULATIONS:

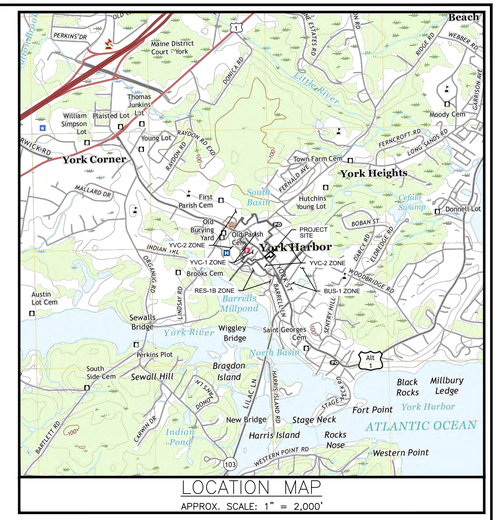
WITHIN THE YVC1 & YVC2 BASE ZONES, ON LOTS WITH FRONTAGE ON YORK STREET, THE "RESIDENTIAL USE" CATEGORY SHALL ONLY BE PERMITTED WITHIN A MIXED–USE BUILDING AND SHALL OCCUPY NO MORE THAN 50% OF THE FIRST FLOOR GROSS FLOOR AREA.

WITHIN THE YVC1 & YVC2 BASE ZONES, THE "OFFICE USE" CATEGORY IS PERMITTED ONLY WHEN IT DOES NOT OCCUPY MORE THAN 50% IN THE REAR OF THE STREET–LEVEL GROSS FLOOR AREA OF A BUILDING ADJACENT TO YORK STREET.

TOTAL GROSS FLOOR AREA: (IDENTIFIED ON ARCHITECTURAL PLANS AS FIRST FLOOR, STREET–LEVEL STORY TO YORK STREET)	= 4,224 SQ. FT.
TOTAL FIRST FLOOR RESIDENTIAL AREAS:	= 2,029 SQ. FT.
RESIDENTIAL USE PERCENTAGE:	= [2,029 / 4,224] = 48.0% < 50% => OK
TOTAL REAR–HALF SQUARE FOOTAGE:	= 2,080 SQ. FT.
REAR–HALF FIRST FLOOR COMMERCIAL AREAS:	= 212 SQ. FT.
COMMERCIAL USE PERCENTAGE:	= [212 / 2080] = 10.2% < 50% => OK

21.) THE PROPOSED 1,000–GALLON GAS TANK DEPICTED ON THE DEVELOPED CONDITION PLAN SHALL BE INSTALLED UNDERGROUND AND SHALL MAINTAIN AT LEAST A 10' SEPARATION FROM THE ABUTTING PROPERTY LINE.

THIS PLAN IS AN AMENDMENT TO REFERENCE PLAN NO. 3 "OVERALL SITE PLAN AMENDMENT, CARRIAGE LANDING – BRISTOL POINTE NO. 2, 294 YORK STREET, YORK, MAINE" APPROVED BY THE TOWN OF YORK PLANNING BOARD ON JUNE 17, 2025. THE PROPOSED AMENDMENT INCLUDES ADDITIONAL REARYARD PARKING AND CHANGES TO ON–SITE STORMWATER MANAGEMENT RELATED TO THE EXISTING MUNICIPAL DRAINAGE EASEMENT.



LOCATION MAP

APPROX. SCALE: 1" = 2,000'

GENERAL NOTES

1.) THIS PLAN DEPICTS AN AMENDMENT TO THE PREVIOUSLY–APPROVED MIXED USE DEVELOPMENT FOR THE SUBJECT PARCEL, DEMOLISHING THE EXISTING STRUCTURE AND CONSTRUCTING A THREE–STORY, ~4,450 SQ. FT. MIXED USE BUILDING. THE MIXED USE BUILDING IS PROPOSED TO BE OCCUPIED BY TWO (2) COMMERCIAL TENANTS ON THE FIRST FLOOR (BUSINESS/ PROFESSIONAL OFFICE), WITH THE REMAINDER OF THE BUILDING BEING OCCUPIED BY FIVE (5) TOWNHOUSE–STYLE RESIDENTIAL DWELLING UNITS. THE REMAINDER OF THE PROPOSED DEVELOPMENT INCLUDES PARKING, UTILITY, AND GRADING IMPROVEMENTS.

2.) THE SUBJECT PARCEL, LOCATED AT 294 YORK STREET, IS IDENTIFIED AS LOT 122 ON TAX MAP 50, CONSISTS OF APPROXIMATELY 0.54 ACRES IN AREA, AND IS LOCATED IN THE YORK VILLAGE CENTER (YVC–1) BASE ZONING DISTRICT. "MULTI FAMILY DWELLING" AND "BUSINESS, FINANCIAL, PROFESSIONAL, OR GOVERNMENT OFFICE" ARE ALL PERMITTED USES IN THE YVC–1 ZONE AS PER ZONING ORDINANCE ARTICLE 4, "USE REGULATIONS".

3.) DIMENSIONAL REQUIREMENTS FOR THE YVC–1 AS PER ZONING §5.2.2, "SCHEDULE OF DIMENSIONAL REGULATIONS, OTHER DISTRICTS":

MIN. LAND AREA:	5,000 SQ. FT. WITH YEAR–ROUND PUBLIC WATER & SEWER [SEE GEN. NOTE #11]
MIN. STREET FRONTAGE:	50' WITH YEAR–ROUND PUBLIC WATER & SEWER [68 FT. PROVIDED]
MIN. LOT DEPTH:	NONE
SETBACKS:	15' FRONT YARD (MAXIMUM) 6' REAR YARD (MINIMUM)(B) 6' SIDE YARD (MINIMUM)(B)&(C)
MAX. LOT COVERAGE:	75%(D)
MAX. BUILDING & STRUCTURE HEIGHT:	35' [35'–0" PROVIDED – SEE GENERAL NOTE #14]
MAX. BUILDING FOOTPRINT:	7,000 SQ. FT. [4,620 SQ. FT. PROVIDED]

(B) – PER ZONING §5.2, FOOTNOTE 'X', STORMWATER MANAGEMENT FACILITIES SHALL BE EXEMPT FROM YARD SETBACKS EXCEPT FOR THE FOLLOWING TYPES OF STORMWATER FACILITIES: STORMWATER WET PONDS, DETENTION PONDS, BASINS, RETENTION PONDS, AND ANY ABOVE GROUND OR ABOVE FINISHED GRADE STORMWATER MANAGEMENT FACILITY STRUCTURES THAT MAY INCLUDE PIPING (INCLUDING OUTFALL PIPES), CONCRETE, RIPRAP, OR OTHER SIMILAR CONSTRUCTED INFRASTRUCTURE INTENDED TO CONTROL STORMWATER RUNOFF QUANTITY OR QUALITY.

(C) – PER ZONING §5.2, FOOTNOTE 'T', LOTS WITHIN THE YVC–1 DISTRICT SHALL HAVE A MINIMUM SIDE YARD SETBACK OF 6 FEET EXCEPT THAT THIS MAY BE REDUCED TO ZERO (0) FEET ON ONE SIDE, PROVIDED THE CUMULATIVE SIDE YARD SETBACKS ARE NOT LESS THAN TWELVE (12) FEET.

(D) – PER ZONING §5.2, FOOTNOTE 'X', MAXIMUM LOT COVERAGE MAY BE INCREASED UP TO 100% IF THE OWNER PROVIDES INNOVATIVE STORMWATER DESIGNS USING LOW IMPACT DEVELOPMENT (LID), PUBLIC SPACE, AND/OR INNOVATIVE LANDSCAPE DESIGN AS APPROVED BY THE PLANNING BOARD.

4.) SITE TOPOGRAPHY, EXISTING GROUND SURFACE CONDITIONS, AND BOUNDARY MONUMENTATION ARE DEPICTED BASED ON STATE OF MAINE ORTHOIMAGERY, STATE AND TOWN GIS IMAGERY, AND PLAN REFERENCES 1 THRU 3. EXISTING CONDITIONS OF ABUTTING PROPERTIES ARE APPROXIMATE. VERTICAL DATUM IS NAVD88.

5.) MULTI–FAMILY DWELLING PROVISIONS APPLICABLE TO THE YVC–1 DISTRICT:

PER ZONING §5.3.3, EACH DWELLING UNIT IN A MULTI–FAMILY DWELLING SHALL HAVE AT LEAST SIX HUNDRED (600) SQUARE FEET OF INTERNAL HABITABLE FLOOR SPACE INCLUDING BATHROOMS. SUCH DWELLING UNITS MAY BE LAID OUT VERTICALLY ON MORE THAN ONE FLOOR WITHIN A BUILDING, BUT AT LEAST FOUR HUNDRED (400) SQUARE FEET OF INTERNAL HABITABLE FLOOR SPACE SHALL BE PROVIDED ON ONE OF THOSE STORIES.

6.) SUPPLEMENTAL USE REQUIREMENTS APPLICABLE TO THE YVC–1 DISTRICT:

PER ZONING §6.1.8.3 "SETBACKS AND SCREENING", THE YVC–1 DISTRICT IS EXEMPT FROM THE RESIDENTIAL AND NON–RESIDENTIAL SCREENING REQUIREMENTS OF THIS PROVISION, PROVIDED THE LOT WITHIN THE YVC–1 DISTRICT IS NOT ADJACENT TO A RESIDENTIAL DISTRICT OR HISTORIC DISTRICT.

PER ZONING §6.1.8.3 "SETBACKS AND SCREENING", THE YVC–1 DISTRICT IS EXEMPT FROM THE PARKING LANDSCAPE BUFFER STRIP REQUIREMENTS OF THIS PROVISION. ANY PROPOSED STORAGE AREAS WOULD STILL BE REQUIRED TO COMPLY.

PER ZONING §6.1.12.1 "NON–RESIDENTIAL PERFORMANCE STANDARDS", THE PLANNING BOARD SHALL GIVE CONSIDERATION TO HOW ANY PROPOSED PROJECT WITHIN THE YVC–1 DISTRICT ENHANCES THE TRADITIONAL NORTHERN NEW ENGLAND VILLAGE CHARACTER OF THE YORK VILLAGE CENTER DISTRICTS, IN A MANNER CONSISTENT WITH THE COMPREHENSIVE PLAN. NEW BUILDINGS SHALL NOT DIMINISH THE PROMINENCE OF EXISTING CHURCH STEEPLES OR HISTORIC MARKERS. THE FOLLOWING MATERIALS ARE EXPRESSLY PROHIBITED FROM BUILDING EXTERIORS IN THE YVC–1: VINYL SIDING, ALUMINUM SIDING, EXTERIOR INSULATION AND FINISHING SYSTEM ("EIFS"), AND FOAM OR PVC MATERIALS.

7.) THE CONTRACTOR MUST CONTACT DIG SAFE AND ALL LOCAL UTILITY DISTRICTS PRIOR TO THE START OF CONSTRUCTION TO VERIFY THE LOCATION OF EXISTING SUBSURFACE UTILITIES AND CONDITIONS. LOCATING AND PROTECTING ANY UNDERGROUND OR ABOVE–GROUND UTILITY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. LIMITS OF DISTURBANCE FOR THE PROPOSED AMENDMENT ARE DENOTED BY THE LOCATION OF PROPOSED EROSION AND SEDIMENTATION CONTROLS, AND THESE LIMITS SHALL BE VISUALLY DELINEATED IN THE FIELD PRIOR TO THE PRE–CONSTRUCTION MEETING.

8.) THIS DEVELOPMENT IS CURRENTLY SERVICED BY AND PROPOSES TO CONTINUE TO BE SERVICED BY PUBLIC SEWER (YORK SEWER DISTRICT) AND PUBLIC WATER (YORK WATER DISTRICT). ALL UTILITY MATERIALS, SIZES, AND CONSTRUCTION PRACTICES SHALL BE IN ACCORDANCE WITH STANDARDS OF THE YORK SEWER DISTRICT (YSD) AND YORK WATER DISTRICT (YWD). THE EXISTING WATER SERVICE SHALL BE ABANDONED AT THE WATER MAIN PER YWD STANDARDS. PROPOSED NEW WATER MAIN AND SERVICES EXTENDING TO THE BUILDING DEPICTED ON SHEET #3. FINAL LAYOUT SHALL BE APPROVED BY THE YORK WATER DISTRICT (YWD) PRIOR TO THE START OF CONSTRUCTION.

LEGEND

PROPERTY LINE	
SETBACK	
ABUTTER PROP. LINE	
EXT. PAVEMENT	
PRP. PAVEMENT	
EXT. GRAVEL	
EXT. BUILDING	
PRP. BUILDING	
EXT. PARKING	
PRP. PARKING	
EXT. WETLAND BNDY	UPLAND / WETLAND
EXT. WETLAND AREA	
EXT. STOCKADE FENCE	
PRP. OPEN SPACE	
EXT. ZONING BOUNDARY	

FIRE DEPARTMENT OFFICIAL

POLICE DEPARTMENT OFFICIAL

PUBLIC WORKS OFFICIAL

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

UTILITY DISTRICT APPROVALS

YORK WATER DISTRICT

YORK SEWER DISTRICT

THIS APPLICATION HAS BEEN REVIEWED AND APPROVED BY THESE UTILITY DISTRICTS, AS INDICATED BY THE SIGNATURE OF THEIR SUPERINTENDENTS

FIRE DEPARTMENT PROJECT SAFETY REQUIREMENTS

1.) ALL FIRE DEPARTMENT NOTES CONTAINED ON THIS MEMO MUST APPEAR ON ANY/ALL MYLAR SET DRAWINGS RELATING TO THIS PROJECT BEFORE APPROVAL SIGNATURE(S) WILL BE GRANTED. BE SURE TO INCLUDE THESE REQUIREMENTS /NOTES WHEN FIRE ALARM SYSTEM AND SPRINKLER CONTRACTORS ARE SELECTED SO THESE REQUIREMENTS ARE TRANSMITTED TO THE ACTUAL CONTRACTORS SELECTED TO PROVIDE THE FIRE PROTECTIVE SYSTEMS ON SITE.

2.) PROPOSED NEW BUILDING OR RENOVATIONS TO EXISTING BUILDINGS MUST HAVE ADDRESSABLE SMOKE DETECTION EQUIPMENT HARD WIRED TO A CENTRAL ALARM PANEL CONTAINED WITHIN BUILDING. NOUN NAMED ZONES MUST BE CLEARLY ANNOTATED ON ALARM PANEL DISPLAYS. HEAT DETECTORS WITH APPROPRIATE RATE OF RISE TEMPERATURE SPECIFICATIONS MUST BE INSTALLED IN CONCEALED ATTIC SPACES. CAT 30 KEY CODE IS REQUIRED FOR ALL PULL STATIONS AND FIRE ALARM PANEL(S). CARBON MONOXIDE DETECTORS MUST BE PROVIDED IN EACH LIVING UNIT.

3.) NFPA 13R SPRINKLER SYSTEMS MUST BE PROVIDED IN ALL BUILDINGS WITH ZONES FOR FLOW AND TAMPER ON ALARM PANEL NOTED ABOVE. SPRINKLER DESIGN MUST BE SUBMITTED TO AND APPROVED BY MAINE STATE FIRE MARSHAL'S OFFICE. NOTE THAT IT IS PREFERRED THAT A FIRE HYDRANT BE PROVIDED & LOCATED WITHIN 50 FEET OF THE SPRINKLER CONNECTION. ADDITIONAL HYDRANTS MAY BE REQUIRED DEPENDING ON BUILDING SIZE. ALL HYDRANTS SHALL HAVE A MINIMUM 1000 GPM REQUIRED FLOW RATE.

4.) KNOX BOX MUST BE PROVIDED ON THE FRONT OF BUILDING NEAREST MAIN ENTRANCE. FIRE DEPARTMENT SPRINKLER CONNECTION MUST BE PROVIDED FOR SYSTEM IN (3) ABOVE NEAREST MAIN ENTRANCE.

5.) REASONABLE FIRE APPARATUS ACCESS MUST BE PROVIDED AROUND ENTIRE BUILDING.

6.) PROVIDE CONSTRUCTION DETAILS ON BUILDING DESIGN WHEN AVAILABLE.

7.) ANY BUILDING CONTAINING LIVING SPACES, OFFICES OR OCCUPIED UNITS OF ANY TYPE ON TWO FLOORS OR MORE SHALL HAVE FIRE DEPARTMENT STANDPIPES FOR EACH FLOOR PROVIDED FOR FIREFIGHTING PURPOSES PER NFPA 14 REQUIREMENTS. ALL FLOORS MUST BE PROVIDED WITH STANDPIPES IN THE STAIRWELLS WITH 2½ FIRE HOSE CONNECTIONS WITH 1½ NPSH ADAPTERS FOR FIREFIGHTING.

8.) THE MAINE STATE FIRE MARSHAL'S OFFICE MUST REVIEW/APPROVE THE BUILDING PLANS AND BUILDING CONSTRUCTION DETAILS.

9.) ELEVATOR(S), IF PROVIDED, SHALL BE SIZED TO ACCOMMODATE THE CONVENIENT LOADING AND TRANSPORT OF AN AMBULANCE GURNEY.

10.) ADDRESS NUMBERING MUST BE PROVIDED ON STREET FACING ELEVATION(S) OF BUILDING(S) WITH A MINIMUM OF 4 INCH LETTERS TO ALLOW RESPONDERS A CLEAR INDICATION OF STREET NUMBERING FOR ALL NEWLY CONSTRUCTED BUILDING(S).

11.) THE FIRE CHIEF AND/OR FIRE INSPECTOR OF THE YFD RESERVES THE RIGHT TO AMEND OR ADD FIRE SAFETY REQUIREMENTS IF APPROPRIATE.

12.) COMMON ATTIC SPACES MAY REQUIRE ONE HOUR RATED FIRE SEPARATIONS DEPENDING ON BUILDING DESIGN AND CUBIC FOOTAGE CALCULATIONS.
A CERTIFICATE OF OCCUPANCY WILL BE GRANTED ONLY WHEN THE ABOVE NOTED FIRE SAFETY REQUIREMENTS ARE PROVIDED AND TESTED SATISFACTORY ON SITE.

APPROVAL OF THE TOWN OF YORK PLANNING BOARD — DATE

SIGNATURES OF 3 OR MORE PLANNING BOARD MEMBERS INDICATE APPROVAL OF THIS PLAN

STATE OF MAINE – YORK COUNTY
ss. REGISTRY OF DEEDS
RECEIVED_____, 20___
AT___h.___m., ___M. AND RECORDED IN PLAN BOOK_____, PAGE_____
ATTEST_____REGISTER

GRAPHIC SCALE
0 20 40 60 80 (FEET)

TAX MAP 50, LOT 122

NO.	DESCRIPTION	DATE
	REVISIONS	

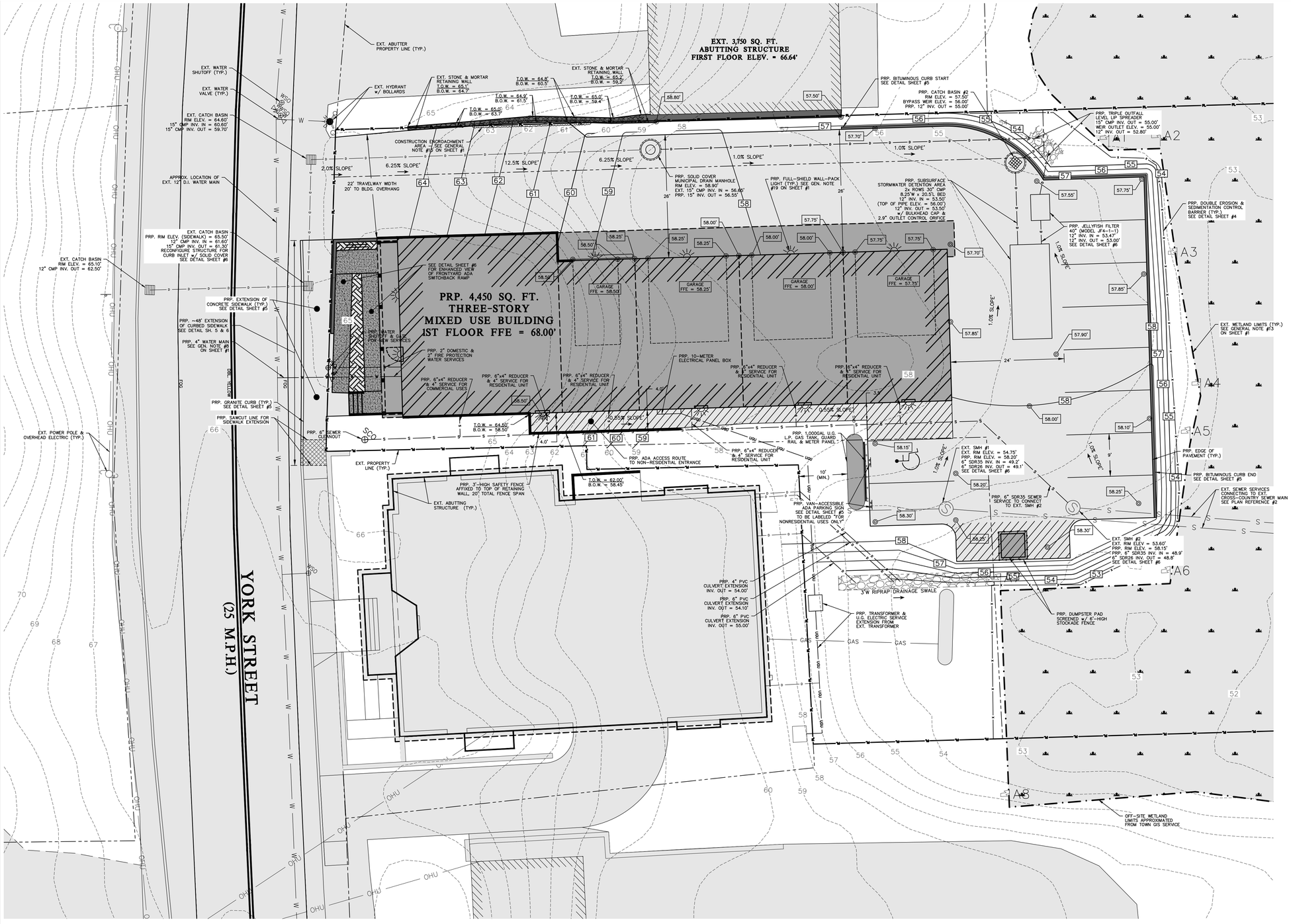
STATE OF MAINE — KENNETH A. WOOD No. 5992 — LICENSED PROFESSIONAL ENGINEER

OVERALL SITE PLAN AMENDMENT
CARRIAGE LANDING – BRISTOL POINTE #2
294 YORK STREET, YORK, MAINE

FOR: GRAYSTONE BUILDERS, INC.
C/O WALTER WOODS, 764 U.S. ROUTE 1, SUITE #11
YORK, ME 03909

ATTAR ENGINEERING, INC.
CIVIL ◆ STRUCTURAL ◆ MARINE ◆ SURVEYING
1284 STATE ROAD – ELIOT, MAINE 03903
PHONE: (207)439–6023 FAX: (207)439–2128

SCALE: 1" = 20'	APPROVED BY:	DRAWN BY: MJS
DATE: 01/09/2026		REVISION DATE: – : –
JOB NO: 24008	FILE: 294 YORK ST BASE.DWG	SHEET: 1



LEGEND

PROPERTY LINE	
SETBACK	
ABUTTER PROP. LINE	
EXT. PAVEMENT	
PRP. PAVEMENT	
EXT. BUILDING	
PRP. BUILDING	
PRP. PARKING	
EXT. STONEWALL	
PRP. OPEN SPACE	
EXT. STOCKADE FENCE	
EXT. OVERHEAD ELEC	OHU
EXT. POWER POLE	
EXT. GUY ANCHOR	
EXT. WATER LINE	W
EXT. WATER VALVE	
EXT. WATER SHUTOFF	
EXT. WATER HYDRANT	
PRP. WATER LINE	W
PRP. WATER VALVE	
PRP. WATER SHUTOFF	
EXT. STORM LINE	D
PRP. STORM LINE	D
EXT. CATCH BASIN	
PRP. CATCH BASIN	
EXT. MAJOR CONTOUR	XXX
EXT. MINOR CONTOUR	XXX
PRP. MAJOR CONTOUR	XXX
PRP. MINOR CONTOUR	56.00' XXX
PRP. SPOT GRADE	102.0' x

THIS PLAN IS AN AMENDMENT TO REFERENCE PLAN NO. 3: "OVERALL SITE PLAN AMENDMENT, CARRIAGE LANDING - BRISTOL POINTE NO. 2, 294 YORK STREET, YORK, MAINE" APPROVED BY THE TOWN OF YORK PLANNING BOARD ON JUNE 17, 2025. THE PROPOSED AMENDMENT INCLUDES ADDITIONAL REARYARD PARKING AND CHANGES TO ON-SITE STORMWATER MANAGEMENT RELATED TO THE EXISTING MUNICIPAL DRAINAGE EASEMENT.

APPROVAL OF THE TOWN OF YORK
PLANNING BOARD

CHAIR _____ DATE _____

STATE OF MAINE - YORK COUNTY
ss. REGISTRY OF DEEDS
RECEIVED_____, 20___
AT___h,___m,___M, AND RECORDED IN
PLAN BOOK_____, PAGE_____

ATTEST_____REGISTER

GRAPHIC SCALE
0 10 20 30 40 (FEET)

NO.	DESCRIPTION	DATE
	REVISIONS	

STATE OF MAINE
KENNETH A. WOOD
No. 5992
LICENSED PROFESSIONAL ENGINEER

TAX MAP 50, LOT 122

AMENDED DEVELOPED CONDITIONS PLAN
CARRIAGE LANDING - BRISTOL POINTE #2
294 YORK STREET, YORK, MAINE

FOR: GRAYSTONE BUILDERS, INC.
C/O WALTER WOODS, 764 U.S. ROUTE 1, SUITE #11
YORK, ME 03909

ATTAR ENGINEERING, INC.
CIVIL ◆ STRUCTURAL ◆ MARINE ◆ SURVEYING
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SCALE: 1" = 10'	APPROVED:	DRAWN BY: MJS
DATE: 01/09/2026		REVISION DATE: - : -
JOB NO: 24008	FILE: 294 YORK ST BASE.DWG	SHEET: 3

EROSION & SEDIMENTATION CONTROL NOTES

1. PRIOR TO ANY SNOW EVENT, SILTATION FENCE OR HAY BALE BARRIERS WILL BE INSTALLED DOWNSLOPE OF ALL STRIPPING OR CONSTRUCTION OPERATIONS. A DOUBLE SILT FENCE BARRIER SHALL BE INSTALLED DOWNSLOPE OF ANY SOIL MATERIAL STOCKPILES. SILT FENCES SHALL BE INSPECTED AFTER EACH RAIN EVENT AND DAILY DURING PROLONGED RAIN. SILT AND SOIL PARTICLES ACCUMULATING BEHIND THE FENCE SHALL BE REMOVED AFTER EACH SIGNIFICANT RAIN EVENT AND IN NO INSTANCE SHOULD ACCUMULATION EXCEED 1/2 THE HEIGHT OF THE FENCE. TORN OR DAMAGED AREAS SHALL BE REPAIRED.

2. TEMPORARY AND PERMANENT VEGETATION AND MULCHING IS AN INTEGRAL COMPONENT OF THE EROSION AND SEDIMENTATION CONTROL PLAN. ALL AREAS SHALL BE INSPECTED AND MAINTAINED UNTIL THE DESIRED VEGETATIVE COVER IS ESTABLISHED. THESE CONTROL MEASURES ARE ESSENTIAL TO EROSION PREVENTION AND ALSO REDUCE COSTLY REWORK OF GRADED AND SHAPED AREAS.

3. SEEDING, FERTILIZER AND LIME RATES AND TIME OF APPLICATION WILL BE DEPENDENT ON SOIL REQUIREMENTS. TEMPORARY VEGETATION SHALL BE MAINTAINED IN THESE AREAS UNTIL PERMANENT SEEDING IS APPLIED. ADDITIONALLY, EROSION AND SEDIMENTATION MEASURES SHALL BE MAINTAINED UNTIL PERMANENT VEGETATION IS ESTABLISHED.

4. ALL LAWN AREA, OUTER POND SIDE SLOPES AND SWALES SHALL BE PERMANENTLY SEEDED WITH THE FOLLOWING MIXTURE: 20 LB/ACRE CREEPING RED FESCUE, 2 LB/ACRE REDTOP AND 20 LB/ACRE TALL FESCUE FOR A TOTAL OF 42 LB/ACRE. FERTILIZER AND LIME RATES SHALL BE DEPENDENT ON SOIL TESTING. IN THE ABSENCE OF SOIL TESTS, FERTILIZE WITH 10–20–20 (N–P205–K201) AT 800 LB/ACRE AND LIME AT 3 TONS/ACRE. MULCH WITH HAY AT 70–90 LB/1000 S.F. 4" OF LOAM SHALL BE APPLIED PRIOR TO SEEDING.

5. POND BOTTOMS AND INNER POND SIDESLOPES SHALL BE PERMANENTLY SEEDED WITH THE FOLLOWING MIXTURE: 20 LB/ACRE CREEPING RED FESCUE, 8 LB/ACRE BIRDSFOOT TREFOIL AND 20 LB/ACRE TALL FESCUE FOR A TOTAL OF 48 LB/ACRE. SEE THE ABOVE NOTE FOR FERTILIZER, LIME AND MULCHING RATES.

6. TEMPORARY VEGETATION OF ALL DISTURBED AREAS, MATERIAL STOCKPILES AND OTHER SUCH AREAS SHALL BE ESTABLISHED BY SEEDING WITH EITHER WINTER RYE AT A RATE OF 112 LB/ACRE OR ANNUAL RYEGRASS AT A RATE OF 40 LB/ACRE. WINTER RYE SHALL BE USED FOR FALL SEEDING AND ANNUAL RYEGRASS FOR SHORT DURATION SEEDING. SEEDING SHALL BE ACCOMPLISHED BEFORE OCTOBER 1. TEMPORARY STABILIZATION WITH MULCH OF DISTURBED AREAS SHALL TAKE PLACE WITHIN 7 DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES IN AN AREA THAT WILL NOT BE WORKED FOR MORE THAN 7 DAYS. AREAS WITHIN 75 FEET OF A WETLAND OR WATERBODY SHALL BE TEMPORARILY STABILIZED WITH MULCH WITHIN 48 HOURS OF THE INITIAL DISTURBANCE OR PRIOR TO ANY STORM EVENT, WHICHEVER COMES FIRST.

7. TEMPORARY SEEDING OF DISTURBED AREAS SHALL BE ACCOMPLISHED BEFORE OCTOBER 1. PERMANENT SEEDING SHALL BE ACCOMPLISHED BEFORE SEPTEMBER 15.

8. ALL SEEDED AREAS SHALL BE MULCHED WITH HAY AT A RATE OF 2 BALES (70–90 LB) PER 1000 S.F. OF SEEDED AREA.

9. ALL DISTURBED AREAS ON THE SITE SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING OR TEMPORARILY STABILIZED PER E&S NOTE 6. PERMANENT STABILIZATION MEANS 90% COVER WITH MATURE, HEALTHY PLANTS FOR PLANTED AREAS AND FOR SODDED AREAS, COMPLETE BINDING OF SOD ROOTS INTO THE UNDERLYING SOIL WITH NO SLUMPING OF THE SOD OR DIE–OFF.

10. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT ALL ACCESSES TO PUBLIC ROADS (SEE PLAN). TEMPORARY CULVERTS SHALL BE PROVIDED AS REQUIRED.

11. SLOPES BETWEEN 2:1 AND 3:1 (INCLUDING 3:1) SHALL BE TREATED WITH POLYJUTE OPEN WEAVE GEOTEXTILE (OR EQUIVALENT) AFTER SEEDING. JUTE MATS SHALL BE ANCHORED PER MANUFACTURER'S SPECIFICATIONS. SLOPES BETWEEN 2:1 AND 1.5:1 (INCLUDING 2:1) SHALL BE ANCHORED WITH RIPRAP. SLOPES ARE PROHIBITED FROM BEING STEEPER THAN 1.5:1.

12. EXCESSIVE DUST CAUSED BY CONSTRUCTION OPERATIONS SHALL BE CONTROLLED BY APPLICATION OF WATER OR CALCIUM CHLORIDE.

13. THE CONTRACTOR MAY OPT TO USE EROSION CONTROL MIX BERM AS A SEDIMENT BARRIER IN LIEU OF SILTATION FENCE OR HAY BALE BARRIERS WITH APPROVAL FROM THE INSPECTING ENGINEER.

14. SEDIMENT BARRIERS SHALL BE DOUBLED WITH 75' OF WETLANDS OR OTHER PROTECTED NATURAL RESOURCES.

15. TEMPORARY E&S CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS OF PERMANENT STABILIZATION. ACCUMULATED SEDIMENTS SHALL BE REMOVED AND THE AREA STABILIZED.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE HOUSEKEEPING PRACTICES DURING THE CONSTRUCTION OF THE PROJECT. THESE STANDARDS CAN BE FOUND IN THE FOLLOWING DOCUMENT: MDEP CHAPTER 500 (STORMWATER MANAGEMENT), APPENDIX C. HOUSEKEEPING. HOUSEKEEPING PRACTICES INCLUDE, BUT ARE NOT LIMITED TO, SPILL PREVENTION, GROUNDWATER PROTECTION, FUGITIVE SEDIMENT AND DUST, DEBRIS AND OTHER MATERIALS, EXCAVATION DEWATERING, AUTHORIZED NON–STORMWATER DISCHARGES AND UNAUTHORIZED NON–STORMWATER DISCHARGES. ANY SPILL OR RELEASE OF HAZARDOUS SUBSTANCES MUST BE REPORTED TO THE MDEP; FOR OIL SPILLS, CALL 1–800–482–0777; FOR SPILLS OF TOXIC OR HAZARDOUS MATERIAL, CALL 1–800–452–4664.

17. WHENEVER PRACTICABLE, NO DISTURBANCE ACTIVITIES SHOULD TAKE PLACE WITHIN 50 FEET OF ANY PROTECTED NATURAL RESOURCE. IF DISTURBANCE ACTIVITIES TAKE PLACE BETWEEN 30 FEET AND 50 FEET OF ANY PROTECTED NATURAL RESOURCE, AND STORMWATER DISCHARGES THROUGH THE DISTURBED AREAS TOWARD THE PROTECTED NATURAL RESOURCE, PERIMETER EROSION CONTROLS MUST BE DOUBLED. IF DISTURBANCE ACTIVITIES TAKE PLACE LESS THAN 30 FEET FROM ANY PROTECTED NATURAL RESOURCE, AND STORMWATER DISCHARGES THROUGH THE DISTURBED AREAS TOWARD THE PROTECTED NATURAL RESOURCE, PERIMETER EROSION CONTROLS MUST BE DOUBLED AND DISTURBED AREAS MUST BE TEMPORARILY OR PERMANENTLY STABILIZED WITHIN 7 DAYS.

18. ALL SEDIMENT BARRIERS AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.

19. SEDIMENT BARRIERS SHALL BE INSTALLED DOWN–GRADIENT OF STOCKPILES, AND STORMWATER SHALL BE PREVENTED FROM RUNNING ONTO STOCKPILES.

20. THE PROPOSED STORMWATER MANAGEMENT AREAS INTENDED FOR USE AS PERMANENT, POST–CONSTRUCTION BMP'S SHALL BE USED TO TEMPORARILY MANAGE FLOWS DURING CONSTRUCTION. THESE BMP'S SHALL BE MAINTAINED DURING THEIR TEMPORARY USE BY INSTALLING THE APPROPRIATE MEASURES DURING CONSTRUCTION, INCLUDING UNDERDRAINS, SOIL FILTER MEDIA, ETC. SEDIMENT REMOVAL AND SLOPE STABILIZATION SHALL TAKE PLACE AS NECESSARY FOR TEMPORARY CONSTRUCTION MANAGEMENT.

21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE HOUSEKEEPING PRACTICES DURING THE CONSTRUCTION OF THE PROJECT. THESE STANDARDS CAN BE FOUND IN THE FOLLOWING DOCUMENT: MDEP CHAPTER 500 (STORMWATER MANAGEMENT), APPENDIX C. HOUSEKEEPING. HOUSEKEEPING PRACTICES INCLUDE, BUT ARE NOT LIMITED TO, SPILL PREVENTION, GROUNDWATER PROTECTION, FUGITIVE SEDIMENT AND DUST, DEBRIS AND OTHER MATERIALS, EXCAVATION DEWATERING, AUTHORIZED NON–STORMWATER DISCHARGES AND UNAUTHORIZED NON–STORMWATER DISCHARGES(DETAILED BELOW).

CONSTRUCTION HOUSEKEEPING PUNCHLIST

1. ALL DISTRUBED AREAS SHALL BE PERMANENTLY STABILIZED, AND PLANTINGS SHALL BE ESTABLISHED (GRASS SEEDS HAVE GERMINATED WITHIN 90% VEGETATIVE COVER).

2. ALL TRASH, SEDIMENTS, DEBRIS, OR ANY SOLID WASTE SHALL BE REMOVED FROM STORMWATER CHANNELS, CATCH BASINS, DETENTION STRUCTURES, DISCHARGE POINTS, AND LEVEL SPREADERS.

3. ALL EROSION AND SEDIMENTATION DEVICES SHALL BE REMOVED (SILTATION FENCES AND POSTS, DIVERSIONS AND SEDIMENT STRUCTURES, ETC.)

4. ALL DELIVERABLES (CERTIFICATIONS, SURVEY INFORMATION, AS–BUILT PLANS, REPORTS, NOTICES OF TERMINATION, ETC.) IN ACCORDANCE WITH ALL PERMIT REQUIREMENTS SHALL BE SUBMITTED TO THE TOWN, THE MAINE DEP, HOMEOWNER'S ASSOCIATION, OWNER, AND/OR ALL APPROPRIATE ENTITIES.

E&S INSPECTION/MAINTENANCE DURING CONSTRUCTION

A. INSPECTION AND CORRECTIVE ACTION. INSPECT DISTURBED AND IMPERVIOUS AREAS, EROSION CONTROL MEASURES, MATERIALS STORAGE AREAS THAT ARE EXPOSED TO PRECIPITATION, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE. INSPECT THESE AREAS AT LEAST ONCE A WEEK, PRIOR TO COMPLETING PERMANENT STABILIZATION MEASURES, AS WELL AS BEFORE AND WITHIN 24 HOURS AFTER A STORM EVENT WHICH PRODUCES 0.5 INCHES OR MORE WITHIN SAID 24 HOUR PERIOD. A TOWN–APPOINTED ENGINEER WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING THE STANDARDS AND CONDITIONS IN THE PERMIT, SHALL CONDUCT THE INSPECTIONS AND SHALL ALSO ENSURE THAT THE RECOMMENDED MAINTENANCE IS PERFORMED.

B. MAINTENANCE. IF BEST MANAGEMENT PRACTICES (BMPS) NEED TO BE REPAIRED, THE REPAIR WORK SHOULD BE INITIATED UPON DISCOVERY OF THE PROBLEM BUT NO LATER THAN THE END OF THE NEXT WORKDAY. IF ADDITIONAL BMPS OR SIGNIFICANT REPAIR OF BMPS ARE NECESSARY, IMPLEMENTATION MUST BE COMPLETED WITHIN 7 CALENDAR DAYS AND PRIOR TO ANY STORM EVENT WHICH PRODUCES 0.5 INCHES OR MORE WITHIN A 24 HOUR PERIOD. ALL MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION UNTIL AREAS ARE PERMANENTLY STABILIZED.

C. DOCUMENTATION. KEEP A LOG (REPORT) SUMMARIZING THE INSPECTIONS AND ANY CORRECTIVE ACTION TAKEN. THE LOG MUST INCLUDE THE NAME(S) AND QUALIFICATIONS OF THE PERSON MAKING THE INSPECTIONS, THE DATE(S) OF THE INSPECTIONS, AND MAJOR OBSERVATIONS ABOUT THE OPERATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS, MATERIALS STORAGE AREAS, AND VEHICLES ACCESS POINTS TO THE PARCEL. MAJOR OBSERVATIONS MUST INCLUDE BMPS THAT NEED MAINTENANCE, BMPS THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION, AND LOCATION(S) WHERE ADDITIONAL BMPS ARE NEEDED. FOR EACH BMP REQUIRING MAINTENANCE, BMP NEEDING REPLACEMENT, AND LOCATION NEEDING ADDITIONAL BMPS, NOTE IN THE LOG THE CORRECTIVE ACTION TAKEN AND WHEN IT WAS TAKEN. THE LOG MUST BE MADE ACCESSIBLE TO DEPARTMENT STAFF AND A COPY MUST BE PROVIDED UPON REQUEST. THE PERMITTEE SHALL RETAIN A COPY OF THE LOG FOR A PERIOD OF AT LEAST THREE YEARS FROM THE COMPLETION OF PERMANENT STABILIZATION.

WINTER CONSTRUCTION NOTES

(01 NOVEMBER THRU 15 APRIL)

1. EXPOSED AREAS SHOULD BE LIMITED TO AN AREA THAT CAN BE MULCHED IN ONE DAY.

2. AN AREA SHALL BE CONSIDERED STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH HAY AT A RATE OF 140–180 LB/1000 S.F. (DOUBLE THE NORMAL RATE) OR DORMANT SEEDED, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE. IN ALL CASES, MULCH SHALL BE APPLIED SO THAT THE SOIL SURFACE IS NOT VISIBLE THROUGH THE MULCH.

3. FROM OCTOBER 15 TO APRIL 1, LOAM AND SEED WILL NOT BE REQUIRED. DURING PERIODS OF TEMPERATURES ABOVE FREEZING, DISTURBED AREAS SHALL BE FINE GRADED AND PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL PERMANENT SEEDING CAN BE APPLIED. AFTER NOVEMBER 1, DISTURBED AREAS MAY BE LOAMED, FINE GRADED AND DORMANT SEEDED AT A RATE 200–300% HIGHER THAN THE SPECIFIED PERMANENT SEEDING RATE. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, DISTURBED AREAS SHALL BE GRADED BEFORE FREEZING AND TEMPORARILY STABILIZED WITH MULCH. DISTURBED AREAS SHALL NOT BE LEFT OVER THE WINTER OR FOR ANY OTHER EXTENDED PERIOD OF TIME UNLESS STABILIZED WITH MULCH.

4. FROM NOVEMBER 1 TO APRIL 15 ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING, TRACK OR WOOD CELLULOSE FIBER. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH SLOPES GREATER THAN 3%, SLOPES EXPOSED TO DIRECT WINDS AND FOR SLOPES GREATER THAN 8%. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15%. AFTER OCTOBER 1, THE SAME APPLIES TO ALL SLOPES GREATER THAN 8%.

5. DURING WINTER CONSTRUCTION, DORMANT SEEDING OR MULCH AND ANCHORING SHALL BE APPLIED TO ALL DISTURBED AREAS AT THE END OF EACH WORKING DAY.

6. SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.

7. ALL VEGETATED DITCH LINES THAT HAVE NOT BEEN STABILIZED BY NOVEMBER 1, OR WILL BE WORKED DURING THE WINTER CONSTRUCTION PERIOD, MEST BE STABILIZED WITH AN APPROPRIATE STONE LINING BACKED BY AN APPROPRIATE GRAVEL BED OR GEOTEXTILE UNLESS SPECIFICALLY RELEASED FROM THIS STANDARD BY THE MDEP.

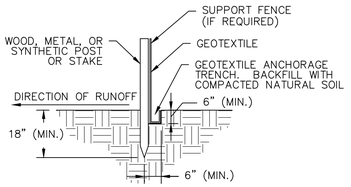
STORMWATER DISCHARGE REQUIREMENTS

AUTHORIZED NON–STORMWATER DISCHARGES. IDENTIFY AND PREVENT CONTAMINATION BY NON–STORMWATER DISCHARGES. WHERE ALLOWED NON–STORMWATER DISCHARGES EXIST, THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON–STORMWATER COMPONENT(S) OF THE DISCHARGE. AUTHORIZED NON–STORMWATER DISCHARGES ARE:

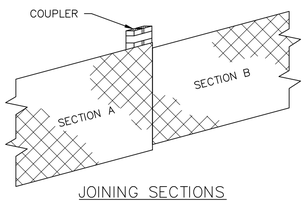
(A) DISCHARGES FROM FIREFIGHTING ACTIVITY;
(B) FIRE HYDRANT FLUSHINGS;
(C) VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE AND TRANSMISSION WASHING IS PROHIBITED);
(D) DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS AND APPENDIX (C)(3);
(E) ROUTINE EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS;
(F) PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAD BEEN REMOVED) IF DETERGENTS ARE NOT USED;
(G) UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE;
(H) UNCONTAMINATED GROUNDWATER OR SPRING WATER;
(I) FOUNDATION OR FOOTER DRAIN–WATER WHERE FLOWS ARE NOT CONTAMINATED;
(J) UNCONTAMINATED EXCAVATION DEWATERING (SEE REQUIREMENTS IN APPENDIX C(5))
(K) PORTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS
(L) LANDSCAPE IRRIGATION

UNAUTHORIZED NON–STORMWATER DISCHARGES. THE DEPARTMENT'S APPROVAL UNDER THIS CHAPTER DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON–STORMWATER, OTHER THAN THOSE DISCHARGES IN COMPLIANCE WITH APPENDIX C (6). SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:

(A) WASTEWATER FROM THE WASHOUT OR CLEANOUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS OR OTHER CONSTRUCTION MATERIALS;
(B) FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE;
(C) SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING; AND
(D) TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE

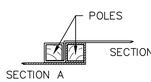


TOE–IN METHOD



JOINING SECTIONS

THE COUPLER CAN BE ANY ACCEPTABLE DEVICE USED TO TIE THE POLES TOGETHER

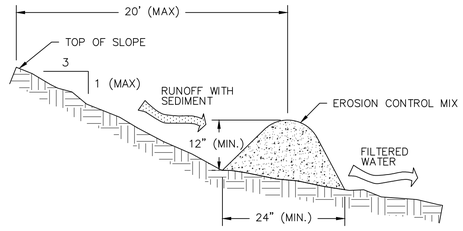


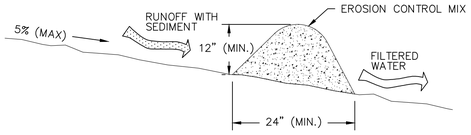
TOP VIEW (CONNECTION)

NOTES:

1. DEPENDING UPON THE CONFIGURATION, ATTACH GEOTEXTILE TO WIRE MESH WITH HOG RINGS, TO STEEL POSTS WITH TIE WIRES, AND TO WOOD POSTS WITH STAPLES.
2. POSTS MAY BE WIRED TOGETHER WHEN JOINING SECTIONS.

TEMPORARY SILT FENCE – NTS

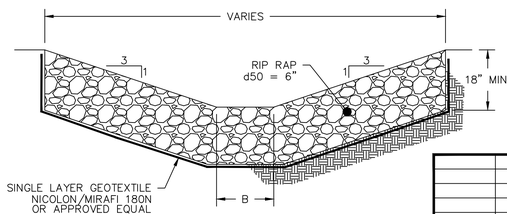




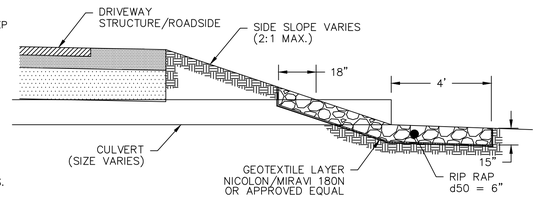
EROSION CONTROL MIX COMPOSITION STANDARDS:

- THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 80 AND 100%, DRY WEIGHT BASIS.
- PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN AND A MINIMUM OF 70%, MAXIMUM OF 85% PASSING A 0.75" SCREEN.
- THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED.
- LARGE PORTIONS OF SILTS, CLAYS, OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX.
- SOLUBLE SALTS CONTENT SHALL BE < 4.0 mmhos/cm
- THE pH SHOULD FALL BETWEEN 5.0 AND 8.0.

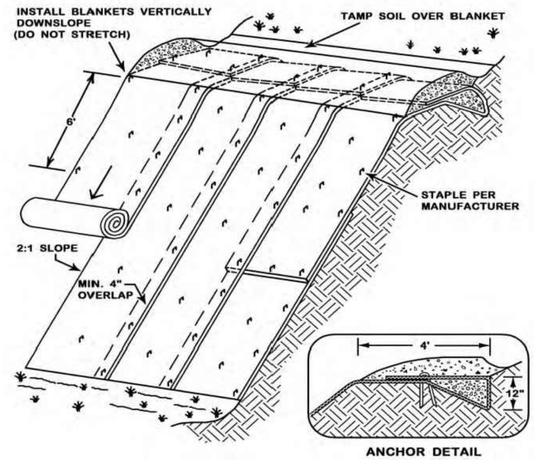
EROSION CONTROL MIX BERM – NTS



RIP RAP SWALE DETAIL



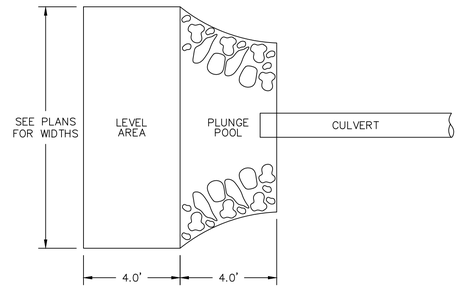
CULVERT INLET/OUTLET PROTECTION DETAIL

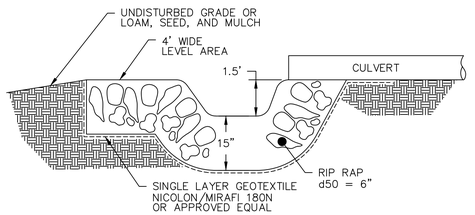


EROSION CONTROL BLANKET INSTALLATION DETAIL

(NTS)

1. THE SOIL SURFACE SHOULD BE FINELY GRADED AND SMOOTH FOR THE BLANKET TO HAVE DIRECT CONTACT WITH THE SOIL AND TO PREVENT UNDERMINING. EROSION CONTROL BLANKETS PERFORM BEST ON LOAMY SOILS AND SHOULD NOT BE USED ON ROCKY SITES OR SHALLOW SOILS.
2. SEED SHOULD BE SOWN BEFORE INSTALLING THE EROSION CONTROL BLANKET.
3. ALWAYS UNROLL THE BLANKET DOWNHILL WITHOUT STRETCHING AND ANCHOR THE UPSLOPE EDGE IN A 12–INCH DEEP TRENCH THAT IS BACKFILLED AND TAMPED.
4. OVERLAP SHINGLE–STYLE A MINIMUM OF 12 INCHES AT THE TOP OF EACH ROW AND 4 INCHES AT THE EDGES OF PARALLEL ROWS. ANCHOR ALONG THE OVERLAP WITH A MAXIMUM SPACING OF 3 FEET OR AS REQUIRED BY THE MANUFACTURER.





LEVEL SPREADER DETAIL

APPROVAL OF THE TOWN OF YORK PLANNING BOARD

CHAIR DATE

TAX MAP 50, LOT 122

STATE OF MAINE – YORK COUNTY
ss. REGISTRY OF DEEDS
RECEIVED_____, 20__
AT___h.___m.___M, AND RECORDED IN PLAN BOOK_____, PAGE_____

ATTEST_____REGISTER

EROSION & SEDIMENTATION CONTROL DETAILS
CARRIAGE LANDING – BRISTOL POINTE #2
294 YORK STREET, YORK, MAINE

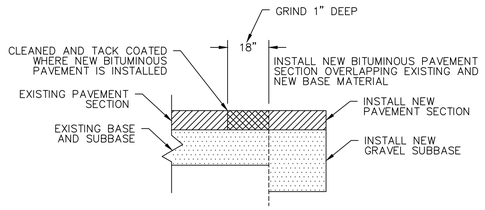
FOR: GRAYSTONE BUILDERS, INC.
C/O WALTER WOODS, 764 U.S. ROUTE 1, SUITE #11
YORK, ME 03909

NO.	DESCRIPTION	DATE
	REVISIONS	

STATE OF MAINE ★ KENNETH A. WOOD No. 5992 ★ LICENSED PROFESSIONAL ENGINEER

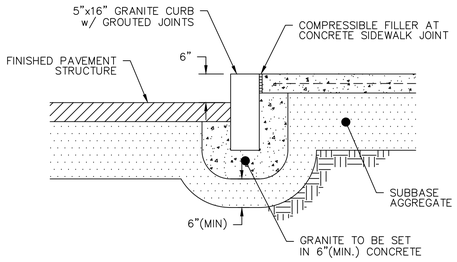
ATTAR ENGINEERING, INC.
CIVIL ◆ STRUCTURAL ◆ MARINE ◆ SURVEYING
1284 STATE ROAD – ELIOT, MAINE 03903
PHONE: (207)439–6023 FAX: (207)439–2128

SCALE:	APPROVED BY:	DRAWN BY:
AS NOTED		MJS
DATE: 01/09/2026		REVISION DATE: – : –
JOB NO: 24008	FILE: 294 YORK ST BASE.DWG	SHEET: 4

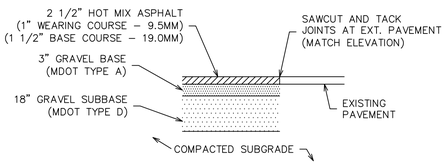


PAVEMENT JOINT CROSS SECTION

NEW PAVEMENT ABUTTING EXISTING PAVEMENT



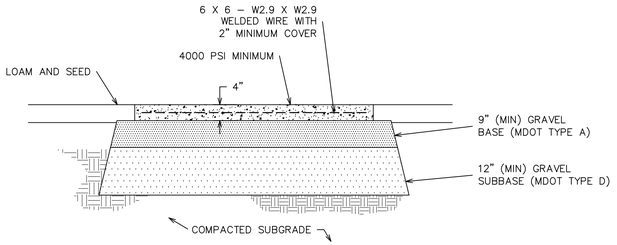
GRANITE CURB DETAIL



ASPHALT PARKING (DRIVEWAY) CROSS SECTION

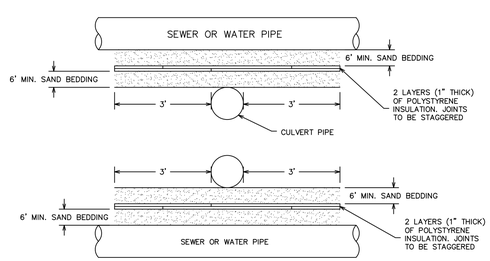
(NTS)

GRAVEL FILL TO BE COMPACTED TO 95% MODIFIED PROCTOR



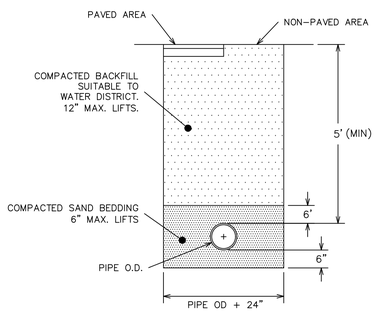
CONCRETE SIDEWALK DETAIL

PROVIDE CRACK CONTROL JOINTS AT 6' INTERVALS (MAX)
SURFACE WITH MEDIUM BROOM FINISH
(NTS)



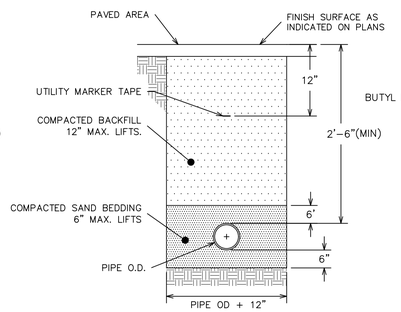
CULVERT CROSSING

(NTS)



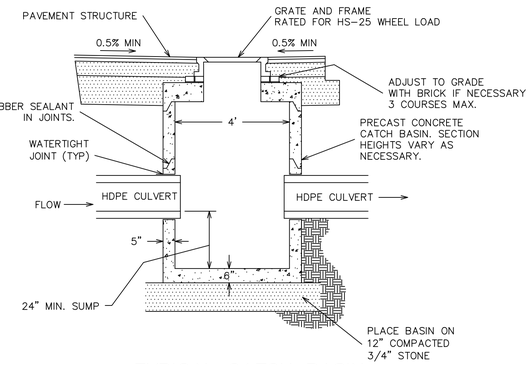
WATER LINE TRENCH DETAIL

(NTS)



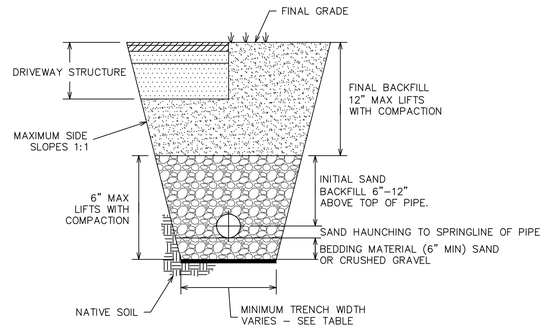
UTILITY CONDUIT TRENCH DETAIL

(NTS)



TYPICAL CATCH BASIN

(NTS)

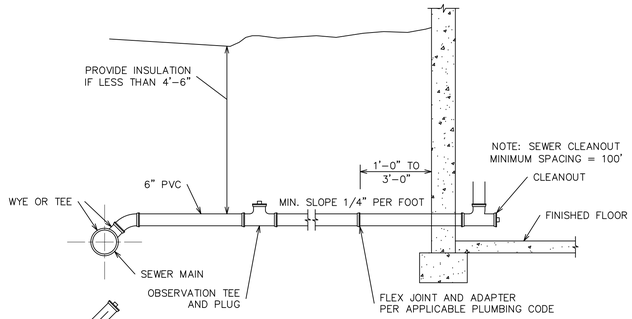


HDPE CULVERT TRENCH DETAIL

(NTS)

TRENCH TO BE SUPPORTED BY SLOPING BACK AT 2:1 OR OTHER ACCEPTABLE METHOD.

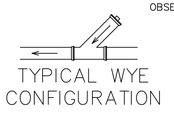
NOMINAL DIAMETER (IN)	MIN. TRENCH WIDTH (IN)
4	21
6	23
8	25
10	28
12	31
15	34
18	39
24	48
30	66
36	78
42	83
48	89
60	102



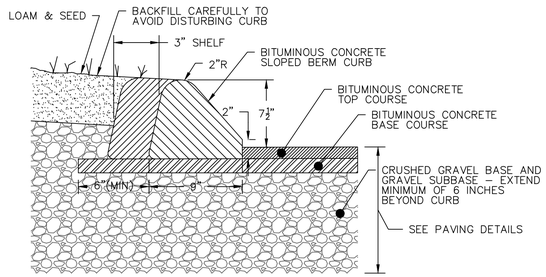
TYPICAL SERVICE CONNECTION AND HOUSE LATERAL DETAIL

SCALE: NTS

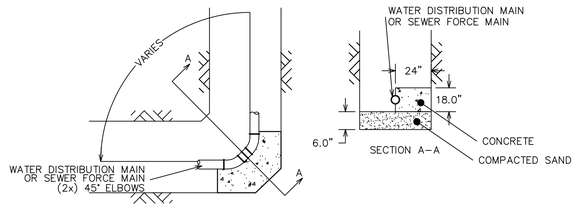
NOTE: HOUSE SEWER MAY BE LOCATED BENEATH SLAB



TYPICAL WYE CONFIGURATION

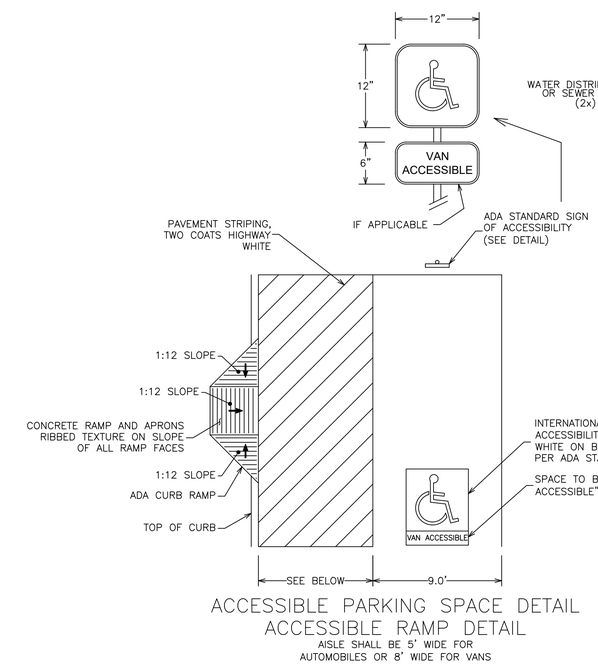


BITUMINOUS CONCRETE CURB



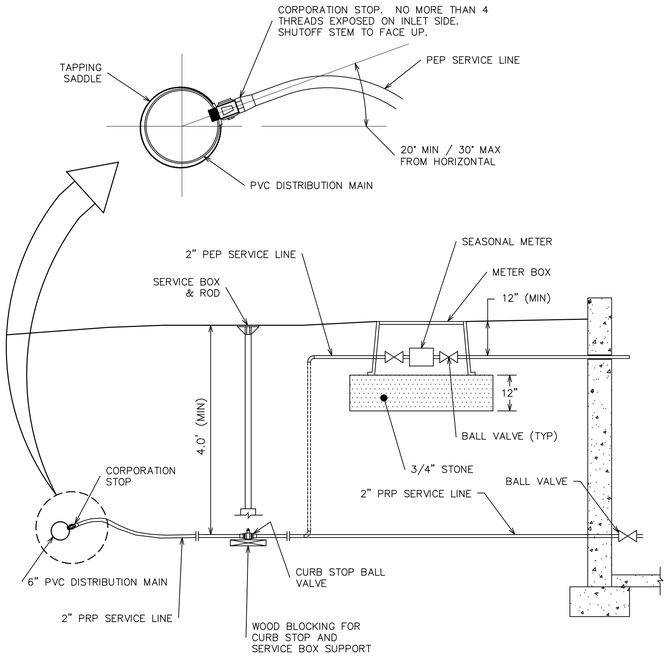
THRUST BLOCK DETAIL

(NTS)



ACCESSIBLE PARKING SPACE DETAIL
ACCESSIBLE RAMP DETAIL

AISLE SHALL BE 5' WIDE FOR AUTOMOBILES OR 8' WIDE FOR VANS
(NTS)



WATER SERVICE DETAIL

ALL MATERIALS AND APPURTENANCES SHALL MEET YORK WATER DISTRICT SPECIFICATIONS

APPROVAL OF THE TOWN OF YORK
PLANNING BOARD

CHAIR _____ DATE _____

TAX MAP 50, LOT 122

NO.	DESCRIPTION	DATE
	REVISIONS	

STATE OF MAINE – YORK COUNTY
ss. REGISTRY OF DEEDS
RECEIVED_____, 20___
AT___h,___m,___M, AND RECORDED IN PLAN BOOK_____, PAGE_____
ATTEST_____REGISTER

STATE OF MAINE
KENNETH A WOOD
No. 5992
LICENSED
PROFESSIONAL ENGINEER

SITE DETAILS
CARRIAGE LANDING – BRISTOL POINTE #2
294 YORK STREET, YORK, MAINE

FOR: GRAYSTONE BUILDERS, INC.
C/O WALTER WOODS, 764 U.S. ROUTE 1, SUITE #11
YORK, ME 03909

ATTAR ENGINEERING, INC.
CIVIL ◆ STRUCTURAL ◆ MARINE ◆ SURVEYING
1284 STATE ROAD – ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

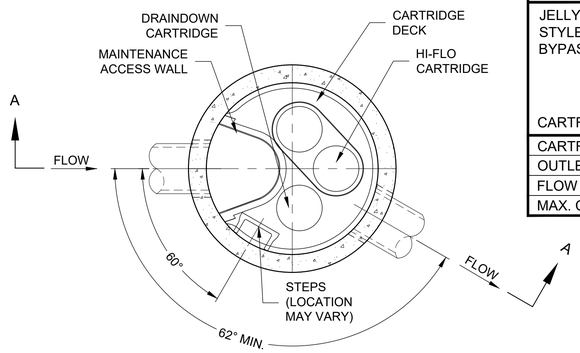
SCALE:	APPROVED BY:	DRAWN BY:
AS NOTED		MJS
DATE:		REVISION DATE:
01/09/2026		– : –
JOB NO: 24008	FILE: 294 YORK ST BASE.DWG	SHEET: 5

JELLYFISH DESIGN NOTES

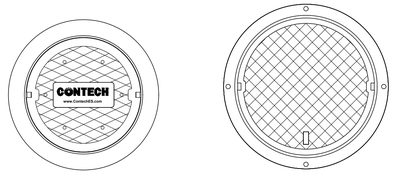
JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. THE STANDARD MANHOLE STYLE IS SHOWN. Ø48" MANHOLE JELLYFISH PEAK TREATMENT CAPACITY IS 0.45 CFS. IF THE SITE CONDITIONS EXCEED 0.45 CFS AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CARTRIDGE SELECTION

CARTRIDGE DEPTH	54"	40"	27"	15"
OUTLET INVERT TO STRUCTURE INVERT (A)	6'-5"	5'-3"	4'-2"	3'-2"
FLOW RATE HIGH-FLO / DRAINDOWN (cfs) (per cart)	0.18 / 0.09	0.13 / 0.065	0.09 / 0.045	0.05 / 0.025
MAX. CARTS HIGH-FLO / DRAINDOWN	2 / 1			



PLAN VIEW



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

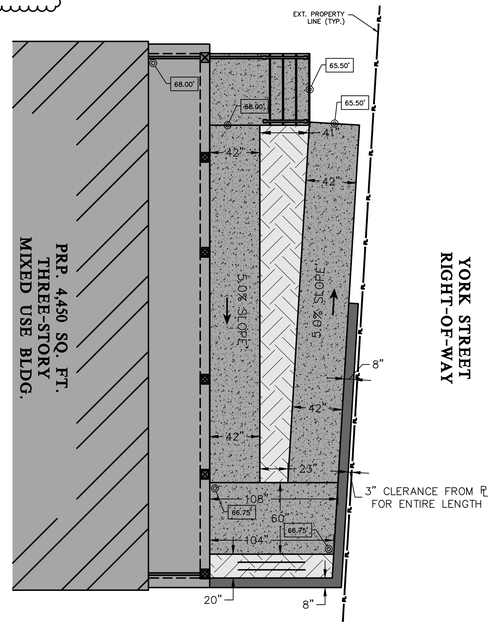
HATCH
(Ø36" CAST INTO SLAB)
N.T.S.

APPROVAL OF THE TOWN OF YORK
PLANNING BOARD

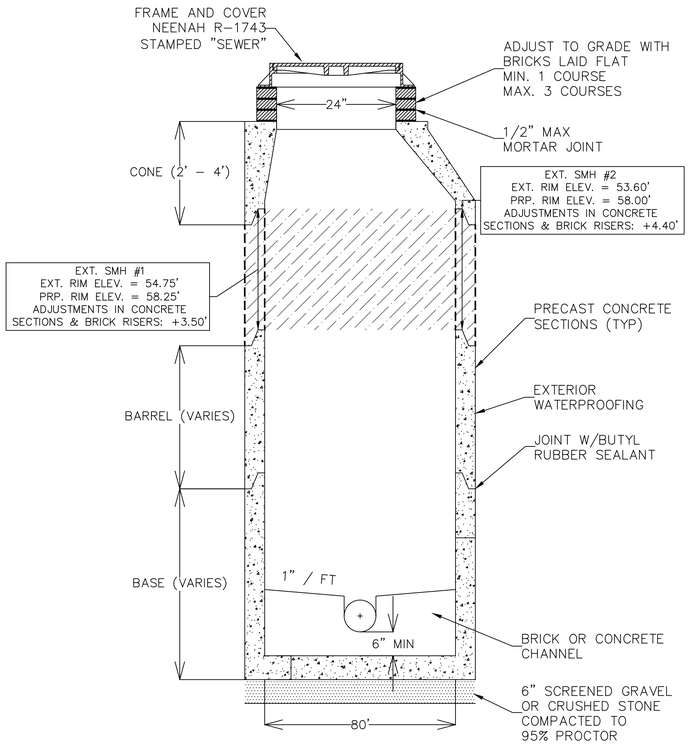
CHAIR DATE

STATE OF MAINE – YORK COUNTY
ss. REGISTRY OF DEEDS
RECEIVED_____, 20____
AT___h.___m.___M. AND RECORDED IN
PLAN BOOK_____, PAGE_____

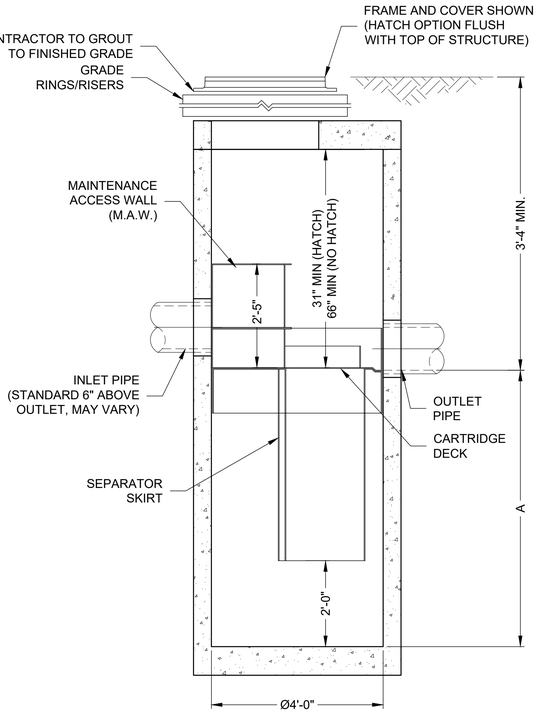
ATTEST_____REGISTER



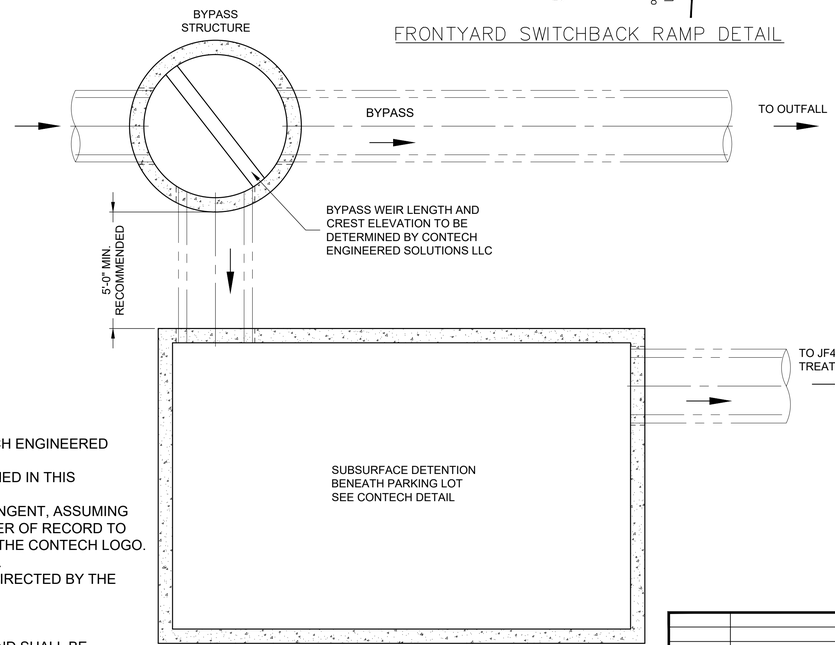
FRONTYARD SWITCHBACK RAMP DETAIL



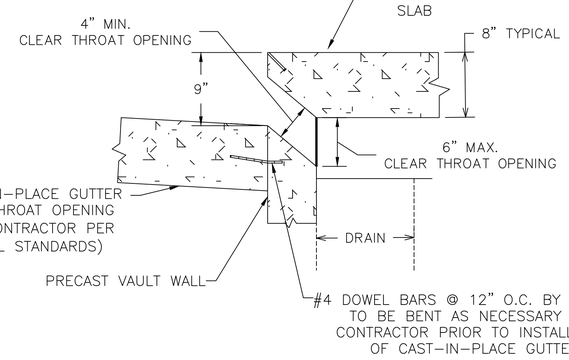
EXT. SMH STRUCTURE ADJUSTMENTS
SCALE: NTS



SECTION A-A



PROPOSED CATCH BASIN
BYPASS WEIR CONFIGURATION



CURB INLET CATCH BASIN
SIDEWALK DETAIL

GENERAL NOTES:
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.ContechES.com
3. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 0' - 3', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE (LIFTING CLUTCHES PROVIDED)
C. CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT)
D. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.
E. CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION AT (866) 740-3318.

TAX MAP 50, LOT 122

NO.	DESCRIPTION	DATE
	REVISIONS	

STATE OF MAINE
KENNETH A. WOOD
No. 5992
LICENSED PROFESSIONAL ENGINEER

SITE DETAILS
CARRIAGE LANDING – BRISTOL POINTE #2
294 YORK STREET, YORK, MAINE

FOR: GRAYSTONE BUILDERS, INC.
C/O WALTER WOODS, 764 U.S. ROUTE 1, SUITE #11
YORK, ME 03909

ATTAR ENGINEERING, INC.
CIVIL ◆ STRUCTURAL ◆ MARINE ◆ SURVEYING
1284 STATE ROAD – ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: AS NOTED	APPROVED BY:	DRAWN BY: MJS
DATE: 01/09/2026		REVISION DATE: – : –
JOB NO: 24008	FILE: 294 YORK ST BASE.DWG	SHEET: 6

1S SUBCATCHMENT
1R REACH
1P POND (LEVEL SPREADER)
AP1 ANALYSIS POINT

LEGEND

PROPERTY LINE	
EXT. BUILDING	
EXT. PAVEMENT	
EXT. GRAVEL	
EXT. STORM LINE	D
EXT. CATCH BASIN	
EXT. MAJOR CONTOUR	XXX
EXT. MINOR CONTOUR	XXX
EXT. WETLAND BNDY	WETLAND
EXT. WETLAND AREA	
SOIL TYPE BOUNDARY	
EXT. SUBCATCHMENT	
EXT. Tc FLOW LINE	
EXT. Tc GRADE CALC	SF=XXX' @ X.XX%

THIS PLAN IS AN AMENDMENT TO REFERENCE PLAN NO. 3: "OVERALL SITE PLAN AMENDMENT, CARRIAGE LANDING - BRISTOL POINTE NO. 2, 294 YORK STREET, YORK, MAINE" APPROVED BY THE TOWN OF YORK PLANNING BOARD ON JUNE 17, 2025. THE PROPOSED AMENDMENT INCLUDES ADDITIONAL REARYARD PARKING AND CHANGES TO ON-SITE STORMWATER MANAGEMENT RELATED TO THE EXISTING MUNICIPAL DRAINAGE EASEMENT.

APPROVAL OF THE TOWN OF YORK
PLANNING BOARD

CHAIR _____ DATE _____

STATE OF MAINE – YORK COUNTY
ss. REGISTRY OF DEEDS
RECEIVED_____, 20__
AT__h,__m,__M, AND RECORDED IN
PLAN BOOK_____, PAGE_____

ATTEST_____REGISTER

GRID

GRAPHIC SCALE
0 20 40 60 80 (FEET)

NO.	DESCRIPTION	DATE
	REVISIONS	

KENNETH A. WOOD
No. 5992
LICENSED PROFESSIONAL ENGINEER
STATE OF MAINE

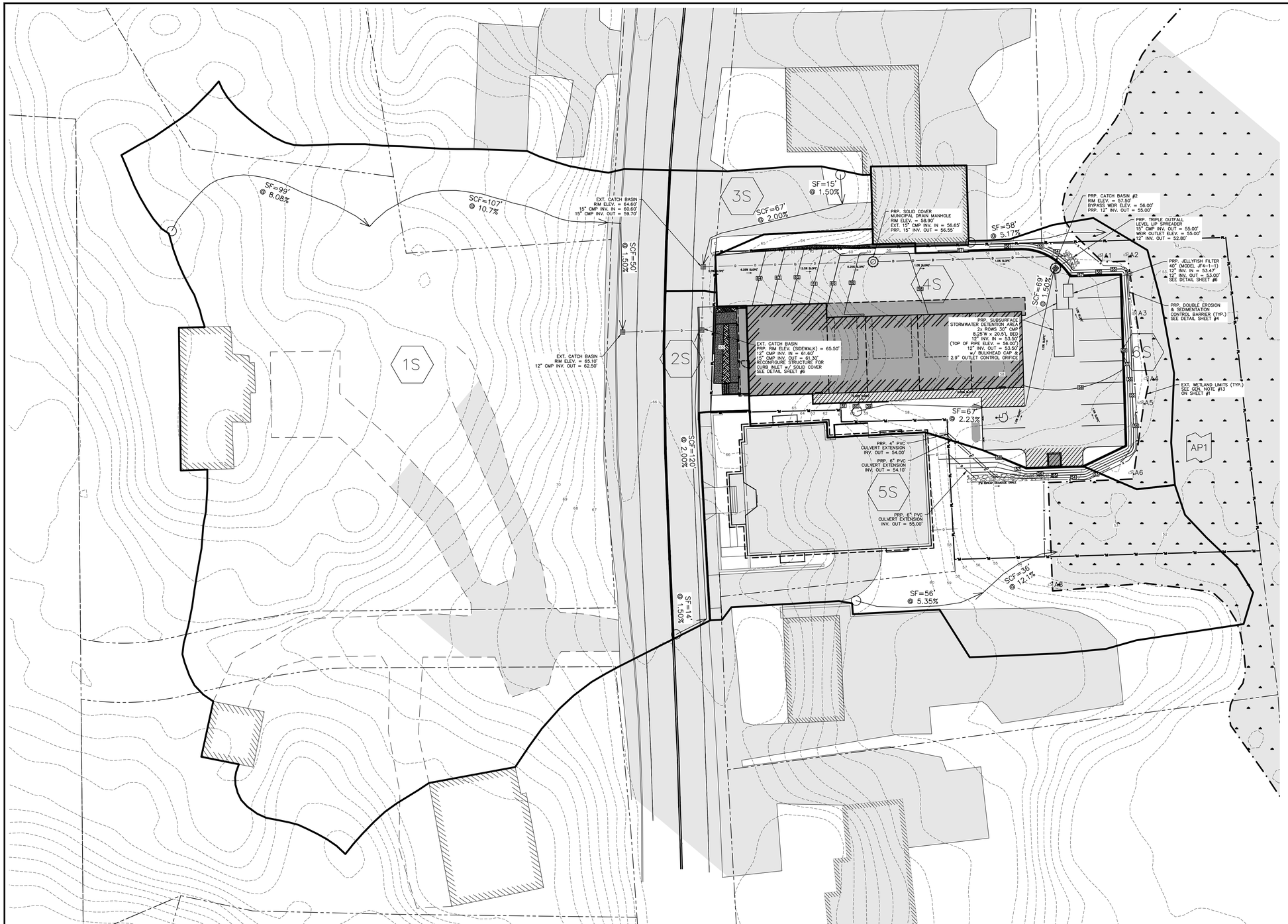
TAX MAP 50, LOT 122

STORMWATER: EXISTING CONDITIONS
CARRIAGE LANDING – BRISTOL POINTE #2
294 YORK STREET, YORK, MAINE

FOR: GRAYSTONE BUILDERS, INC.
C/O WALTER WOODS, 764 U.S. ROUTE 1, SUITE #11
YORK, ME 03909

ATTAR ENGINEERING, INC.
CIVIL ◆ STRUCTURAL ◆ MARINE ◆ SURVEYING
1284 STATE ROAD – ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE:	APPROVED BY:	DRAWN BY:
1" = 20'		MJS
DATE:		REVISION DATE:
01/09/2026		– : –
JOB NO: 24008	FILE: 294 YORK ST BASE.DWG	SHEET: 7



Carriage Landing (Bristol Pointe #2) - Existing Condition Peak Flows

Analysis Point	2 Year Storm (cfs)	10 Year Storm (cfs)	25 Year Storm (cfs)	100 Year Storm (cfs)
AP1	3.67	6.37	8.51	12.49

Carriage Landing (Bristol Pointe #2) - Developed Condition Peak Flows

Analysis Point	2 Year Storm (cfs)	10 Year Storm (cfs)	25 Year Storm (cfs)	100 Year Storm (cfs)
AP1	3.04	5.42	7.45	11.11

Carriage Landing (Bristol Pointe #2) - Change in Peak Flows

Analysis Point	2 Year Storm (cfs)	10 Year Storm (cfs)	25 Year Storm (cfs)	100 Year Storm (cfs)
AP1	-0.63	-0.95	-1.06	-1.38

Rainfall Event Totals (in.)	
2-Year	3.21
10-Year	4.80
25-Year	6.05
100-Year	8.57

1S SUBCATCHMENT
1R REACH
1P POND (LEVEL SPREADER)
AP1 ANALYSIS POINT

LEGEND

PROPERTY LINE
EXT. BUILDING
PRP. BUILDING
EXT. PAVEMENT
EXT. GRAVEL
PRP. PAVEMENT
EXT. STORM LINE — D —
PRP. STORM LINE — D —
EXT. CATCH BASIN
PRP. CATCH BASIN
EXT. MAJOR CONTOUR — XXX —
EXT. MINOR CONTOUR — XXX —
PRP. MAJOR CONTOUR — XXX —
PRP. MINOR CONTOUR — XXX —
EXT. WETLAND BNDY — UPLAND / WETLAND —
EXT. WETLAND AREA
PRP. SUBCATCHMENT
PRP. Tc FLOW LINE
PRP. Tc GRADE CALC SF=XXX' @ X.XX%

THIS PLAN IS AN AMENDMENT TO REFERENCE PLAN NO. 3: "OVERALL SITE PLAN AMENDMENT, CARRIAGE LANDING - BRISTOL POINTE NO. 2, 294 YORK STREET, YORK, MAINE" APPROVED BY THE TOWN OF YORK PLANNING BOARD ON JUNE 17, 2025. THE PROPOSED AMENDMENT INCLUDES ADDITIONAL REARYARD PARKING AND CHANGES TO ON-SITE STORMWATER MANAGEMENT RELATED TO THE EXISTING MUNICIPAL DRAINAGE EASEMENT.

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PLANNING BOARD

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PLAN BOOK_____, PAGE_____

ATTEST_____REGISTER

GRID

GRAPHIC SCALE
0 20 40 60 80 (FEET)

TAX MAP 50, LOT 122

NO.	DESCRIPTION	DATE
	REVISIONS	

KENNETH A. WOOD
No. 5992
LICENSED PROFESSIONAL ENGINEER
STATE OF MAINE

STORMWATER: DEVELOPED CONDITIONS
CARRIAGE LANDING – BRISTOL POINTE #2
294 YORK STREET, YORK, MAINE

FOR: GRAYSTONE BUILDERS, INC.
C/O WALTER WOODS, 764 U.S. ROUTE 1, SUITE #11
YORK, ME 03909

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CIVIL ◆ STRUCTURAL ◆ MARINE ◆ SURVEYING
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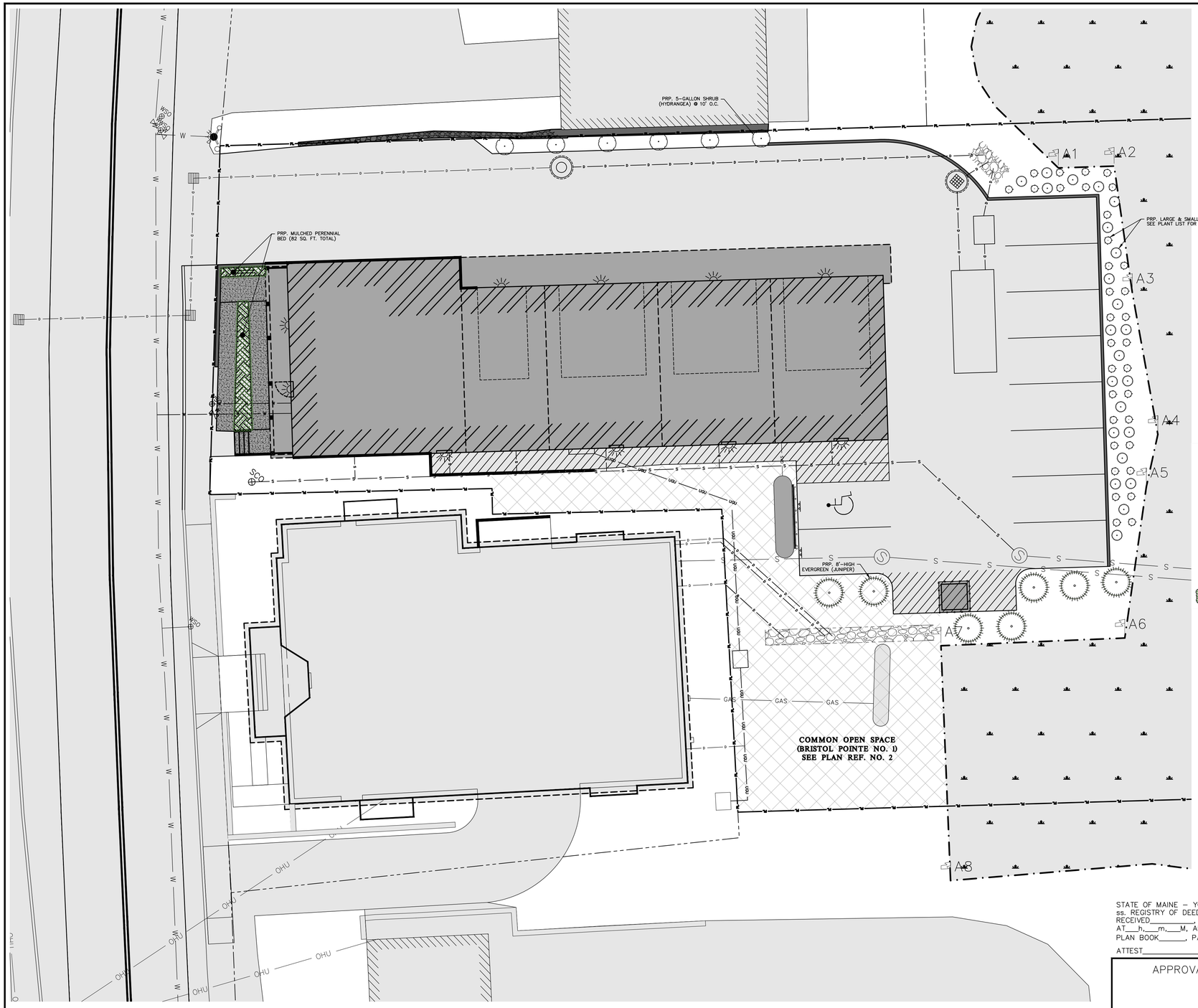
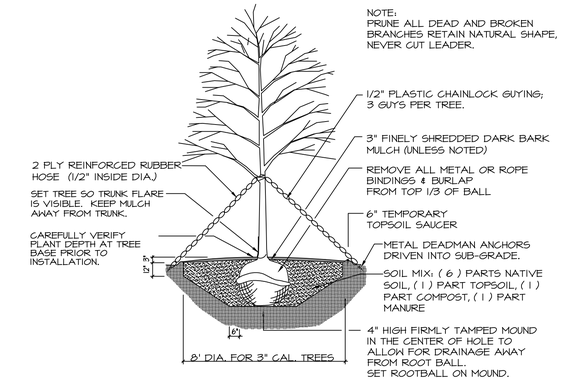
SCALE:	APPROVED BY:	DRAWN BY:
1" = 20'		MJS
DATE:		REVISION DATE:
01/09/2026		– : –
JOB NO: 24008	FILE: 294 YORK ST BASE.DWG	SHEET: 8



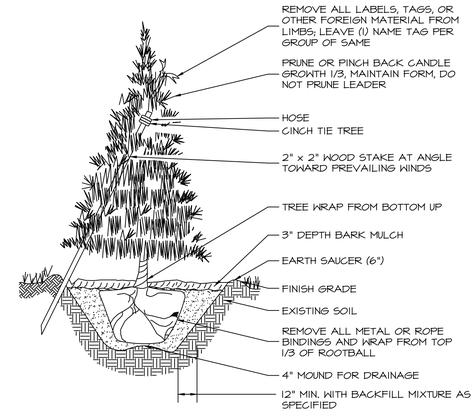
PLANT SYMBOL LEGEND

- ET–EVERGREEN TREE (JUNIPER)
- SH–SHRUB (LILAC & HYDRANGEA)
- GR–GRASEES (LARGE & SMALL)
- PERENNIAL BEDS



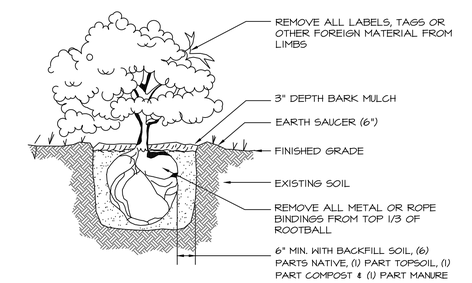
1 LPI DECIDUOUS TREE PLANTING INSTALLATION

NOT TO SCALE



2 LPI EVERGREEN TREE PLANTING INSTALLATION

NOT TO SCALE



3 LPI SHRUB PLANTING INSTALLATION

NOT TO SCALE

PLANTING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE PLAN.

2. ANY SUBSTITUTION OF SPECIFIED PLANTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT. ONLY NATIVE SPECIES AND/OR VARIETIES WILL BE ACCEPTABLE.

3. ALL TREE, SHRUB, VINE, AND PLANT BED (GROUNDCOVERS, PERENNIALS, BULBS, ETC.) LOCATIONS SHALL BE STAKED OR MARKED BY CONTRACTOR AND THEN APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO PLANTING. CONTRACTOR MUST GIVE A MINIMUM 3 DAY NOTICE BETWEEN STAKING AND PLANTING.

4. CHALK MARK NORTH AT TREE BASE PRIOR TO DIGGING AT NURSERY. REPLANT ON SITE WITH SAME NORTH ORIENTATION FOR ALL TREES.

5. ALL PLANTS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK (LATEST EDITION) AS SET FORTH BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.

PLANT LIST

QTY	NAME	LATIN	SIZE
7	TAYLOR JUNIPER	JUNIPERUS VIRGINIANA 'TAYLOR'	12'H, 3'W
6	LIMELIGHT HYDRANGEA	HYDRANGEA 'LIMELIGHT'	5 GAL.
23	REED GRASS 'KARL FOERSTER'	MISCANTHUS SINENSIS 'KARL FOERSTER'	3 GAL.
33	DWARF FOUNTAIN GRASS 'HAMELN'	PENNISETUM ALOPECUROIDES	3 GAL.
82	ASSORTED PERENNIALS	DAYLILY, SEDUM, LAVENDER, HOSTA	SQ. FT.

GRID

GRAPHIC SCALE

0 10 20 30 40 (FEET)

STATE OF MAINE – YORK COUNTY
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APPROVAL OF THE TOWN OF YORK PLANNING BOARD

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NO.	DESCRIPTION	DATE
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TAX MAP 50, LOT 122

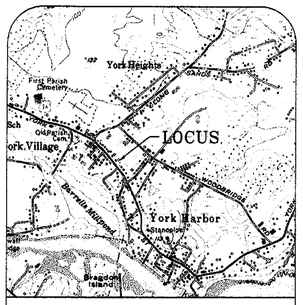
STATE OF MAINE
KENNETH A. WOOD
No. 5992
LICENSED PROFESSIONAL ENGINEER

LANDSCAPING PLAN
CARRIAGE LANDING – BRISTOL POINTE #2
294 YORK STREET, YORK, MAINE

FOR: GRAYSTONE BUILDERS, INC.
C/O WALTER WOODS, 764 U.S. ROUTE 1, SUITE #11
YORK, ME 03909

ATTAR ENGINEERING, INC.
CIVIL ◆ STRUCTURAL ◆ MARINE ◆ SURVEYING
1284 STATE ROAD – ELIOT, MAINE 03903
PHONE: (207)439–6023 FAX: (207)439–2128

SCALE:	APPROVED BY:	DRAWN BY:
1" = 10'		MJS
DATE:		REVISION DATE:
01/09/2026		– : –
JOB NO: 24008	FILE: 294 YORK ST BASE.DWG	SHEET: 9



LOCUS MAP
SCALE: 1" = 2000'

N

NORTH

GRID

N/F
PARSONS REALTY TRUST
6099/98
MAP 50, PARCEL 106

S46°13'45"E
133.00'

3/4"
0.8'A.G.

N/F
BRISTOL POINTE, LLC
18457/117
MAP 50, PARCEL 122
23,427 S.F.
0.54 AC.

88.96'
S48°22'40"W

N/F
PARSONS REALTY TRUST
6099/98
MAP 50, PARCEL 106

REVISED WETLAND LOCATION
SEE REPORT BY MAINLEY SOILS, LLC
DATED SEPT. 21, 2021

10' WIDE
DRAINAGE
EASEMENT

EDGE OF
LAWN

S43°03'10"E 63.81'

N/F
ELIZABETH A. MCPHEE
9350/286
MAP 50, PARCEL 125

N48°23'28"E
215.44'

15" CMP
INV.OUT=53.2

PICKET
FENCE

EXISTING
DECK

RECREATION
EASEMENT
19124/54
2,668 S.F.

EXISTING SEWER
LINE NO RECORD
EASEMENT FOUND

140.00'
S48°22'40"W

PROPANE
TANK

4" HDPE
DRAIN

4" SDR35
DRAIN

4" SDR35
DRAIN W/CATCH BASIN

TRANSFORMER

3/4"
0.2'B.G.

292 YORK STREET

EXISTING
STORY
DWELLING

FLUSH

59.68'
N43°03'10"W

1"
0.2'B.G.

(6) CHEROKEE
BUBBLERS (TYP.)

N48°23'14"E 84.51'

S48°45'14"W
44.66'

APPROVED
MULTI-UNIT BUILDING
UNDER CONSTRUCTION

PAVED
PARKING

N/F
THE WENDY J. TAPLEY
REVOCABLE TRUST
12413/53
MAP 50, PARCEL 122A

PAVED
DRIVE

RETAINING
WALL

N/F
BRISTOL POINTE, LLC
MAP 50 PARCEL 123
18496/436

99.60'
S47°49'31"W

PICKET
FENCE

N41°13'46"W
5.00'

15.31'
S48°45'14"W

300 YORK STREET

PAVED DRIVE

PAVED DRIVE

N/F
MINETA J. SCOTT REV. TRUST
15259/317
MAP 50, PARCEL 121

39.09'
S48°45'14"W

15' MAX. SETBACK

WOOD
PLANTER

BOLLARDS

PAVED
AREA

WSO

68.00'
N38°18'10"W

1"
FLUSH

N43°03'10"W 77.67'

WSO

UTILITY
POLE

EXISTING
HYDRANT

RIM=64.6
INV.IN=60.6
INV.OUT=59.7

RIM=64.6
INV.IN=61.6
INV.OUT=61.3

YORK STREET

12" CMP

RIM=65.1
INV.OUT=62.5

RIM=64.9

PAVED DRIVE

N/F
JUDITH A. BRACKEN
14402/266
MAP 50, PARCEL 12

N/F
WILLIAM A. LORD &
FRANCES L. NILES
15778/81
MAP 50, PARCEL 10A

GRAVEL
DRIVE

N/F
WILLIAM A. LORD
9052/119
MAP 50, PARCEL 10

0 15' 30' 60'

LEGEND

- REBAR WITH CAP TO BE SET
- IRON PIPE FOUND (SIZE AS NOTED)
- UTILITY POLE (NUMBER AS NOTED)
- SQUARE CATCH BASIN
- SEWER MANHOLE
- TELEPHONE MANHOLE
- FIRE HYDRANT
- WATER VALVE
- WATER SHUT OFF
- MAILBOX
- SIGN
- BOUNDARY LINE
- ABUTTER OR RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- W — EXISTING WATER LINE
- S — EXISTING SEWER LINE
- STONEWALL
- OHU — OVERHEAD UTILITIES
- 123 — EXISTING CONTOUR
- EDGE OF WETLAND
- N/F — NOW OR FORMERLY
- 1234/567 — DEED BOOK & PAGE
- A.G. — ABOVE GROUND
- B.G. — BELOW GROUND
- DECIDUOUS TREE
- EASEMENT AREA
- 20% SLOPES

NOTES

1. THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH.
2. RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN A DEED FROM ANDY QING WANG & WENDY CHAN TO BRISTOL POINTE, LLC DEEDED NOVEMBER 17, 2020 AND RECORDED IN DEED BOOK 18457, PAGE 117 YORK COUNTY REGISTRY OF DEEDS.
3. THE PARCEL SHOWN IS LOCATED ON THE TOWN OF YORK ASSESSOR'S MAP 50, PARCEL 122.
4. REFERENCE IS MADE TO THE FOLLOWING PLAN OF RECORD:
   A. "PLAN SHOWING LAND OF WESLEY B. & ESTHER M. AUSTIN, HAZEL G. MESSER, & RICHARD L. & ALICE C. BERGERON YORK, MAINE" BY PLATO C. HOULIARES DATED AUGUST 1973 AND RECORDED IN PLAN BOOK 65, PAGE 29.
5. THE SUBJECT PARCEL IS LOCATED IN THE YVC-1 ZONE:
   MAX. FRONT SETBACK = 15 FEET
   MIN. SIDE & REAR SETBACK = 6 FEET
   MAX. BUILDING HEIGHT = 35 FEET
   MAX. LOT COVERAGE = 75%
   MAX. BUILDING FOOTPRINT = 7,000 S.F.

   THE DIMENSIONAL REQUIREMENTS SHOWN HEREON ARE TO BE VERIFIED WITH THE CODE OFFICE PRIOR TO DESIGN AND CONSTRUCTION. ADDITIONAL RESTRICTIONS MAY APPLY.
6. REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OF RECORD:
   A. A 10 FOOT WIDE DRAINAGE EASEMENT TO THE STATE OF MAINE FOR THE INSTALLATION OF A 15" CORRUGATED METAL PIPE AS RECORDED IN DEED BOOK 1579 PAGE 191.
   B. SEWER EASEMENT TO YORK SEWER DISTRICT AS REFERENCED IN DEED BOOK 17671 PAGE 868. NO INSTRUMENT TO THE YORK SEWER DISTRICT WAS FOUND.
7. WETLAND DELINEATION PROVIDED BY MAINELY SOILS JULY 2020.
8. ELEVATIONS AND CONTOURS BASED ON NAVD88 DATUM.
9. EXISTING SEWER LINE MAPPED BY SEACOAST SEWER AND DRAIN SEPTEMBER 2019.
10. OFFSITE FEATURES SHOWN PER YORK GIS.
11. THE AVERAGE EXISTING GRADE IS 59.4' NAVD88 DATUM.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S43°49'31"W	7.44'
L2	S40°56'05"E	15.87'
L3	S48°22'18"W	20.24'
L4	S46°29'22"W	15.81'
L5	N43°54'15"W	4.65'
L6	S46°52'01"W	19.57'
L7	S46°47'59"W	10.91'
L8	S49°18'30"W	19.74'
L9	S48°18'29"W	5.17'
L10	N42°21'24"W	4.93'

APPROVAL OF THE PLANNING BOARD
OF YORK, MAINE

CHAIR _____ DATE 6/27/23

YORK ss REGISTRY OF DEEDS
RECEIVED July 27 2023
AT 3 H 22 M P M., AND
RECORDED IN BOOK 433 PAGE 35
ATTEST: Nancy E Hammond
REGISTER

NO.	DATE:	BY:	REVISION DESCRIPTION
1	9-10-21	LPL/MTE	ADDED NOTE 11
2	10-5-21	LPL/MTE	ADDED UTILITY POLE LOC., ADJUSTED WETLAND DEL.
3	6-10-22	LPL/MTE	ADDED SIGN/USE BOOK AND REGISTRY STAMP
4	4-11-23	LPL/MTE	ADDED RECREATION EASEMENT

STATE OF MAINE
ISAIAH L. KIMBALL
PLS 2167
SURVEYOR

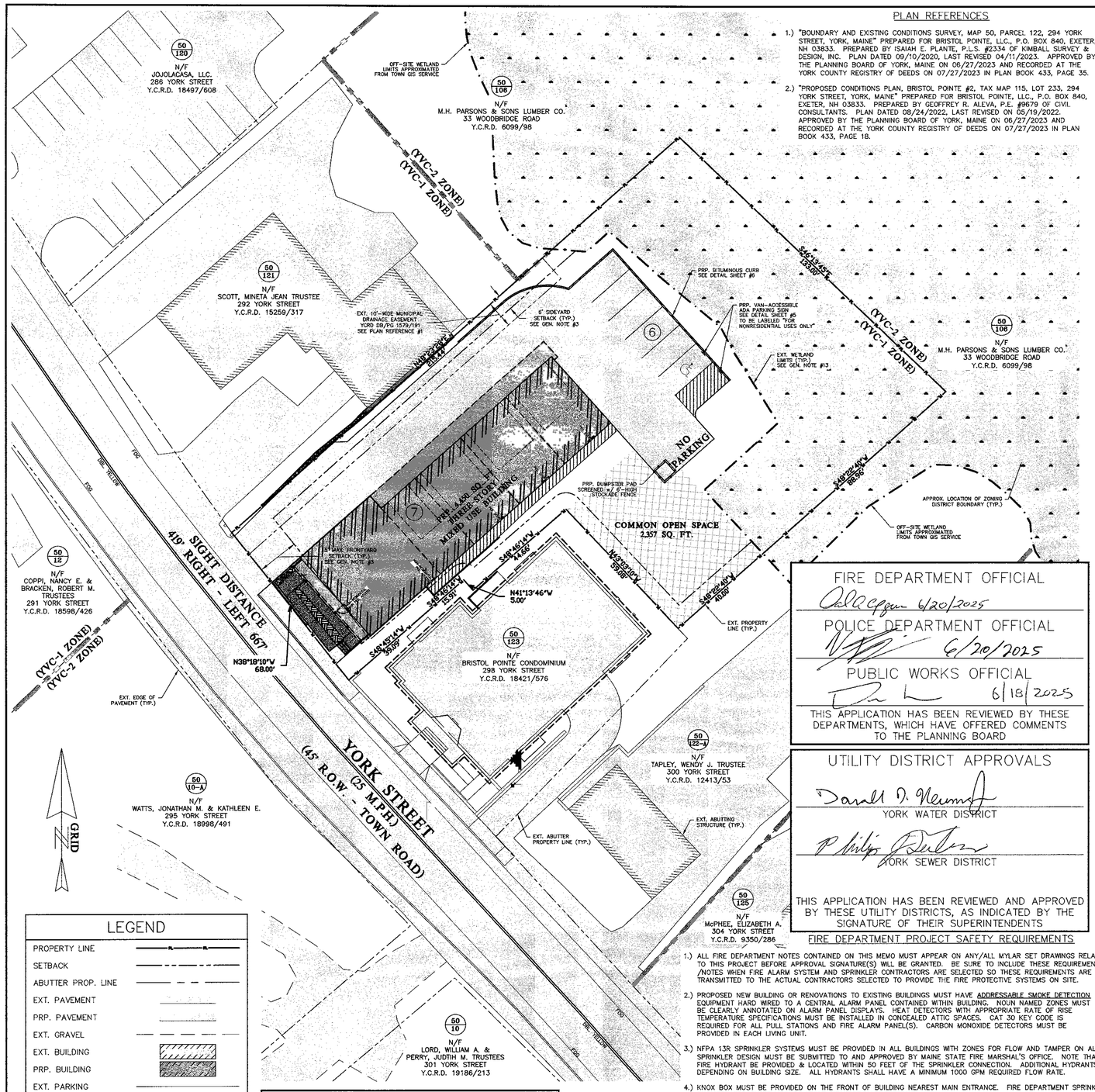
KIMBALL
SURVEY & DESIGN, INC.
30 FROST HILL ROAD
YORK, MAINE 03909
207-351-0226
ISAIAH@KIMBALLANDSURVEYING.COM
WWW.KIMBALLANDSURVEYING.COM
PROFESSIONAL LAND SURVEYING

Prepared for
Bristol Pointe, LLC
P.O. Box 840
Exeter, NH 03833

Boundary and
Existing Conditions Survey
Map 50, Parcel 122
294 York Street
York, Maine

DATE: SEPTEMBER 10, 2020
PROJECT NO. 2219
SCALE: 1" = 15'
CAD FILE: 2219.dwg

SHEET
1 OF 1



PLAN REFERENCES

1.) "BOUNDARY AND EXISTING CONDITIONS SURVEY, MAP 50, PARCEL 122, 294 YORK STREET, YORK, MAINE" PREPARED FOR BRISTOL POINTE, LLC., P.O. BOX 840, EXETER, NH 03833. PREPARED BY ISAIAH E. PLANTE, P.L.S. #2334 OF KIMBALL SURVEY & DESIGN, INC. PLAN DATED 09/10/2020, LAST REVISED 04/11/2023. APPROVED BY THE PLANNING BOARD OF YORK, MAINE ON 06/27/2023 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS ON 07/27/2023 IN PLAN BOOK 433, PAGE 35.

2.) "PROPOSED CONDITIONS PLAN, BRISTOL POINTE #2, TAX MAP 115, LOT 233, 294 YORK STREET, YORK, MAINE" PREPARED FOR BRISTOL POINTE, LLC., P.O. BOX 840, EXETER, NH 03833. PREPARED BY GEOFFREY R. ALEVA, P.E. #9679 OF CIVIL CONSULTANTS. PLAN DATED 08/24/2022, LAST REVISED ON 05/19/2022. APPROVED BY THE PLANNING BOARD OF YORK, MAINE ON 06/27/2023 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS ON 07/27/2023 IN PLAN BOOK 433, PAGE 18.

GENERAL NOTES (CONT.)

9.) PARKING PERFORMANCE STANDARDS APPLICABLE TO THE YVC-1 DISTRICT:

PER ZONING §15.3 "PARKING", THE PARKING STANDARDS OF §15.1.1.2 SHALL NOT APPLY IN THE YVC-1 DISTRICT. PARKING SPACES SHALL INSTEAD BE PROVIDED TO CONFORM TO THE NUMBER REQUIRED IN THIS SECTION. WHERE A PROPOSED USE DOES NOT FALL CLEARLY INTO ONE OF THE LISTED ACTIVITIES, THE BOARD SHALL DETERMINE THE ACTIVITY WHICH MOST CLOSELY RESEMBLES THE PROPOSED USE, AND THE PROPOSED USE SHALL COMPLY WITH THE PARKING STANDARDS OF THAT CATEGORY.

§15.3.A: PARKING REQUIREMENTS IN THE YVC-1 AND YVC-2 BASE ZONES SHALL BE 50% OF THAT SPECIFIED IN §15.1.1.2. (SEE GENERAL NOTE #10)

§15.3.C: THE PROVISIONS OF §17.4.B, WHICH REQUIRE DECREASING NON-CONFORMITY, SHALL NOT APPLY TO PARKING IN THE YVC-1 AND YVC-2 BASE ZONES.

10.) PARKING CALCULATION PER ZONING §15.1.1.2 "AMOUNT OF PARKING":

MULTI-FAMILY DWELLING:	2 PARKING SPACES PER DWELLING WITH 3+ BEDROOMS 1.5 PARKING SPACES PER DWELLING WITH < 3 BEDROOMS
PROFESSIONAL OFFICES:	1 PARKING SPACE PER 200 SQ. FT. GROSS LEASEABLE AREA, EXCLUSIVE OF CELLAR AND BULK STORAGE AREAS
PROPOSED RESIDENTIAL:	2x 2-BEDROOM DWELLING UNITS = [2 x 1.5] = 3 PARKING SPACES 3x 3-BEDROOM DWELLING UNITS = [3 x 2] = 6 PARKING SPACES
PROPOSED NON-RESIDENTIAL:	1,522 SQ. FT. COMBINED OFFICE & COMMERCIAL SPACE, EXCLUDING STORAGE [1,522 / 200] = 7.61 SPACES
TOTAL PARKING DEMAND:	[3 + 6 + 7.61] = 16.61 SPACES
PER GENERAL NOTE #9, ZONING §15.3.A: 50% REDUCTION ALLOWED IN YVC-1 BASE ZONE TOTAL PARKING REQUIRED:	[16.61 * 0.50] = 8.30 => 9 SPACES REQUIRED [13 PROVIDED, 1 ADA]

11.) OPEN SPACE CALCULATION, PER SITE/SUBDIVISION §7.13.1:

COMMON OPEN SPACE PROPOSED = 2,357 SQ. FT.
[2,357 / 23,427 SQ. FT. TOTAL PARCEL AREA] = 10.1% > 10% MINIMUM => OK

12.) LOT COVERAGE CALCULATION PER SITE/SUBDIVISION §7.4.1 "LAND NOT SUITABLE FOR DEVELOPMENT":

OVERALL PARCEL AREA:	= 23,427 SQ. FT. (0.54 AC.)
LESS AREAS BELOW NORMAL HIGH WATER MARK:	= 0 SQ. FT.
LESS AREAS WITHIN 100-YEAR FLOODPLAIN:	= 0 SQ. FT.
LESS PASSAGE RIGHTS-OF-WAY OR EASEMENTS:	= 1,600 SQ. FT. (0.037 AC.)
LESS UTILITY EASEMENTS > 90' IN WIDTH:	= 0 SQ. FT.
LESS WETLAND AREAS:	= 7,190 SQ. FT. (0.165 AC.)
LESS STEEP SLOPES (>20%):	= 0 SQ. FT.
REMAINING DEVELOPMENT LAND BALANCE:	= [23,427 - 1,600 - 7,190] = 14,637 SQ. FT.
PROPOSED BUILDING FOOTPRINT:	= 4,449 SQ. FT.
PROPOSED IMPERVIOUS COVER:	= 5,974 SQ. FT. TRAVELWAY & PARKING = 394 SQ. FT. FRONT ADA PATHWAYS
[4,449 + 5,974 + 394]	= 10,817 SQ. FT. (0.248 AC.)

[10,817 SQ. FT. / 14,637 SQ. FT.] = 73.9% < 75% => OK

13.) DEPICTED WETLAND LIMITS WERE DELINEATED BY KEN GARDNER, MAINE CERTIFIED SOIL SCIENTIST, IN JUNE OF 2024 AND SURVEY-LOCATED BY ATTAR ENGINEERING, INC. IN JUNE OF 2024.

14.) BUILDING HEIGHT CALCULATION FOR THIS DEVELOPMENT SHALL BE MEASURED ACCORDING TO ZONING §2, DEFINITION OF BUILDING HEIGHT, SUBSECTIONS b) & c) AS A STRUCTURE OUTSIDE 500' OF THE NORMAL HIGH WATER MARK OF ANY LISTED WATERBODIES.

THE VERTICAL DISTANCE FROM THE AVERAGE PRE-DEVELOPMENT GRADE OF THE GROUND ADJOINING THE BUILDING TO THE AVERAGE DISTANCE BETWEEN THE EAVES AND RIDGE LEVEL FOR GABLE ROOFS. "AVERAGE PRE-DEVELOPMENT GRADE" IS THE AVERAGE GRADE, EXISTING ON APRIL 13, 2016, OF THE GROUND ADJOINING THE BUILDING OR A PROPOSED BUILDING, IN ITS NATURAL CONDITION PRIOR TO ANY SITE ALTERATION OR CONSTRUCTION ACTIVITY.

AVERAGE PRE-DEVELOPMENT GRADE:	= 59.4' OR 59'-5" [TOPOGRAPHY PER PLAN REFERENCE #1, GRADE DECLARATION PER PLAN REFERENCE #2] [MEASUREMENT HELD FROM PRIOR APPROVALS PER DEFINITION SHOWN ABOVE, ELEVATION IN APRIL OF 2016]
PRP. BUILDING HEIGHT OF PRIOR APPROVAL:	= 94.1' PER PLAN REFERENCE #2 (34.7' TO MIDPOINT)
PRP. BUILDING HEIGHT FOR AMENDMENT:	= 94'-5" (35.0') [SEE SELECT PLAN SET SHEETS FROM REFERENCE #2 APPENDED TO END OF THIS SET]

15.) THE PROPOSED INTERIOR TRAVELWAY IMPROVEMENTS INCLUDE A SLIGHT ENCROACHMENT ONTO THE PROPERTY OF NORTHERLY ABUTTER TM./L. 50/121 IN THE VICINITY OF THE EXISTING STONE & MORTAR RETAINING WALL, FOR A SPAN OF ROUGHLY 24' AND A TOTAL ENCROACHMENT AREA OF ROUGHLY 6 SQ. FT. THE DEVELOPER SHALL SECURE A CONSTRUCTION EASEMENT FOR IMPROVEMENTS IN THIS AREA.

16.) THE EXISTING DRAINAGE EASEMENT SUPPORTING THE MUNICIPAL INFRASTRUCTURE WHICH RUNS THROUGH THE SUBJECT PROPERTY, AS DEPICTED ON SHEET #2 AND PER PLAN REFERENCE #1, DOES NOT NEED TO BE LENGTHENED FOR THE PROPOSED UTILITY IMPROVEMENTS. THE EXISTING EASEMENT ENCOMPASSES THE PROPOSED OUTFALL LOCATION FOR THE ON-SITE STORMWATER MANAGEMENT.

17.) EXISTING LARGE TREES (>24" D.B.H.) ARE NOT DEPICTED IN THE PLAN SET, AND THE DEVELOPER REQUESTS A WAIVER FROM THIS REQUIREMENT. THERE ARE NO SUCH LARGE TREES PRESENT ON THE UPLAND AREAS OF THE SUBJECT PARCEL, AND THE DEVELOPMENT PROPOSES NO WETLAND IMPACTS SO ALL VEGETATION THEREIN SHALL REMAIN UNDISTURBED.

18.) THE PROPOSED DEVELOPMENT DOES NOT MEET ANY THRESHOLD OF THE MDEP NATURAL RESOURCES PROTECTION ACT (NRPA), CHAPTER 305, THAT WOULD REQUIRE A PERMIT-BY-RULE (PBR) TO BE OBTAINED. THE ON-SITE WETLAND COMPLEX CONTAINS EMERGENT FRESHWATER WETLANDS WITH LESS THAN 20,000 SQUARE FEET OF AQUATIC VEGETATION, WHICH IS BELOW THE THRESHOLD FOR SUBSECTION 2: "ACTIVITIES ADJACENT TO PROTECTED NATURAL RESOURCES".

19.) SITE LIGHTING SHALL CONSIST OF RECESS LIGHTING UNDER THE SOFFITS OF THE FRONT PORCH AS WELL AS EACH GARAGE DOOR ON THE NORTHERLY SIDE, PLUS FULLY SHIELDED WALL-PACK UNITS ABOVE EACH PEDESTRIAN DOOR ON THE SOUTHERLY SIDE. ALL LIGHTING SHALL BE DOWNWARD FACING, DARK SKY COMPLIANT, AND CONFORMING WITH ARTICLE 10-H OF THE TOWN OF YORK ZONING ORDINANCE.

20.) THIS DEVELOPMENT IS SUBJECT TO THE FOLLOWING PERCENTAGE OCCUPATION REQUIREMENTS, WHICH ARE NOT FROM THE CURRENTLY-ADOPTED ORDINANCE. SINCE THIS DEVELOPMENT IS AN AMENDMENT TO A PRIOR APPROVAL, THE ZONING AT THE TIME OF APPROVAL STILL GOVERNS FOR THESE CALCULATIONS:

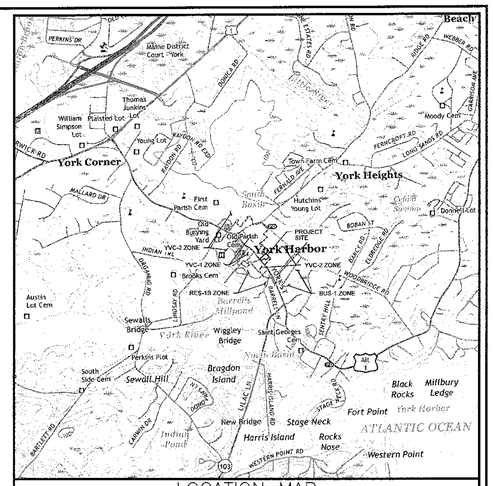
WITHIN THE YVC1 & YVC2 BASE ZONES, ON LOTS WITH FRONTAGE ON YORK STREET, THE "RESIDENTIAL USE" CATEGORY SHALL ONLY BE PERMITTED WITHIN A MIXED-USE BUILDING AND SHALL OCCUPY NO MORE THAN 50% OF THE FIRST FLOOR GROSS FLOOR AREA.

WITHIN THE YVC1 & YVC2 BASE ZONES, THE "OFFICE USE" CATEGORY IS PERMITTED ONLY WHEN IT DOES NOT OCCUPY MORE THAN 50% IN THE REAR OF THE STREET-LEVEL GROSS FLOOR AREA OF A BUILDING ADJACENT TO YORK STREET.

TOTAL GROSS FLOOR AREA: (IDENTIFIED ON ARCHITECTURAL PLANS AS FIRST FLOOR, STREET-LEVEL STORY TO YORK STREET)	= 4,224 SQ. FT.
TOTAL FIRST FLOOR RESIDENTIAL AREAS:	= 2,029 SQ. FT.
RESIDENTIAL USE PERCENTAGE:	= [2,029 / 4,224] = 48.0% < 50% => OK
TOTAL REAR-HALF SQUARE FOOTAGE:	= 2,080 SQ. FT.
REAR-HALF FIRST FLOOR COMMERCIAL AREAS:	= 212 SQ. FT.
COMMERCIAL USE PERCENTAGE:	= [212 / 2080] = 10.2% < 50% => OK

21.) THE PROPOSED 1,000-GALLON GAS TANK DEPICTED ON THE DEVELOPED CONDITION PLAN SHALL BE INSTALLED UNDERGROUND AND SHALL MAINTAIN AT LEAST A 10' SEPARATION FROM THE ABUTTING PROPERTY LINE.

THIS PLAN IS AN AMENDMENT TO REFERENCE PLAN #2 "PROPOSED CONDITIONS PLAN, BRISTOL POINTE #2, TAX MAP 115, LOT 233, 294 YORK STREET, YORK, MAINE" APPROVED BY THE TOWN OF YORK PLANNING BOARD ON JUNE 27, 2023. THE PROPOSED USES ARE TO REMAIN THE SAME, BUT CHANGES OTHERWISE INCLUDE A REVISED BUILDING LOCATION, PARKING AND EGRESS LAYOUT TO UTILIZE MORE OF THE EXISTING CONDITION, AND PROPOSED CHANGES TO ON-SITE STORMWATER MANAGEMENT.



LOCATION MAP
APPROX. SCALE: 1" = 2,000'

GENERAL NOTES

1.) THIS PLAN DEPICTS AN AMENDMENT TO THE PREVIOUSLY-APPROVED MIXED USE DEVELOPMENT FOR THE SUBJECT PARCEL, DEMOLISHING THE EXISTING STRUCTURE AND CONSTRUCTING A THREE-STORY, ~4,450 SQ. FT. MIXED USE BUILDING. THE MIXED USE BUILDING IS PROPOSED TO BE OCCUPIED BY TWO (2) COMMERCIAL TENANTS ON THE FIRST FLOOR (BUSINESS/ PROFESSIONAL OFFICE), WITH THE REMAINDER OF THE BUILDING BEING OCCUPIED BY FIVE (5) TOWNHOUSE-STYLE RESIDENTIAL DWELLING UNITS. THE REMAINDER OF THE PROPOSED DEVELOPMENT INCLUDES PARKING, UTILITY, AND GRADING IMPROVEMENTS.

2.) THE SUBJECT PARCEL, LOCATED AT 294 YORK STREET, IS IDENTIFIED AS LOT 122 ON TAX MAP 50, CONSISTS OF APPROXIMATELY 0.54 ACRES IN AREA, AND IS LOCATED IN THE YORK VILLAGE CENTER (YVC-1) BASE ZONING DISTRICT. "MULTI FAMILY DWELLING" AND "BUSINESS, FINANCIAL, PROFESSIONAL, OR GOVERNMENT OFFICE" ARE ALL PERMITTED USES IN THE YVC-1 ZONE AS PER ZONING ORDINANCE ARTICLE 4, "USE REGULATIONS".

3.) DIMENSIONAL REQUIREMENTS FOR THE YVC-1 AS PER ZONING §5.2.2, "SCHEDULE OF DIMENSIONAL REGULATIONS, OTHER DISTRICTS":

MIN. LAND AREA:	5,000 SQ. FT. WITH YEAR-ROUND PUBLIC WATER & SEWER [SEE GEN. NOTE #11]
MIN. STREET FRONTAGE:	50' WITH YEAR-ROUND PUBLIC WATER & SEWER [68 FT. PROVIDED]
MIN. LOT DEPTH:	NONE
SETBACKS:	15' FRONT YARD (MAXIMUM) 6' REAR YARD (MINIMUM)(B) 6' SIDE YARD (MINIMUM)(B)(C)(C)
MAX. LOT COVERAGE:	75%(D)
MAX. BUILDING & STRUCTURE HEIGHT:	35' [35'-0" PROVIDED - SEE GENERAL NOTE #14]
MAX. BUILDING FOOTPRINT:	7,000 SQ. FT. [4,620 SQ. FT. PROVIDED]

(B) - PER ZONING §5.2, FOOTNOTE 'K', STORMWATER MANAGEMENT FACILITIES SHALL BE EXEMPT FROM YARD SETBACKS EXCEPT FOR THE FOLLOWING TYPES OF STORMWATER FACILITIES: STORMWATER WET PONDS, DETENTION PONDS, BASINS, RETENTION PONDS, AND ANY ABOVE GROUND OR ABOVE FINISHED GRADE STORMWATER MANAGEMENT FACILITY STRUCTURES THAT MAY INCLUDE PIPING (INCLUDING OUTFALL PIPES), CONCRETE, RIPRAP, OR OTHER SIMILAR CONSTRUCTED INFRASTRUCTURE INTENDED TO CONTROL STORMWATER RUNOFF QUANTITY OR QUALITY.

(C) - PER ZONING §5.2, FOOTNOTE 'I', LOTS WITHIN THE YVC-1 DISTRICT SHALL HAVE A MINIMUM SIDE YARD SETBACK OF 6 FEET EXCEPT THAT THIS MAY BE REDUCED TO ZERO (0) FEET ON ONE SIDE, PROVIDED THE CUMULATIVE SIDE YARD SETBACKS ARE NOT LESS THAN TWELVE (12) FEET.

(D) - PER ZONING §5.2, FOOTNOTE 'X', MAXIMUM LOT COVERAGE MAY BE INCREASED UP TO 100% IF THE OWNER PROVIDES INNOVATIVE STORMWATER DESIGNS USING LOW IMPACT DEVELOPMENT (LID), PUBLIC SPACE, AND/OR INNOVATIVE LANDSCAPE DESIGN AS APPROVED BY THE PLANNING BOARD.

4.) SITE TOPOGRAPHY, EXISTING GROUND SURFACE CONDITIONS, AND BOUNDARY MONUMENTATION ARE DEPICTED BASED ON STATE OF MAINE ORTHOIMAGERY, STATE AND TOWN GIS IMAGERY, AND PLAN REFERENCES 1 & 2. EXISTING CONDITIONS OF ABUTTING PROPERTIES ARE APPROXIMATE. VERTICAL DATUM IS NAVD88.

5.) MULTI-FAMILY DWELLING PROVISIONS APPLICABLE TO THE YVC-1 DISTRICT:

PER ZONING §5.3.3, EACH DWELLING UNIT IN A MULTI-FAMILY DWELLING SHALL HAVE AT LEAST SIX HUNDRED (600) SQUARE FEET OF INTERNAL HABITABLE FLOOR SPACE INCLUDING BATHROOMS. SUCH DWELLING UNITS MAY BE LAID OUT VERTICALLY ON MORE THAN ONE FLOOR WITHIN A BUILDING, BUT AT LEAST FOUR HUNDRED (400) SQUARE FEET OF INTERNAL HABITABLE FLOOR SPACE SHALL BE PROVIDED ON ONE OF THOSE STORIES.

6.) SUPPLEMENTAL USE REQUIREMENTS APPLICABLE TO THE YVC-1 DISTRICT:

PER ZONING §6.1.8.3 "SETBACKS AND SCREENING", THE YVC-1 DISTRICT IS EXEMPT FROM THE RESIDENTIAL AND NON-RESIDENTIAL SCREENING REQUIREMENTS OF THIS PROVISION, PROVIDED THE LOT WITHIN THE YVC-1 DISTRICT IS NOT ADJACENT TO A RESIDENTIAL DISTRICT OR HISTORIC DISTRICT.

PER ZONING §6.1.8.3 "SETBACKS AND SCREENING", THE YVC-1 DISTRICT IS EXEMPT FROM THE PARKING LANDSCAPE BUFFER STRIP REQUIREMENTS OF THIS PROVISION. ANY PROPOSED STORAGE AREAS WOULD STILL BE REQUIRED TO COMPLY.

PER ZONING §6.1.12.1 "NON-RESIDENTIAL PERFORMANCE STANDARDS", THE PLANNING BOARD SHALL GIVE CONSIDERATION TO HOW ANY PROPOSED PROJECT WITHIN THE YVC-1 DISTRICT ENHANCES THE TRADITIONAL NORTHERN NEW ENGLAND VILLAGE CHARACTER OF THE YORK VILLAGE CENTER DISTRICTS, IN A MANNER CONSISTENT WITH THE COMPREHENSIVE PLAN. NEW BUILDINGS SHALL NOT DIMINISH THE PROMINENCE OF EXISTING CHURCH STEEPLES OR HISTORIC MARKERS. THE FOLLOWING MATERIALS ARE EXPRESSLY PROHIBITED FROM BUILDING EXTERIORS IN THE YVC-1: VINYL SIDING, ALUMINUM SIDING, EXTERIOR INSULATION AND FINISHING SYSTEM ("EIFS"), AND FOAM OR PVC MATERIALS.

7.) THE CONTRACTOR MUST CONTACT DIG SAFE AND ALL LOCAL UTILITY DISTRICTS PRIOR TO THE START OF CONSTRUCTION TO VERIFY THE LOCATION OF EXISTING SUBSURFACE UTILITIES AND CONDITIONS. LOCATING AND PROTECTING ANY UNDERGROUND OR ABOVE-GROUND UTILITY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. LIMITS OF DISTURBANCE FOR THE PROPOSED AMENDMENT ARE DENOTED BY THE LOCATION OF PROPOSED EROSION AND SEDIMENTATION CONTROLS, AND THESE LIMITS SHALL BE VISUALLY DELINEATED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING.

8.) THIS DEVELOPMENT IS CURRENTLY SERVICED BY AND PROPOSES TO CONTINUE TO BE SERVICED BY PUBLIC SEWER (YORK SEWER DISTRICT) AND PUBLIC WATER (YORK WATER DISTRICT). ALL UTILITY MATERIALS, SIZES, AND CONSTRUCTION PRACTICES SHALL BE IN ACCORDANCE WITH STANDARDS OF THE YORK SEWER DISTRICT (YSD) AND YORK WATER DISTRICT (YWD). THE EXISTING WATER SERVICE SHALL BE ABANDONED AT THE WATER MAIN PER YWD STANDARDS. PROPOSED NEW WATER MAIN AND SERVICES EXTENDING TO THE BUILDING DEPICTED ON SHEET #3. FINAL LAYOUT SHALL BE APPROVED BY THE YORK WATER DISTRICT (YWD) PRIOR TO THE START OF CONSTRUCTION.

FIRE DEPARTMENT OFFICIAL
6/20/2025

POLICE DEPARTMENT OFFICIAL
6/20/2025

PUBLIC WORKS OFFICIAL
6/18/2025

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

UTILITY DISTRICT APPROVALS

YORK WATER DISTRICT

YORK SEWER DISTRICT

THIS APPLICATION HAS BEEN REVIEWED AND APPROVED BY THESE UTILITY DISTRICTS, AS INDICATED BY THE SIGNATURE OF THEIR SUPERINTENDENTS

FIRE DEPARTMENT PROJECT SAFETY REQUIREMENTS

1.) ALL FIRE DEPARTMENT NOTES CONTAINED ON THIS MEMO MUST APPEAR ON ANY/ALL MYLAR SET DRAWINGS RELATING TO THIS PROJECT BEFORE APPROVAL SIGNATURE(S) WILL BE GRANTED. BE SURE TO INCLUDE THESE REQUIREMENTS /NOTES WHEN FIRE ALARM SYSTEM AND SPRINKLER CONTRACTORS ARE SELECTED SO THESE REQUIREMENTS ARE TRANSMITTED TO THE ACTUAL CONTRACTORS SELECTED TO PROVIDE THE FIRE PROTECTIVE SYSTEMS ON SITE.

2.) PROPOSED NEW BUILDING OR RENOVATIONS TO EXISTING BUILDINGS MUST HAVE ADDRESSABLE SMOKE DETECTION EQUIPMENT HARD WIRED TO A CENTRAL ALARM PANEL CONTAINED WITHIN BUILDING. NOUN NAMED ZONES MUST BE CLEARLY ANNOTATED ON ALARM PANEL DISPLAYS. HEAT DETECTORS WITH APPROPRIATE RATE OF RISE TEMPERATURE SPECIFICATIONS MUST BE INSTALLED IN CONCEALED ATTIC SPACES. CAT 30 KEY CODE IS REQUIRED FOR ALL PULL STATIONS AND FIRE ALARM PANEL(S). CARBON MONOXIDE DETECTORS MUST BE PROVIDED IN EACH LIVING UNIT.

3.) NFPA 13R SPRINKLER SYSTEMS MUST BE PROVIDED IN ALL BUILDINGS WITH ZONES FOR FLOW AND TAMPER ON ALARM PANEL NOTED ABOVE. SPRINKLER DESIGN MUST BE SUBMITTED TO AND APPROVED BY MAINE STATE FIRE MARSHAL'S OFFICE. NOTE THAT IT IS PREFERRED THAT A FIRE HYDRANT BE PROVIDED & LOCATED WITHIN 50 FEET OF THE SPRINKLER CONNECTION. ADDITIONAL HYDRANTS MAY BE REQUIRED DEPENDING ON BUILDING SIZE. ALL HYDRANTS SHALL HAVE A MINIMUM 1000 GPM REQUIRED FLOW RATE.

4.) KNOX BOX MUST BE PROVIDED ON THE FRONT OF BUILDING NEAREST MAIN ENTRANCE. FIRE DEPARTMENT SPRINKLER CONNECTION MUST BE PROVIDED FOR SYSTEM IN (3) ABOVE NEAREST MAIN ENTRANCE.

5.) REASONABLE FIRE APPARATUS ACCESS MUST BE PROVIDED AROUND ENTIRE BUILDING.

6.) PROVIDE CONSTRUCTION DETAILS ON BUILDING DESIGN WHEN AVAILABLE.

7.) ANY BUILDING CONTAINING LIVING SPACES, OFFICES OR OCCUPIED UNITS OF ANY TYPE ON TWO FLOORS OR MORE SHALL HAVE FIRE DEPARTMENT STANDPIPES FOR EACH FLOOR PROVIDED FOR FIREFIGHTING PURPOSES PER NFPA 14 REQUIREMENTS. ALL FLOORS MUST BE PROVIDED WITH STANDPIPES IN THE STAIRWELLS WITH 2½ FIRE HOSE CONNECTIONS WITH 1½ NPSH ADAPTERS FOR FIREFIGHTING.

8.) THE MAINE STATE FIRE MARSHAL'S OFFICE MUST REVIEW/APPROVE THE BUILDING PLANS AND BUILDING CONSTRUCTION DETAILS.

9.) ELEVATOR(S), IF PROVIDED, SHALL BE SIZED TO ACCOMMODATE THE CONVENIENT LOADING AND TRANSPORT OF AN AMBULANCE GURNEY.

10.) ADDRESS NUMBERING MUST BE PROVIDED ON STREET FACING ELEVATION(S) OF BUILDING(S) WITH A MINIMUM OF 4 INCH LETTERS TO ALLOW RESPONDERS A CLEAR INDICATION OF STREET NUMBERING FOR ALL NEWLY CONSTRUCTED BUILDING(S).

11.) THE FIRE CHIEF AND/OR FIRE INSPECTOR OF THE YFD RESERVES THE RIGHT TO AMEND OR ADD FIRE SAFETY REQUIREMENTS IF APPROPRIATE.

12.) COMMON ATTIC SPACES MAY REQUIRE ONE HOUR RATED FIRE SEPARATIONS DEPENDING ON BUILDING DESIGN AND CUBIC FOOTAGE CALCULATIONS.
A CERTIFICATE OF OCCUPANCY WILL BE GRANTED ONLY WHEN THE ABOVE NOTED FIRE SAFETY REQUIREMENTS ARE PROVIDED AND TESTED SATISFACTORY ON SITE.

LEGEND

PROPERTY LINE	R R
SETBACK	
ABUTTER PROP. LINE	
EXT. PAVEMENT	
PRP. PAVEMENT	
EXT. GRAVEL	
EXT. BUILDING	
PRP. BUILDING	
EXT. PARKING	
PRP. PARKING	
EXT. WETLAND BNDY	UPLAND / WETLAND
EXT. WETLAND AREA	
EXT. STOCKADE FENCE	
PRP. OPEN SPACE	
EXT. ZONING BOUNDARY	

APPROVAL OF THE TOWN OF YORK PLANNING BOARD — DATE

6/17/2025
6/17/25
6/18/25

SIGNATURES OF 3 OR MORE PLANNING BOARD MEMBERS INDICATE APPROVAL OF THIS PLAN

STATE OF MAINE - YORK COUNTY
ss. REGISTRY OF DEEDS
RECEIVED July 01, 2025
AT 11 h. 21 m. A M. AND RECORDED IN
PLAN BOOK 449, PAGE 33
ATTEST Nancy E. Hammond REGISTER

STATE OF MAINE — CHRISTEN B WILBER 2351 — PROFESSIONAL LAND SURVEYOR

GRAPHIC SCALE
0 20 40 60 80 (FEET)

TAX MAP 50, LOT 122

NO.	DESCRIPTION	DATE
	REVISIONS	
G	CONDITIONS OF APPROVAL REVISIONS	05/23/25
F	PRELIM. & FINAL APPROVAL REVISIONS	05/05/25
E	PRELIM. & FINAL APPROVAL REVISIONS	04/22/25
D	PRELIM. & FINAL APPROVAL REVISIONS	04/04/25
C	PRELIM. & FINAL COMPLETENESS REVISIONS	03/20/25
B	PRELIM. & FINAL COMPLETENESS REVISIONS	01/17/25
A	PRELIMINARY & FINAL SUBMISSION	10/07/24

STATE OF MAINE — KENNETH A. WOOD No. 5992 — LICENSED PROFESSIONAL ENGINEER

OVERALL SITE PLAN AMENDMENT
CARRIAGE LANDING - BRISTOL POINTE #2
294 YORK STREET, YORK, MAINE

FOR: GRAYSTONE BUILDERS, INC.
C/O WALTER WOODS, 764 U.S. ROUTE 1, SUITE #11
YORK, ME 03909

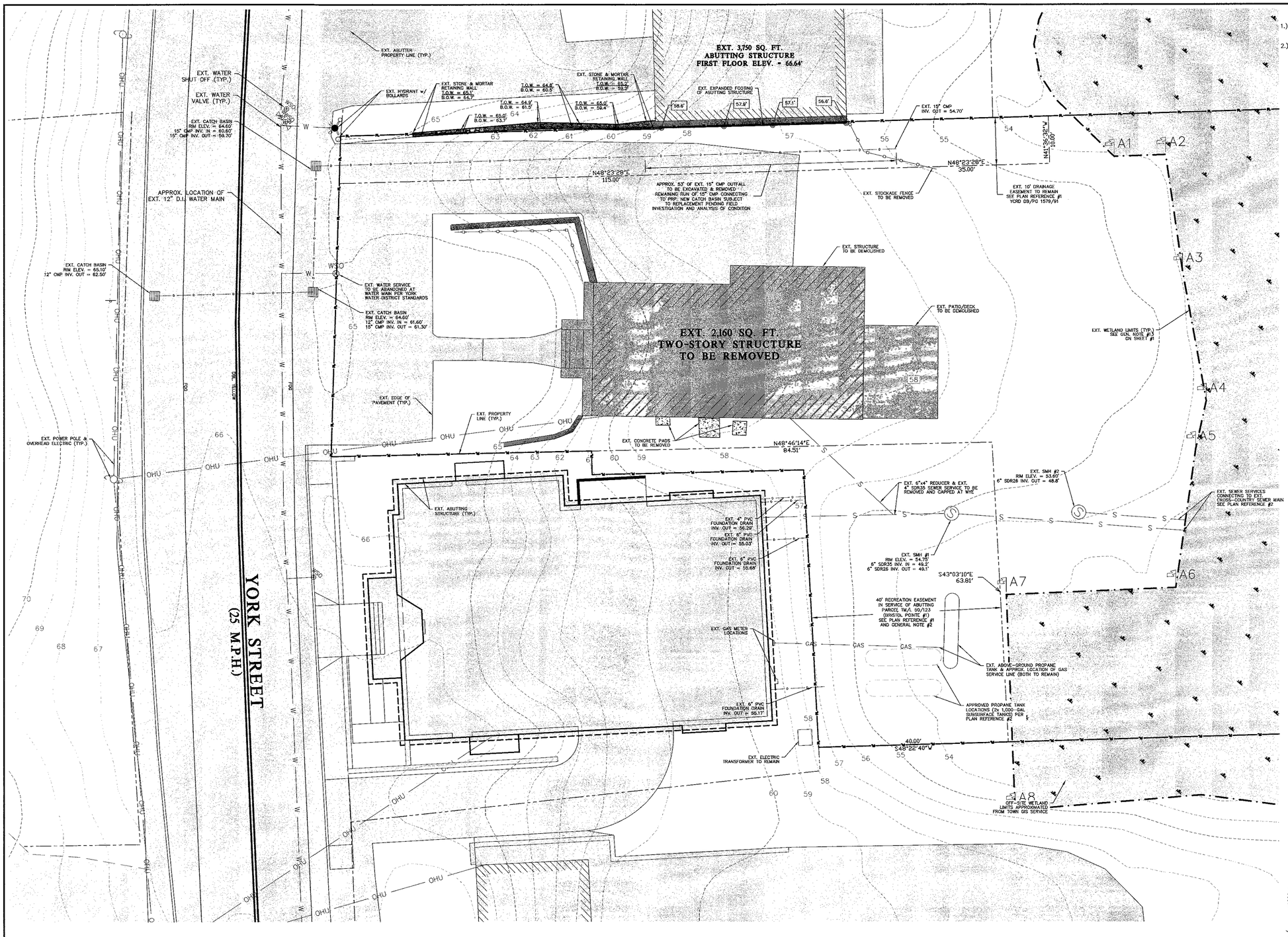
ATTAR ENGINEERING, INC.
CIVIL ◆ STRUCTURAL ◆ MARINE ◆ SURVEYING
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE:	APPROVED BY:	DRAWN BY:
1" = 20'		MJS
DATE:		REVISION DATE:
09/18/24	6/18/2025	G : 05/23/25
JOB NO: 24008	FILE: 294 YORK ST BASE.DWG	SHEET: 1

GENERAL NOTES

1.) ALL BOUNDARY, TOPOGRAPHIC, AND OTHER FEATURES DEPICTED HEREIN AS PER PLAN REFERENCE #1 ON SHEET #1, ONLY.

2.) SEE PLAN REFERENCE #2, AS APPROVED BY THE YORK PLANNING BOARD, "PUE" (PROPOSED UNDERGROUND ELECTRIC). SEE ALSO "DECLARATION OF CONDOMINIUM OF BRISTOL POINTE CONDOMINIUM, BOOK 18421 PAGE 576, ARTICLE 6.6, AS EXTENDED BY ARTICLE 15.



LEGEND

PROPERTY LINE	
SETBACK	
ABUTTER PROP. LINE	
EXT. PAVEMENT	
EXT. CONCRETE	
EXT. BUILDING	
EXT. STONEWALL	
EXT. STOCKADE FENCE	
EXT. OVERHEAD ELEC	OHU
EXT. POWER POLE	
EXT. GUY ANCHOR	
EXT. WATER LINE	W
EXT. WATER VALVE	
EXT. WATER SHUTOFF	
EXT. WATER HYDRANT	
EXT. STORM LINE	D
EXT. CATCH BASIN	
EXT. MAJOR CONTOUR	XXX
EXT. MINOR CONTOUR	

THIS PLAN IS AN AMENDMENT TO REFERENCE PLAN #2: "PROPOSED CONDITIONS PLAN, BRISTOL POINTE #2, TAX MAP 115, LOT 233, 294 YORK STREET, YORK, MAINE" APPROVED BY THE TOWN OF YORK PLANNING BOARD ON JUNE 27, 2023. THE PROPOSED USES ARE TO REMAIN THE SAME, BUT CHANGES OTHERWISE INCLUDE A REVISED BUILDING LOCATION, PARKING AND EGRESS LAYOUT TO UTILIZE MORE OF THE EXISTING CONDITION, AND PROPOSED CHANGES TO ON-SITE STORMWATER MANAGEMENT.

STATE OF MAINE
CHRISTEN B. WILBER
2351
PROFESSIONAL LAND SURVEYOR

TAX MAP 50, LOT 122

APPROVAL OF THE TOWN OF YORK PLANNING BOARD

CHAIR _____ DATE 6/17/2025

STATE OF MAINE – YORK COUNTY
ss. REGISTRY OF DEEDS
RECEIVED July 01, 2025
AT 11 h. 21 m. A M. AND RECORDED IN
PLAN BOOK 449, PAGE 28
ATTEST Nancy S. Hammond REGISTER

GRAPHIC SCALE
0 10 20 30 40 (FEET)

NO.	DESCRIPTION	DATE
	REVISIONS	
E	PRELIM. & FINAL APPROVAL REVISIONS	05/05/25
D	PRELIM. & FINAL APPROVAL REVISIONS	04/22/25
C	PRELIM. & FINAL APPROVAL REVISIONS	04/04/25
B	PRELIM. & FINAL COMPLETENESS REVISIONS	03/20/25
A	PRELIMINARY & FINAL SUBMISSION	10/07/24

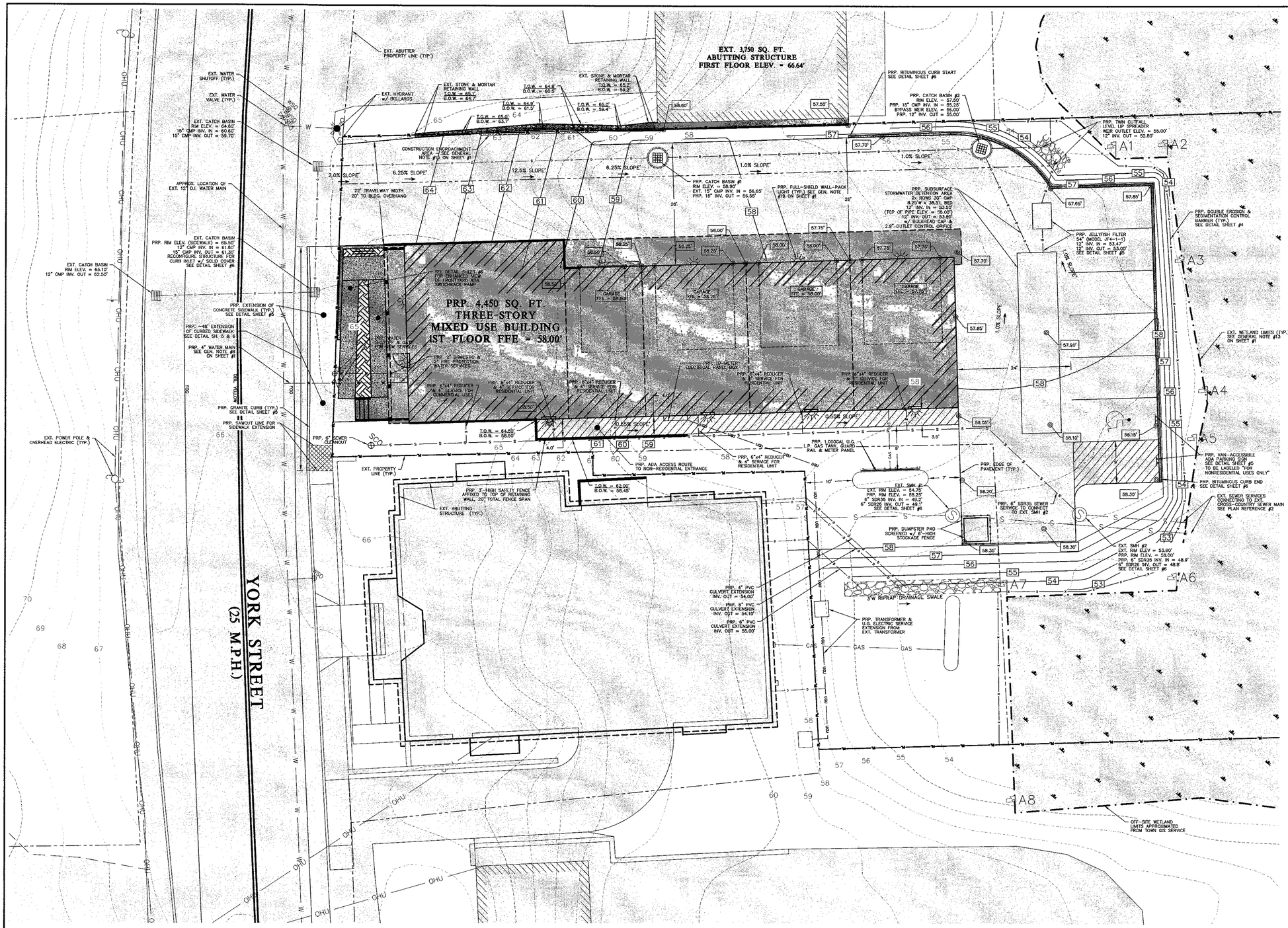
STATE OF MAINE
KENNETH A. WOOD
No. 5992
LICENSED PROFESSIONAL ENGINEER

AMENDED EXISTING CONDITIONS PLAN
CARRIAGE LANDING – BRISTOL POINTE #2
294 YORK STREET, YORK, MAINE

FOR: GRAYSTONE BUILDERS, INC.
C/O WALTER WOODS, 764 U.S. ROUTE 1, SUITE #11
YORK, ME 03909

ATTAR ENGINEERING, INC.
CIVIL ◆ STRUCTURAL ◆ MARINE ◆ SURVEYING
1284 STATE ROAD – ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 10'	APPROVED BY:	DRAWN BY: MJS
DATE: 06/06/24		REVISION DATE: E : 05/05/25
JOB NO: 24008	FILE: 294 YORK ST BASE.DWG	SHEET: 2



LEGEND

PROPERTY LINE	
SETBACK	
ABUTTER PROP. LINE	
EXT. PAVEMENT	
PRP. PAVEMENT	
EXT. BUILDING	
PRP. BUILDING	
PRP. PARKING	
EXT. STONEWALL	
PRP. OPEN SPACE	
EXT. STOCKADE FENCE	
EXT. OVERHEAD ELEC	OHU
EXT. POWER POLE	
EXT. GUY ANCHOR	
EXT. WATER LINE	W
EXT. WATER VALVE	
EXT. WATER SHUTOFF	
EXT. WATER HYDRANT	
PRP. WATER LINE	W
PRP. WATER VALVE	
PRP. WATER SHUTOFF	
EXT. STORM LINE	D
PRP. STORM LINE	D
EXT. CATCH BASIN	
PRP. CATCH BASIN	
EXT. MAJOR CONTOUR	XXX
EXT. MINOR CONTOUR	
PRP. MAJOR CONTOUR	XXX
PRP. MINOR CONTOUR	XXX
PRP. SPOT GRADE	102.0' x 56.00'

THIS PLAN IS AN AMENDMENT TO REFERENCE PLAN #2 "PROPOSED CONDITIONS PLAN, BRISTOL POINTE #2, TAX MAP 115, LOT 233, 294 YORK STREET, YORK, MAINE" APPROVED BY THE TOWN OF YORK PLANNING BOARD ON JUNE 27, 2023. THE PROPOSED USES ARE TO REMAIN THE SAME, BUT CHANGES OTHERWISE INCLUDE A REVISED BUILDING LOCATION, PARKING AND EGRESS LAYOUT TO UTILIZE MORE OF THE EXISTING CONDITION, AND PROPOSED CHANGES TO ON-SITE STORMWATER MANAGEMENT.

APPROVAL OF THE TOWN OF YORK
PLANNING BOARD

CHAIR _____ DATE 6/17/2025

STATE OF MAINE – YORK COUNTY
ss. REGISTRY OF DEEDS
RECEIVED July 01, 2025
AT 11 h. 21 m. A M, AND RECORDED IN
PLAN BOOK 449, PAGE 89
ATTEST Nancy E. Hammond REGISTER

GRAPHIC SCALE
0 10 20 30 40 (FEET)

TAX MAP 50, LOT 122

NO.	DESCRIPTION	DATE
	REVISIONS	
E	PRELIM. & FINAL APPROVAL REVISIONS	04/22/25
D	PRELIM. & FINAL APPROVAL REVISIONS	04/04/25
C	PRELIM. & FINAL COMPLETENESS REVISIONS	03/20/25
B	PRELIM. & FINAL COMPLETENESS REVISIONS	01/17/25
A	PRELIMINARY & FINAL SUBMISSION	10/07/24

STATE OF MAINE
KENNETH A. WOOD
No. 5992
LICENSED PROFESSIONAL ENGINEER

AMENDED DEVELOPED CONDITIONS PLAN
CARRIAGE LANDING – BRISTOL POINTE #2
294 YORK STREET, YORK, MAINE

FOR: GRAYSTONE BUILDERS, INC.
C/O WALTER WOODS, 764 U.S. ROUTE 1, SUITE #11
YORK, ME 03909

ATTAR ENGINEERING, INC.
CIVIL ◆ STRUCTURAL ◆ MARINE ◆ SURVEYING
1284 STATE ROAD – ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE:	APPROVED BY:	DRAWN BY:
1" = 10'		MJS
DATE:	6/10/2025	REVISION DATE:
06/06/24		E : 04/22/25
JOB NO: 24008	FILE: 294 YORK ST BASE.DWG	SHEET: 3

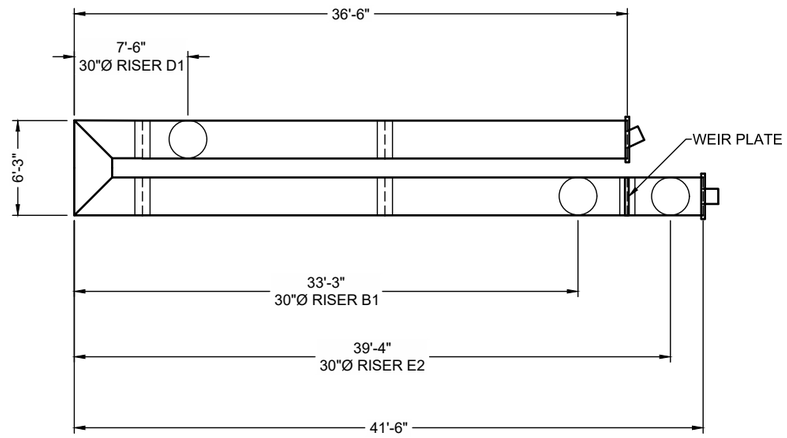
PROJECT SUMMARY

CALCULATION DETAILS
- LOADING = HS20/HS25
- APPROX. LINEAR FOOTAGE = 79 LF

STORAGE SUMMARY
- STORAGE VOLUME REQUIRED = 360 CF
- PIPE STORAGE VOLUME = 389 CF
- BACKFILL STORAGE VOLUME = 0 CF
- TOTAL STORAGE PROVIDED = 389 CF

PIPE DETAILS
- DIAMETER = 30"
- CORRUGATION = 2 2/3x1/2
- GAGE = 16
- COATING = ALT2
- WALL TYPE = SOLID
- BARREL SPACING = 15"

BACKFILL DETAILS
- WIDTH AT ENDS = 12"
- ABOVE PIPE = 0"
- WIDTH AT SIDES = 12"
- BELOW PIPE = 0"



ASSEMBLY
SCALE: 1" = 10'

NOTES

- ALL RISER AND STUB DIMENSIONS ARE TO CENTERLINE. ALL ELEVATIONS, DIMENSIONS, AND LOCATIONS OF RISERS AND INLETS, SHALL BE VERIFIED BY THE ENGINEER OF RECORD PRIOR TO RELEASING FOR FABRICATION.
- ALL FITTINGS AND REINFORCEMENT COMPLY WITH ASTM A998.
- ALL RISERS AND STUBS ARE 2⅔" x ½" CORRUGATION AND 16 GAGE UNLESS OTHERWISE NOTED.
- RISERS TO BE FIELD TRIMMED TO GRADE.
- QUANTITY OF PIPE SHOWN DOES NOT PROVIDE EXTRA PIPE FOR CONNECTING THE SYSTEM TO EXISTING PIPE OR DRAINAGE STRUCTURES. OUR SYSTEM AS DETAILED PROVIDES NOMINAL INLET AND/OR OUTLET PIPE STUB FOR CONNECTION TO EXISTING DRAINAGE FACILITIES. IF ADDITIONAL PIPE IS NEEDED IT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- BAND TYPE TO BE DETERMINED UPON FINAL DESIGN.
- THE PROJECT SUMMARY IS REFLECTIVE OF THE DYODS DESIGN, QUANTITIES ARE APPROX. AND SHOULD BE VERIFIED UPON FINAL DESIGN AND APPROVAL. FOR EXAMPLE, TOTAL EXCAVATION DOES NOT CONSIDER ALL VARIABLES SUCH AS SHORING AND ONLY ACCOUNTS FOR MATERIAL WITHIN THE ESTIMATED EXCAVATION FOOTPRINT.
- THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES AND DO NOT REFLECT ANY LOCAL PREFERENCES OR REGULATIONS. PLEASE CONTACT YOUR LOCAL CONTECH REP FOR MODIFICATIONS.

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9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CONTECH CMP DETENTION SYSTEMS
CONTECH **DYODS** DRAWING

DYO72647 294 YORK STREET
DETENTION SYSTEM
York, ME
DETENTION SYSTEM

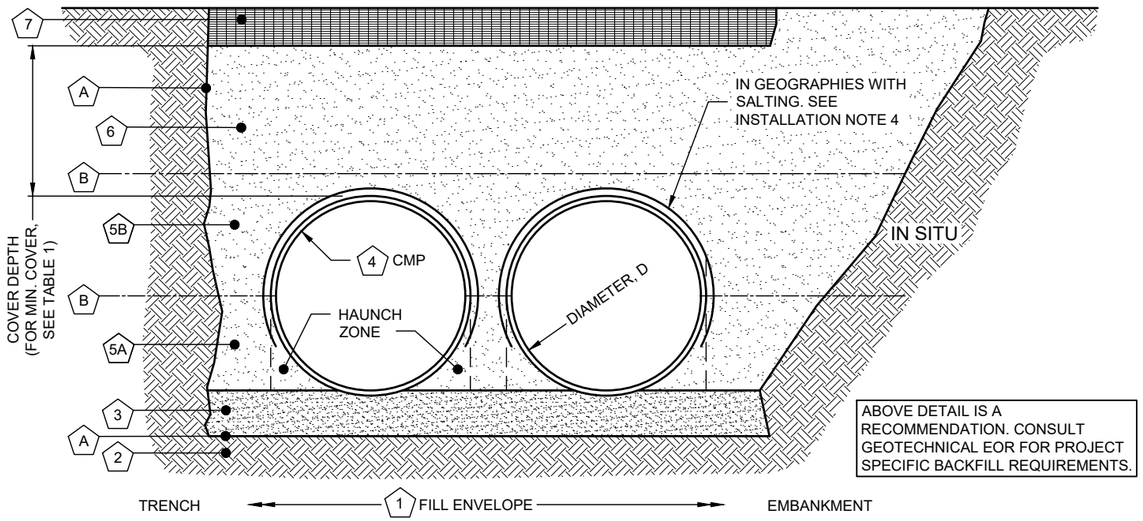
PROJECT No.:	SEQ. No.:	DATE:
52241	72647	4/2/2025
DESIGNED: DYO	DRAWN: DYO	
CHECKED: DYO	APPROVED: DYO	
SHEET NO.: 1		

\\PSUWQKTWCRMF01.QUIKRETE.NET\MERLIN\PROJECTACTIVE\807200\807284\DESIGN\DETENTION SYSTEM\DETENTION SYSTEM - 72647 (4-2-2025 13-6-36).DWG 4/2/2025 12:12 PM

TABLE 1:

DIAMETER, D	MIN. COVER	CORR. PROFILE
6"-10"	12"	1 1/2" x 1/4"
12"-48"	12"	2 2/3" x 1/2"
>48"-96"	12"	3" x 1", 5" x 1"
>96"	D/8	3" x 1", 5" x 1"

- STRUCTURAL BACKFILL MUST EXTEND TO LIMITS OF THE TABLE
- TOTAL HEIGHT OF COMPACTED COVER FOR CONVENTIONAL HIGHWAY LOADS IS MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TOP OF RIGID PAVEMENT
- ULTRAFLO ALSO AVAILABLE FOR SIZES 18" - 120" WITH 3/4"x 3/4"x 7 1/2" CORRUGATION



MINIMUM WIDTH DEPENDS ON SITE CONDITIONS AND ENGINEERING JUDGEMENT

INSTALLATION NOTES

1. WHEN PLACING THE FIRST LIFTS OF BACKFILL IT IS IMPORTANT TO MAKE SURE THAT THE BACKFILL IS PROPERLY COMPACTED UNDER AND AROUND THE PIPE HAUNCHES.
2. OTHER ALTERNATE BACKFILL MATERIAL MAY BE ALLOWED DEPENDING ON SITE SPECIFIC CONDITIONS, AS APPROVED BY SITE ENGINEER.
3. BACKFILL USING CONTROLLED LOW-STRENGTH MATERIAL (CLSM, "FLASH FILL" OR "FLOWABLE FILL") MAY BE USED WHEN THE SPACING BETWEEN THE PIPES WILL NOT ALLOW FOR PLACEMENT AND ADEQUATE COMPACTION OF THE BACKFILL. CONTACT CONTECH FOR FURTHER EVALUATION.
4. IF SALTING AGENTS FOR SNOW AND ICE REMOVAL ARE USED ON OR NEAR THE PROJECT, A GEOMEMBRANE BARRIER IS RECOMMENDED OVER THE UPPER HALF OF THE PIPE. THE GEOMEMBRANE LINER IS INTENDED TO HELP PROTECT THE SYSTEM FROM THE POTENTIAL ADVERSE EFFECTS THAT MAY RESULT FROM A CHANGE IN THE SURROUNDING ENVIRONMENT OVER A PERIOD OF TIME. PLEASE REFER TO THE CORRUGATED METAL PIPE DETENTION DESIGN GUIDE FOR ADDITIONAL INFORMATION.

TABLE 2:

CMP DETENTION AND CMP DRAINAGE STANDARD BACKFILL SPECIFICATIONS

	MATERIAL LOCATION	MATERIAL SPECIFICATION	DESCRIPTION	
1	FILL ENVELOPE WIDTH	PER ENGINEER OF RECORD	MINIMUM TRENCH WIDTH MUST ALLOW ROOM FOR PROPER COMPACTION OF HAUNCH MATERIALS UNDER THE PIPE. THE SUGGESTED MINIMUM TRENCH WIDTH, OR EOR RECOMMENDATION: PIPE ≤ 12": D + 16" PIPE > 12": 1.5D + 12"	MINIMUM EMBANKMENT WIDTH (IN FEET) FOR INITIAL FILL ENVELOPE: PIPE < 24": 3.0D PIPE 24" - 144": D + 4'0" PIPE > 144": D + 10'0"
2	FOUNDATION	**AASHTO 26.5.2** OR PER ENGINEER OF RECORD	PRIOR TO PLACING THE BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL BE REMOVED AND FOUNDATION BROUGHT BACK TO GRADE WITH A FILL MATERIAL APPROVED BY THE ENGINEER OF RECORD.	
3	BEDDING	**AASHTO M 43: 3, 357, 4, 467, 5, 56, 57** (APPROVED REGIONAL EQUIVALENTS INCLUDE CA-7)	ENGINEER OF RECORD TO DETERMINE IF BEDDING IS REQUIRED. PIPE MAY BE PLACED ON THE TRENCH BOTTOM OF A RELATIVELY LOOSE, NATIVE SUITABLE WELL GRADED GRANULAR MATERIAL THAT IS ROUGHLY SHAPED TO FIT THE BOTTOM OF THE PIPE, 2" MIN DEPTH. THE BEDDING MATERIAL MAY BE SUITABLE FOUNDATION SOILS CONFORMING TO AASHTO SOIL CLASSIFICATIONS A1, A2, OR A3 WITH MAXIMUM PARTICLE SIZE OF 3" PER AASHTO 26.3.8.1	
4	CORRUGATED METAL PIPE			
5A	CRITICAL BACKFILL	**AASHTO M 145: A-1, A-2, A-3** *	HAUNCH ZONE MATERIAL SHALL BE HAND SHOVELED OR SHOVEL SLICED INTO PLACE TO ALLOW FOR PROPER COMPACTION WITHOUT SOFT SPOTS. BACKFILL SHALL BE PLACED IN 8" +/- LOOSE LIFTS AND COMPACTED TO 90% STANDARD PROCTOR PER AASHTO T 99. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN A THREE LIFT (24") DIFFERENTIAL BETWEEN ANY OF THE PIPES AT ANY TIME DURING THE BACKFILL PROCESS. THE BACKFILL SHOULD BE ADVANCED ALONG THE LENGTH OF THE SYSTEM TO AVOID DIFFERENTIAL LOADING. WELL GRADED GRANULAR MATERIAL WHICH MAY CONTAIN SMALL AMOUNTS OF SILT OR CLAY AND MAXIMUM PARTICLE SIZE OF 3" (PER AASHTO 26.3.8.1 AND 12.4-1.3).	
5B	BACKFILL	**AASHTO M 145: A-1, A-2, A-3**		
6	COVER MATERIAL	UP TO MIN. COVER - SEE 5A AND 5B ABOVE ABOVE MIN. COVER - PER ENGINEER OF RECORD	COVER MATERIAL MAY INCLUDE NON-BITUMINOUS, GRANULAR ROAD BASE MATERIAL WITHIN MIN COVER LIMITS	
7	RIGID OR FLEXIBLE PAVEMENT (IF APPLICABLE)	PER ENGINEER OF RECORD	FLEXIBLE PAVEMENT SHOULD NOT BE COUNTED AS PART OF THE FILL HEIGHT OVER THE CMP. FINAL BACKFILL MATERIAL SELECTION AND COMPACTION REQUIREMENTS SHALL FOLLOW THE PROJECT PLANS AND SPECIFICATIONS PER THE ENGINEER OF RECORD.	
A	OPTIONAL SIDE GEOTEXTILE	NONE	GEOTEXTILE LAYER IS RECOMMENDED ON SIDES OF EXCAVATION TO PREVENT SOIL MIGRATION.	
B	OPTIONAL GEOTEXTILE BETWEEN LAYERS	NONE	IF SOIL TYPES DIFFER AT ANY POINT ABOVE PIPE INVERT, A GEOTEXTILE LAYER IS RECOMMENDED TO BE PLACED BETWEEN THE LAYERS TO PREVENT SOIL MIGRATION.	

NOTES:
- FOR MULTIPLE BARREL INSTALLATIONS, THE RECOMMENDED STANDARD SPACING BETWEEN PARALLEL PIPE RUNS SHALL BE THE PIPE DIAMETER /2 BUT NO LESS THAN 12" FOR DIAMETERS <72". FOR 72" AND LARGER DIAMETERS, THE MINIMUM SPACING IS 36". CONTACT YOUR CONTECH REPRESENTATIVE FOR NONSTANDARD SPACING.

* APPROVED REGIONAL EQUIVALENTS FOR SECTION 5A INCLUDE CA-7, CODOT #67, MIDOT 2G, 34G, OR 21AA STONE OR GRAVEL; #8; #57; MIDOT 6A, 2G, 3G, 34G.

MANUFACTURER RECOMMENDED BACKFILL

NOT TO SCALE

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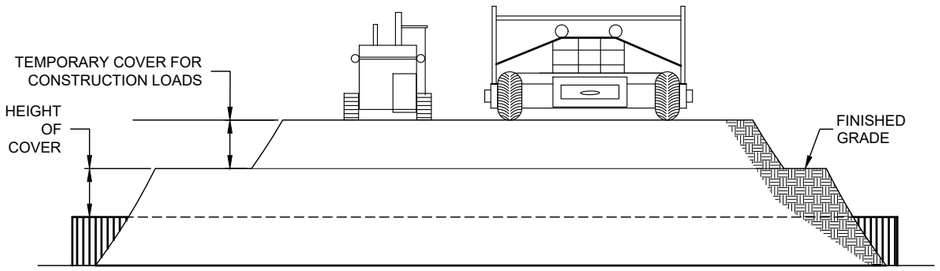
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CONTECH CMP DETENTION SYSTEMS
CONTECH
DYODS
DRAWING

DYO72647 294 YORK STREET
DETENTION SYSTEM
York, ME
DETENTION SYSTEM

PROJECT No.:	SEQ. No.:	DATE:
52241	72647	4/2/2025
DESIGNED: DYO	DRAWN: DYO	
CHECKED: DYO	APPROVED: DYO	
SHEET NO.: 1		

\\PSUWOKTWCRMF01.QUIKRETE.NET\MERLIN\PROJECTACTIVE\807200\807264\DESIGN\DETENTION SYSTEM\DETENTION SYSTEM - 72647 (4-2-2025 13-6-36).DWG 4/2/2025 12:12 PM



CONSTRUCTION LOADS

FOR TEMPORARY CONSTRUCTION VEHICLE LOADS, AN EXTRA AMOUNT OF COMPACTED COVER MAY BE REQUIRED OVER THE TOP OF THE PIPE. THE HEIGHT-OF-COVER SHALL MEET THE MINIMUM REQUIREMENTS SHOWN IN THE TABLE BELOW. THE USE OF HEAVY CONSTRUCTION EQUIPMENT NECESSITATES GREATER PROTECTION FOR THE PIPE THAN FINISHED GRADE COVER MINIMUMS FOR NORMAL HIGHWAY TRAFFIC.

PIPE SPAN, INCHES	AXLE LOADS (kips)			
	18-50	50-75	75-110	110-150
	MINIMUM COVER (FT)			
12-42	2.0	2.5	3.0	3.0
48-72	3.0	3.0	3.5	4.0
78-120	3.0	3.5	4.0	4.0
126-144	3.5	4.0	4.5	4.5

*MINIMUM COVER MAY VARY, DEPENDING ON LOCAL CONDITIONS. THE CONTRACTOR MUST PROVIDE THE ADDITIONAL COVER REQUIRED TO AVOID DAMAGE TO THE PIPE. MINIMUM COVER IS MEASURED FROM THE TOP OF THE PIPE TO THE TOP OF THE MAINTAINED CONSTRUCTION ROADWAY SURFACE.

CONSTRUCTION LOADING DIAGRAM

SCALE: N.T.S.

SPECIFICATION FOR DESIGNED DETENTION SYSTEM:

SCOPE
THIS SPECIFICATION COVERS THE MANUFACTURE AND INSTALLATION OF THE DESIGNED DETENTION SYSTEM DETAILED IN THE PROJECT PLANS.

MATERIAL
THE MATERIAL SHALL CONFORM TO THE APPLICABLE REQUIREMENTS LISTED BELOW:

ALUMINIZED TYPE 2 STEEL COILS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-274 OR ASTM A-92.

THE GALVANIZED STEEL COILS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-218 OR ASTM A-929.

THE POLYMER COATED STEEL COILS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-246 OR ASTM A-742.

THE ALUMINUM COILS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-197 OR ASTM B-744.

CONSTRUCTION LOADS
CONSTRUCTION LOADS MAY BE HIGHER THAN FINAL LOADS. FOLLOW THE MANUFACTURER'S OR NCSPA GUIDELINES.

NOTE:
THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES AND DO NOT REFLECT ANY LOCAL PREFERENCES OR REGULATIONS. PLEASE CONTACT YOUR LOCAL CONTECH REP FOR MODIFICATIONS.

PIPE
THE PIPE SHALL BE MANUFACTURED IN ACCORDANCE TO THE APPLICABLE REQUIREMENTS LISTED BELOW:

ALUMINIZED TYPE 2: AASHTO M-36 OR ASTM A-760

GALVANIZED: AASHTO M-36 OR ASTM A-760

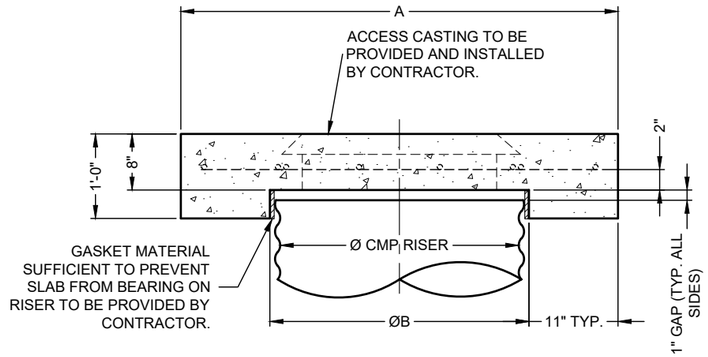
POLYMER COATED: AASHTO M-245 OR ASTM A-762

ALUMINUM: AASHTO M-196 OR ASTM B-745

HANDLING AND ASSEMBLY
SHALL BE IN ACCORDANCE WITH NCSP'S (NATIONAL CORRUGATED STEEL PIPE ASSOCIATION) FOR ALUMINIZED TYPE 2, GALVANIZED OR POLYMER COATED STEEL. SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR ALUMINUM PIPE.

INSTALLATION
SHALL BE IN ACCORDANCE WITH AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES, SECTION 26, DIVISION II DIVISION II OR ASTM A-798 (FOR ALUMINIZED TYPE 2, GALVANIZED OR POLYMER COATED STEEL) OR ASTM B-788 (FOR ALUMINUM PIPE) AND IN CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. IF THERE ARE ANY INCONSISTENCIES OR CONFLICTS THE CONTRACTOR SHOULD DISCUSS AND RESOLVE WITH THE SITE ENGINEER.

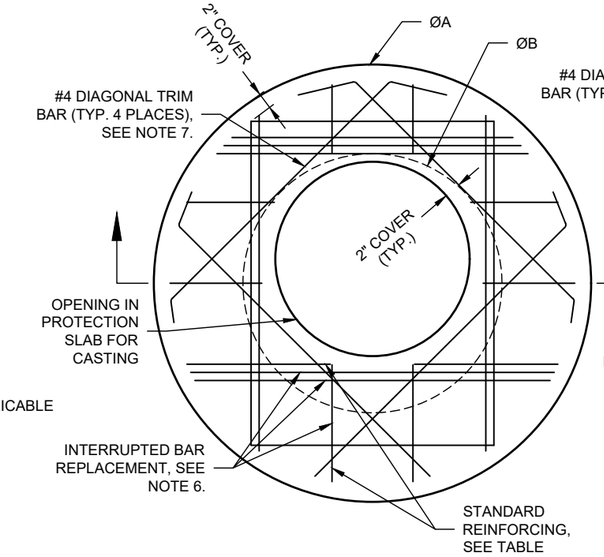
IT IS ALWAYS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW OSHA GUIDELINES FOR SAFE PRACTICES.



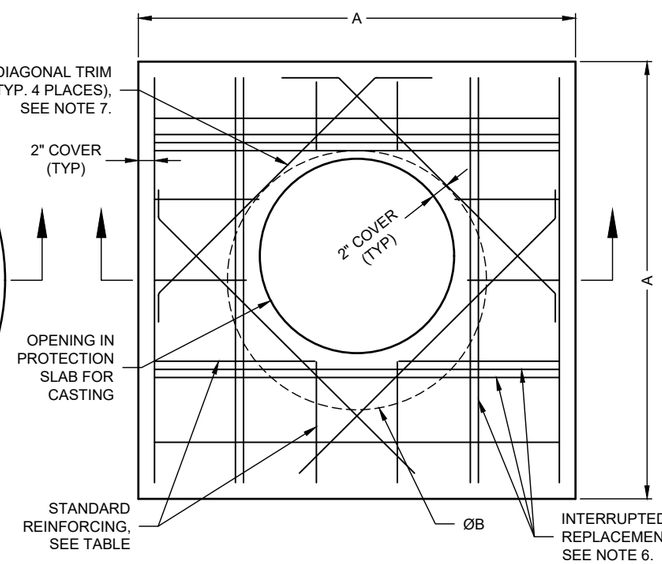
SECTION VIEW

REINFORCING TABLE				
Ø CMP RISER	A	Ø B	REINFORCING	**BEARING PRESSURE (PSF)
24"	Ø 4' 4'X4'	26"	#5 @ 12" OCEW #5 @ 12" OCEW	2,410 1,780
30"	Ø 4'-6" 4'-6" X 4'-6"	32"	#5 @ 12" OCEW #5 @ 12" OCEW	2,120 1,530
36"	Ø 5' 5' X 5'	38"	#5 @ 10" OCEW #5 @ 10" OCEW	1,890 1,350
42"	Ø 5'-6" 5'-6" X 5'-6"	44"	#5 @ 10" OCEW #5 @ 9" OCEW	1,720 1,210
48"	Ø 6' 6' X 6'	50"	#5 @ 9" OCEW #5 @ 8" OCEW	1,600 1,100

** ASSUMED SOIL BEARING CAPACITY



ROUND OPTION PLAN VIEW



SQUARE OPTION PLAN VIEW

NOTES:

1. DESIGN IN ACCORDANCE WITH AASHTO, 17th EDITION.
2. DESIGN LOAD HS25.
3. EARTH COVER = 1' MAX.
4. CONCRETE STRENGTH = 3,500 psi
5. REINFORCING STEEL = ASTM A615, GRADE 60.
6. PROVIDE ADDITIONAL REINFORCING AROUND OPENINGS EQUAL TO THE BARS INTERRUPTED, HALF EACH SIDE. ADDITIONAL BARS TO BE IN THE SAME PLANE.
7. TRIM OPENING WITH DIAGONAL #4 BARS, EXTEND BARS A MINIMUM OF 12" BEYOND OPENING, BEND BARS AS REQUIRED TO MAINTAIN BAR COVER.
8. PROTECTION SLAB AND ALL MATERIALS TO BE PROVIDED AND INSTALLED BY CONTRACTOR.
9. DETAIL DESIGN BY DELTA ENGINEERING, BINGHAMTON, NY.

MANHOLE CAP DETAIL

SCALE: N.T.S.

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www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CONTECH CMP DETENTION SYSTEMS
CONTECH DYODS DRAWING

DYO72647 294 YORK STREET
DETENTION SYSTEM
York, ME
DETENTION SYSTEM

PROJECT No.:	SEQ. No.:	DATE:
52241	72647	4/2/2025
DESIGNED: DYO	DRAWN: DYO	
CHECKED: DYO	APPROVED: DYO	
SHEET NO.: 1		

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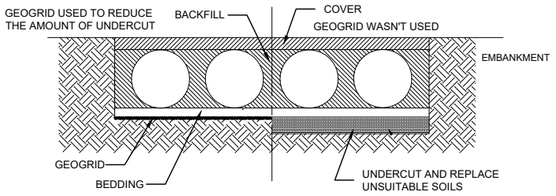
CMP DETENTION INSTALLATION GUIDE

PROPER INSTALLATION OF A FLEXIBLE UNDERGROUND DETENTION SYSTEM WILL ENSURE LONG-TERM PERFORMANCE. THE CONFIGURATION OF THESE SYSTEMS OFTEN REQUIRES SPECIAL CONSTRUCTION PRACTICES THAT DIFFER FROM CONVENTIONAL FLEXIBLE PIPE CONSTRUCTION. CONTECH ENGINEERED SOLUTIONS STRONGLY SUGGESTS SCHEDULING A PRE-CONSTRUCTION MEETING WITH YOUR LOCAL SALES ENGINEER TO DETERMINE IF ADDITIONAL MEASURES, NOT COVERED IN THIS GUIDE, ARE APPROPRIATE FOR YOUR SITE.

FOUNDATION

CONSTRUCT A FOUNDATION THAT CAN SUPPORT THE DESIGN LOADING APPLIED BY THE PIPE AND ADJACENT BACKFILL WEIGHT AS WELL AS MAINTAIN ITS INTEGRITY DURING CONSTRUCTION.

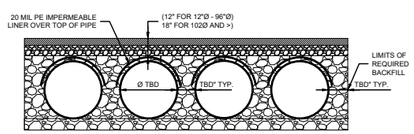
IF SOFT OR UNSUITABLE SOILS ARE ENCOUNTERED, REMOVE THE POOR SOILS DOWN TO A SUITABLE DEPTH AND THEN BUILD UP TO THE APPROPRIATE ELEVATION WITH A COMPETENT BACKFILL MATERIAL. THE STRUCTURAL FILL MATERIAL GRADATION SHOULD NOT ALLOW THE MIGRATION OF FINES, WHICH CAN CAUSE SETTLEMENT OF THE DETENTION SYSTEM OR PAVEMENT ABOVE. IF THE STRUCTURAL FILL MATERIAL IS NOT COMPATIBLE WITH THE UNDERLYING SOILS AN ENGINEERING FABRIC SHOULD BE USED AS A SEPARATOR. IN SOME CASES, USING A STIFF REINFORCING GEOGRID REDUCES OVER EXCAVATION AND REPLACEMENT FILL QUANTITIES.



GRADE THE FOUNDATION SUBGRADE TO A UNIFORM OR SLIGHTLY SLOPING GRADE. IF THE SUBGRADE IS CLAY OR RELATIVELY NON-POROUS AND THE CONSTRUCTION SEQUENCE WILL LAST FOR AN EXTENDED PERIOD OF TIME, IT IS BEST TO SLOPE THE GRADE TO ONE END OF THE SYSTEM. THIS WILL ALLOW EXCESS WATER TO DRAIN QUICKLY, PREVENTING SATURATION OF THE SUBGRADE.

GEOMEMBRANE BARRIER

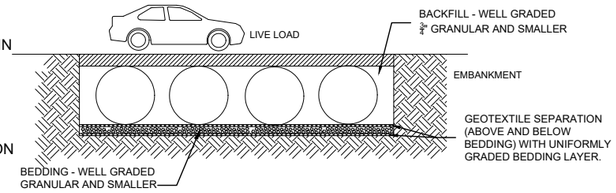
THE RESISTIVITY OF A PROJECT SITE MAY CHANGE OVER TIME DUE TO THE USE OF VARIOUS SALTING, DE-ICING, AND AGRICULTURAL AGENTS APPLIED ON OR NEAR THE AREA. TO MITIGATE THE POTENTIAL IMPACT OF THESE AGENTS, AN HDPE MEMBRANE LINER WILL BE INSTALLED ON THE CROWN OF EACH PIPE, CREATING AN IMPERMEABLE BARRIER. THIS MEASURE IS DESIGNED TO PROTECT THE SYSTEM FROM ENVIRONMENTAL CHANGES THAT COULD LEAD TO PREMATURE CORROSION AND REDUCE THE OVERALL SERVICE LIFE.



IN-SITU TRENCH WALL

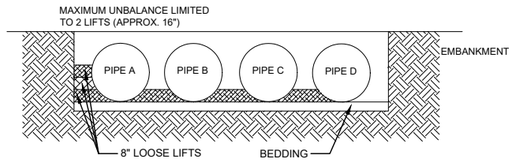
IF EXCAVATION IS REQUIRED, THE TRENCH WALL NEEDS TO BE CAPABLE OF SUPPORTING THE LOAD THAT THE PIPE SHEDS AS THE SYSTEM IS LOADED. IF SOILS ARE NOT CAPABLE OF SUPPORTING THESE LOADS, THE PIPE CAN DEFLECT. PERFORM A SIMPLE SOIL PRESSURE CHECK USING THE APPLIED LOADS TO DETERMINE THE LIMITS OF EXCAVATION BEYOND THE SPRING LINE OF THE OUTER MOST PIPES.

IN MOST CASES THE REQUIREMENTS FOR A SAFE WORK ENVIRONMENT AND PROPER BACKFILL PLACEMENT AND COMPACTION TAKE CARE OF THIS CONCERN.



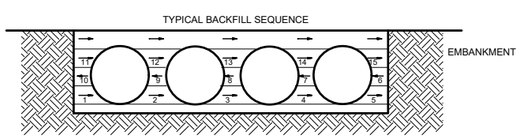
BACKFILL PLACEMENT

MATERIAL SHALL BE WORKED INTO THE PIPE HAUNCHES BY MEANS OF SHOVEL-SLICING, RODDING, AIR TAMPER, VIBRATORY ROD, OR OTHER EFFECTIVE METHODS.

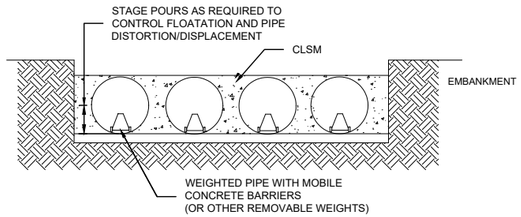


IF AASHTO T99 PROCEDURES ARE DETERMINED INFEASIBLE BY THE GEOTECHNICAL ENGINEER OF RECORD, COMPACTION IS CONSIDERED ADEQUATE WHEN NO FURTHER YIELDING OF THE MATERIAL IS OBSERVED UNDER THE COMPACTOR, OR UNDER FOOT, AND THE GEOTECHNICAL ENGINEER OF RECORD (OR REPRESENTATIVE THEREOF) IS SATISFIED WITH THE LEVEL OF COMPACTION.

FOR LARGE SYSTEMS, CONVEYOR SYSTEMS, BACKHOES WITH LONG REACHES OR DRAGLINES WITH STONE BUCKETS MAY BE USED TO PLACE BACKFILL. ONCE MINIMUM COVER FOR CONSTRUCTION LOADING ACROSS THE ENTIRE WIDTH OF THE SYSTEM IS REACHED, ADVANCE THE EQUIPMENT TO THE END OF THE RECENTLY PLACED FILL, AND BEGIN THE SEQUENCE AGAIN UNTIL THE SYSTEM IS COMPLETELY BACKFILLED. THIS TYPE OF CONSTRUCTION SEQUENCE PROVIDES ROOM FOR STOCKPILED BACKFILL DIRECTLY BEHIND THE BACKHOE, AS WELL AS THE MOVEMENT OF CONSTRUCTION TRAFFIC. MATERIAL STOCKPILES ON TOP OF THE BACKFILLED DETENTION SYSTEM SHOULD BE LIMITED TO 8- TO 10-FEET HIGH AND MUST PROVIDE BALANCED LOADING ACROSS ALL BARRELS. TO DETERMINE THE PROPER COVER OVER THE PIPES TO ALLOW THE MOVEMENT OF CONSTRUCTION EQUIPMENT SEE TABLE 1, OR CONTACT YOUR LOCAL CONTECH SALES ENGINEER.



WHEN FLOWABLE FILL IS USED, YOU MUST PREVENT PIPE FLOATATION. TYPICALLY, SMALL LIFTS ARE PLACED BETWEEN THE PIPES AND THEN ALLOWED TO SET-UP PRIOR TO THE PLACEMENT OF THE NEXT LIFT. THE ALLOWABLE THICKNESS OF THE CLSM LIFT IS A FUNCTION OF A PROPER BALANCE BETWEEN THE UPLIFT FORCE OF THE CLSM, THE OPPOSING WEIGHT OF THE PIPE, AND THE EFFECT OF OTHER RESTRAINING MEASURES. THE PIPE CAN CARRY LIMITED FLUID PRESSURE WITHOUT PIPE DISTORTION OR DISPLACEMENT, WHICH ALSO AFFECTS THE CLSM LIFT THICKNESS. YOUR LOCAL CONTECH SALES ENGINEER CAN HELP DETERMINE THE PROPER LIFT THICKNESS.

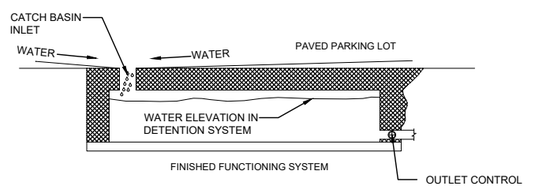


CONSTRUCTION LOADING

TYPICALLY, THE MINIMUM COVER SPECIFIED FOR A PROJECT ASSUMES H-20 LIVE LOAD. BECAUSE CONSTRUCTION LOADS OFTEN EXCEED DESIGN LIVE LOADS, INCREASED TEMPORARY MINIMUM COVER REQUIREMENTS ARE NECESSARY. SINCE CONSTRUCTION EQUIPMENT VARIES FROM JOB TO JOB, IT IS BEST TO ADDRESS EQUIPMENT SPECIFIC MINIMUM COVER REQUIREMENTS WITH YOUR LOCAL CONTECH SALES ENGINEER DURING YOUR PRE-CONSTRUCTION MEETING.

ADDITIONAL CONSIDERATIONS

BECAUSE MOST SYSTEMS ARE CONSTRUCTED BELOW-GRADE, RAINFALL CAN RAPIDLY FILL THE EXCAVATION; POTENTIALLY CAUSING FLOATATION AND MOVEMENT OF THE PREVIOUSLY PLACED PIPES. TO HELP MITIGATE POTENTIAL PROBLEMS, IT IS BEST TO START THE INSTALLATION AT THE DOWNSTREAM END WITH THE OUTLET ALREADY CONSTRUCTED TO ALLOW A ROUTE FOR THE WATER TO ESCAPE. TEMPORARY DIVERSION MEASURES MAY BE REQUIRED FOR HIGH FLOWS DUE TO THE RESTRICTED NATURE OF THE OUTLET PIPE.



CMP DETENTION SYSTEM INSPECTION AND MAINTENANCE

UNDERGROUND STORMWATER DETENTION AND INFILTRATION SYSTEMS MUST BE INSPECTED AND MAINTAINED AT REGULAR INTERVALS FOR PURPOSES OF PERFORMANCE AND LONGEVITY.

INSPECTION

INSPECTION IS THE KEY TO EFFECTIVE MAINTENANCE OF CMP DETENTION SYSTEMS AND IS EASILY PERFORMED. CONTECH RECOMMENDS ONGOING, ANNUAL INSPECTIONS. SITES WITH HIGH TRASH LOAD OR SMALL OUTLET CONTROL ORIFICES MAY NEED MORE FREQUENT INSPECTIONS. THE RATE AT WHICH THE SYSTEM COLLECTS POLLUTANTS WILL DEPEND MORE ON SITE SPECIFIC ACTIVITIES RATHER THAN THE SIZE OR CONFIGURATION OF THE SYSTEM.

INSPECTIONS SHOULD BE PERFORMED MORE OFTEN IN EQUIPMENT WASHDOWN AREAS, IN CLIMATES WHERE SANDING AND/OR SALTING OPERATIONS TAKE PLACE, AND IN OTHER VARIOUS INSTANCES IN WHICH ONE WOULD EXPECT HIGHER ACCUMULATIONS OF SEDIMENT OR ABRASIVE/ CORROSIVE CONDITIONS. A RECORD OF EACH INSPECTION IS TO BE MAINTAINED FOR THE LIFE OF THE SYSTEM

MAINTENANCE

CMP DETENTION SYSTEMS SHOULD BE CLEANED WHEN AN INSPECTION REVEALS ACCUMULATED SEDIMENT OR TRASH IS CLOGGING THE DISCHARGE ORIFICE.

ACCUMULATED SEDIMENT AND TRASH CAN TYPICALLY BE EVACUATED THROUGH THE MANHOLE OVER THE OUTLET ORIFICE. IF MAINTENANCE IS NOT PERFORMED AS RECOMMENDED, SEDIMENT AND TRASH MAY ACCUMULATE IN FRONT OF THE OUTLET ORIFICE. MANHOLE COVERS SHOULD BE SECURELY SEATED FOLLOWING CLEANING ACTIVITIES. CONTECH SUGGESTS THAT ALL SYSTEMS BE DESIGNED WITH AN ACCESS/INSPECTION MANHOLE SITUATED AT OR NEAR THE INLET AND THE OUTLET ORIFICE. SHOULD IT BE NECESSARY TO GET INSIDE THE SYSTEM TO PERFORM MAINTENANCE ACTIVITIES, ALL APPROPRIATE PRECAUTIONS REGARDING CONFINED SPACE ENTRY AND OSHA REGULATIONS SHOULD BE FOLLOWED.

ANNUAL INSPECTIONS ARE BEST PRACTICE FOR ALL UNDERGROUND SYSTEMS. DURING THIS INSPECTION, IF EVIDENCE OF SALTING/DE-ICING AGENTS IS OBSERVED WITHIN THE SYSTEM, IT IS BEST PRACTICE FOR THE SYSTEM TO BE RINSED, INCLUDING ABOVE THE SPRING LINE SOON AFTER THE SPRING THAW AS PART OF THE MAINTENANCE PROGRAM FOR THE SYSTEM.

MAINTAINING AN UNDERGROUND DETENTION OR INFILTRATION SYSTEM IS EASIEST WHEN THERE IS NO FLOW ENTERING THE SYSTEM. FOR THIS REASON, IT IS A GOOD IDEA TO SCHEDULE THE CLEANOUT DURING DRY WEATHER.

THE FOREGOING INSPECTION AND MAINTENANCE EFFORTS HELP ENSURE UNDERGROUND PIPE SYSTEMS USED FOR STORMWATER STORAGE CONTINUE TO FUNCTION AS INTENDED BY IDENTIFYING RECOMMENDED REGULAR INSPECTION AND MAINTENANCE PRACTICES. INSPECTION AND MAINTENANCE RELATED TO THE STRUCTURAL INTEGRITY OF THE PIPE OR THE SOUNDNESS OF PIPE JOINT CONNECTIONS IS BEYOND THE SCOPE OF THIS GUIDE.

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CONTECH CMP DETENTION SYSTEMS
CONTECH **DYODS** DRAWING

DYO72647 294 YORK STREET
DETENTION SYSTEM
York, ME
DETENTION SYSTEM

PROJECT No.:	SEQ. No.:	DATE:
52241	72647	4/2/2025
DESIGNED: DYO	DRAWN: DYO	
CHECKED: DYO	APPROVED: DYO	
SHEET NO.: 1		

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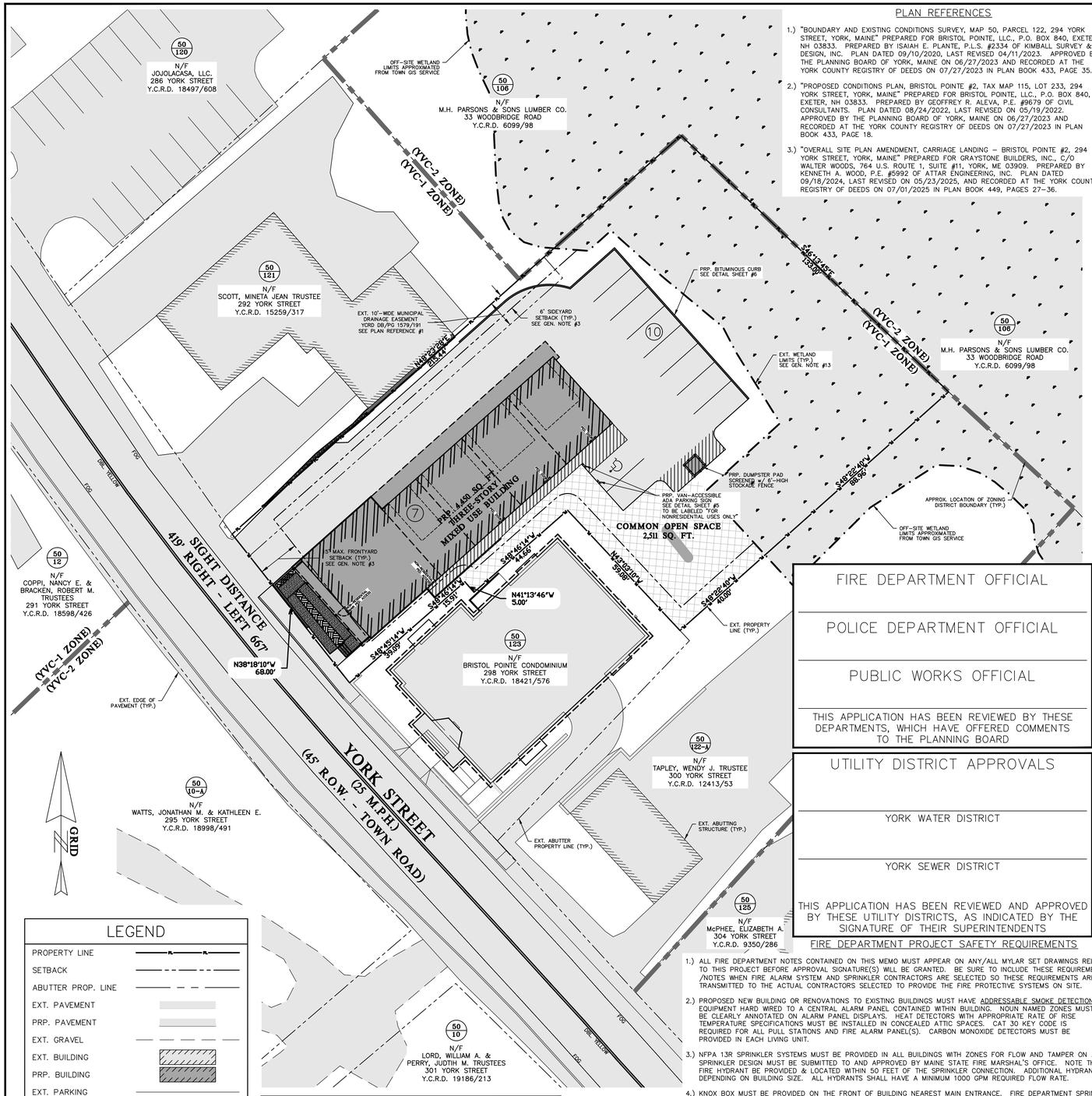


PLAN REFERENCES

1.) "BOUNDARY AND EXISTING CONDITIONS SURVEY, MAP 50, PARCEL 122, 294 YORK STREET, YORK, MAINE" PREPARED FOR BRISTOL POINTE, LLC., P.O. BOX 840, EXETER, NH 03833. PREPARED BY ISAIAH E. PLANTE, P.L.S. #2334 OF KIMBALL SURVEY & DESIGN, INC. PLAN DATED 09/10/2020, LAST REVISED 04/11/2023. APPROVED BY THE PLANNING BOARD OF YORK, MAINE ON 06/27/2023 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS ON 07/27/2023 IN PLAN BOOK 433, PAGE 35.

2.) "PROPOSED CONDITIONS PLAN, BRISTOL POINTE #2, TAX MAP 115, LOT 233, 294 YORK STREET, YORK, MAINE" PREPARED FOR BRISTOL POINTE, LLC., P.O. BOX 840, EXETER, NH 03833. PREPARED BY GEOFFREY R. ALEVA, P.E. #9679 OF CIVIL CONSULTANTS. PLAN DATED 08/24/2022, LAST REVISED ON 05/19/2022. APPROVED BY THE PLANNING BOARD OF YORK, MAINE ON 06/27/2023 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS ON 07/27/2023 IN PLAN BOOK 433, PAGE 18.

3.) "OVERALL SITE PLAN AMENDMENT, CARRIAGE LANDING – BRISTOL POINTE #2, 294 YORK STREET, YORK, MAINE" PREPARED FOR GRAYSTONE BUILDERS, INC., C/O WALTER WOODS, 764 U.S. ROUTE 1, SUITE #11, YORK, ME 03909. PREPARED BY KENNETH A. WOOD, P.E. #5992 OF ATTAR ENGINEERING, INC. PLAN DATED 01/09/2026, LAST REVISED ON 05/23/2025, AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS ON 07/01/2025 IN PLAN BOOK 449, PAGES 27–36.

GENERAL NOTES (CONT.)

9.) PARKING PERFORMANCE STANDARDS APPLICABLE TO THE YVC–1 DISTRICT:

PER ZONING §15.3 "PARKING", THE PARKING STANDARDS OF §15.1.1.2 SHALL NOT APPLY IN THE YVC–1 DISTRICT. PARKING SPACES SHALL INSTEAD BE PROVIDED TO CONFORM TO THE NUMBER REQUIRED IN THIS SECTION. WHERE A PROPOSED USE DOES NOT FALL CLEARLY INTO ONE OF THE LISTED ACTIVITIES, THE BOARD SHALL DETERMINE THE ACTIVITY WHICH MOST CLOSELY RESEMBLES THE PROPOSED USE, AND THE PROPOSED USE SHALL COMPLY WITH THE PARKING STANDARDS OF THAT CATEGORY.

§15.3.A: PARKING REQUIREMENTS IN THE YVC–1 AND YVC–2 BASE ZONES SHALL BE 50% OF THAT SPECIFIED IN §15.1.1.2. (SEE GENERAL NOTE #10)

§15.3.C: THE PROVISIONS OF §17.4.B, WHICH REQUIRE DECREASING NON–CONFORMITY, SHALL NOT APPLY TO PARKING IN THE YVC–1 AND YVC–2 BASE ZONES.

10.) PARKING CALCULATION PER ZONING §15.1.1.2 "AMOUNT OF PARKING":

MULTI–FAMILY DWELLING:	2 PARKING SPACES PER DWELLING WITH 3+ BEDROOMS 1.5 PARKING SPACES PER DWELLING WITH < 3 BEDROOMS
PROFESSIONAL OFFICES:	1 PARKING SPACE PER 200 SQ. FT. GROSS LEASEABLE AREA, EXCLUSIVE OF CELLAR AND BULK STORAGE AREAS
PROPOSED RESIDENTIAL:	2x 2–BEDROOM DWELLING UNITS = [2 x 1.5] = 3 PARKING SPACES 3x 3–BEDROOM DWELLING UNITS = [3 x 2] = 6 PARKING SPACES
PROPOSED NON–RESIDENTIAL:	1,522 SQ. FT. COMBINED OFFICE & COMMERCIAL SPACE, EXCLUDING STORAGE [1,522 / 200] = 7.61 SPACES
TOTAL PARKING DEMAND:	[3 + 6 + 7.61] = 16.61 SPACES
PER GENERAL NOTE #9, ZONING §15.3.A:	50% REDUCTION ALLOWED IN YVC–1 BASE ZONE
TOTAL PARKING REQUIRED:	[16.61 * 0.50] = 8.30 => 9 SPACES REQUIRED [17 PROVIDED, 1 ADA]

11.) OPEN SPACE CALCULATION, PER SITE/SUBDIVISION §7.13.1:

COMMON OPEN SPACE PROPOSED = 2,511 SQ. FT.
[2,511 / 23,427 SQ. FT. TOTAL PARCEL AREA] = 10.7% > 10% MINIMUM => OK

12.) LOT COVERAGE CALCULATION PER SITE/SUBDIVISION §7.4.1 "LAND NOT SUITABLE FOR DEVELOPMENT":

OVERALL PARCEL AREA:	= 23,427 SQ. FT. (0.54 AC.)
LESS AREAS BELOW NORMAL HIGH WATER MARK:	= 0 SQ. FT.
LESS AREAS WITHIN 100–YEAR FLOODPLAIN:	= 0 SQ. FT.
LESS PASSAGE RIGHTS–OF–WAY OR EASEMENTS:	= 1,600 SQ. FT. (0.037 AC.)
LESS UTILITY EASEMENTS > 90' IN WIDTH:	= 0 SQ. FT.
LESS WETLAND AREAS:	= 7,190 SQ. FT. (0.165 AC.)
LESS STEEP SLOPES (>20%):	= 0 SQ. FT.
REMAINING DEVELOPMENT LAND BALANCE:	= [23,427 – 1,600 – 7,190] = 14,637 SQ. FT.
PROPOSED BUILDING FOOTPRINT:	= 4,449 SQ. FT.
PROPOSED IMPERVIOUS COVER:	= 6,882 SQ. FT. TRAVELWAY, PARKING & UTILITIES = 394 SQ. FT. FRONT ADA PATHWAYS
	[4,449 + 6,882 + 394] = 11,725 SQ. FT. (0.269 AC.)
	[11,725 SQ. FT. / 14,637 SQ. FT.] = 80.1% > 75% => GEN. NOTE #3.(D) REQUIRED

13.) DEPICTED WETLAND LIMITS WERE DELINEATED BY KEN GARDNER, MAINE CERTIFIED SOIL SCIENTIST, IN JUNE OF 2024 AND SURVEY–LOCATED BY ATTAR ENGINEERING, INC. IN JUNE OF 2024.

14.) BUILDING HEIGHT CALCULATION FOR THIS DEVELOPMENT SHALL BE MEASURED ACCORDING TO ZONING §2, DEFINITION OF BUILDING HEIGHT, SUBSECTIONS b) & c) AS A STRUCTURE OUTSIDE 500' OF THE NORMAL HIGH WATER MARK OF ANY LISTED WATERBODIES.

THE VERTICAL DISTANCE FROM THE AVERAGE PRE–DEVELOPMENT GRADE OF THE GROUND ADJOINING THE BUILDING TO THE AVERAGE DISTANCE BETWEEN THE EAVES AND RIDGE LEVEL FOR GABLE ROOFS. "AVERAGE PRE–DEVELOPMENT GRADE" IS THE AVERAGE GRADE, EXISTING ON APRIL 13, 2016, OF THE GROUND ADJOINING THE BUILDING OR A PROPOSED BUILDING, IN ITS NATURAL CONDITION PRIOR TO ANY SITE ALTERATION OR CONSTRUCTION ACTIVITY.

AVERAGE PRE–DEVELOPMENT GRADE:	= 59.4' OR 59'–5" [TOPOGRAPHY PER PLAN REFERENCE #1, GRADE DECLARATION PER PLAN REFERENCE #2] [MEASUREMENT HELD FROM PRIOR APPROVALS PER DEFINITION SHOWN ABOVE, ELEVATION IN APRIL OF 2016]
PRP. BUILDING HEIGHT OF PRIOR APPROVAL:	= 94.1' PER PLAN REFERENCE #2 (34.7' TO MIDPOINT)
PRP. BUILDING HEIGHT FOR AMENDMENT:	= 94'–5" (35.0') [SEE SELECT PLAN SET SHEETS FROM REFERENCE #2 APPENDED TO END OF THIS SET]

15.) THE PROPOSED INTERIOR TRAVELWAY IMPROVEMENTS INCLUDE A SLIGHT ENCROACHMENT ONTO THE PROPERTY OF NORTHERLY ABUTTER TM/L 50/121 IN THE VICINITY OF THE EXISTING STONE & MORTAR RETAINING WALL, FOR A SPAN OF ROUGHLY 24' AND A TOTAL ENCROACHMENT AREA OF ROUGHLY 6 SQ. FT. THE DEVELOPER SHALL SECURE A CONSTRUCTION EASEMENT FOR IMPROVEMENTS IN THIS AREA.

16.) THE EXISTING DRAINAGE EASEMENT SUPPORTING THE MUNICIPAL INFRASTRUCTURE WHICH RUNS THROUGH THE SUBJECT PROPERTY, AS DEPICTED ON SHEET #2 AND PER PLAN REFERENCE #1, DOES NOT NEED TO BE LENGTHENED FOR THE PROPOSED UTILITY IMPROVEMENTS. THE EXISTING EASEMENT ENCOMPASSES THE PROPOSED OUTFALL LOCATION FOR THE ON–SITE STORMWATER MANAGEMENT.

17.) EXISTING LARGE TREES (>24" D.B.H.) ARE NOT DEPICTED IN THE PLAN SET, AND THE DEVELOPER REQUESTS A WAIVER FROM THIS REQUIREMENT. THERE ARE NO SUCH LARGE TREES PRESENT ON THE UPLAND AREAS OF THE SUBJECT PARCEL, AND THE DEVELOPMENT PROPOSES NO WETLAND IMPACTS SO ALL VEGETATION THEREIN SHALL REMAIN UNDISTURBED.

18.) THE PROPOSED DEVELOPMENT DOES NOT MEET ANY THRESHOLD OF THE MDEP NATURAL RESOURCES PROTECTION ACT (NRPA), CHAPTER 305, THAT WOULD REQUIRE A PERMIT–BY–RULE (PBR) TO BE OBTAINED. THE ON–SITE WETLAND COMPLEX CONTAINS EMERGENT FRESHWATER WETLANDS WITH LESS THAN 20,000 SQUARE FEET OF AQUATIC VEGETATION, WHICH IS BELOW THE THRESHOLD FOR SUBSECTION 2: "ACTIVITIES ADJACENT TO PROTECTED NATURAL RESOURCES".

19.) SITE LIGHTING SHALL CONSIST OF RECESS LIGHTING UNDER THE SOFFITS OF THE FRONT PORCH AS WELL AS EACH GARAGE DOOR ON THE NORTHERLY SIDE, PLUS FULLY SHIELDED WALL–PACK UNITS ABOVE EACH PEDESTRIAN DOOR ON THE SOUTHERLY SIDE. ALL LIGHTING SHALL BE DOWNWARD FACING, DARK SKY COMPLIANT, AND CONFORMING WITH ARTICLE 10–H OF THE TOWN OF YORK ZONING ORDINANCE.

20.) THIS DEVELOPMENT IS SUBJECT TO THE FOLLOWING PERCENTAGE OCCUPATION REQUIREMENTS, WHICH ARE NOT FROM THE CURRENTLY–ADOPTED ORDINANCE. SINCE THIS DEVELOPMENT IS AN AMENDMENT TO A PRIOR APPROVAL, THE ZONING AT THE TIME OF APPROVAL STILL GOVERNS FOR THESE CALCULATIONS:

WITHIN THE YVC1 & YVC2 BASE ZONES, ON LOTS WITH FRONTAGE ON YORK STREET, THE "RESIDENTIAL USE" CATEGORY SHALL ONLY BE PERMITTED WITHIN A MIXED–USE BUILDING AND SHALL OCCUPY NO MORE THAN 50% OF THE FIRST FLOOR GROSS FLOOR AREA.

WITHIN THE YVC1 & YVC2 BASE ZONES, THE "OFFICE USE" CATEGORY IS PERMITTED ONLY WHEN IT DOES NOT OCCUPY MORE THAN 50% IN THE REAR OF THE STREET–LEVEL GROSS FLOOR AREA OF A BUILDING ADJACENT TO YORK STREET.

TOTAL GROSS FLOOR AREA: (IDENTIFIED ON ARCHITECTURAL PLANS AS FIRST FLOOR, STREET–LEVEL STORY TO YORK STREET)	= 4,224 SQ. FT.
TOTAL FIRST FLOOR RESIDENTIAL AREAS:	= 2,029 SQ. FT.
RESIDENTIAL USE PERCENTAGE:	= [2,029 / 4,224] = 48.0% < 50% => OK
TOTAL REAR–HALF SQUARE FOOTAGE:	= 2,080 SQ. FT.
REAR–HALF FIRST FLOOR COMMERCIAL AREAS:	= 212 SQ. FT.
COMMERCIAL USE PERCENTAGE:	= [212 / 2080] = 10.2% < 50% => OK

21.) THE PROPOSED 1,000–GALLON GAS TANK DEPICTED ON THE DEVELOPED CONDITION PLAN SHALL BE INSTALLED UNDERGROUND AND SHALL MAINTAIN AT LEAST A 10' SEPARATION FROM THE ABUTTING PROPERTY LINE.

THIS PLAN IS AN AMENDMENT TO REFERENCE PLAN NO. 3 "OVERALL SITE PLAN AMENDMENT, CARRIAGE LANDING – BRISTOL POINTE NO. 2, 294 YORK STREET, YORK, MAINE" APPROVED BY THE TOWN OF YORK PLANNING BOARD ON JUNE 17, 2025. THE PROPOSED AMENDMENT INCLUDES ADDITIONAL REARYARD PARKING AND CHANGES TO ON–SITE STORMWATER MANAGEMENT RELATED TO THE EXISTING MUNICIPAL DRAINAGE EASEMENT.

FIRE DEPARTMENT OFFICIAL

POLICE DEPARTMENT OFFICIAL

PUBLIC WORKS OFFICIAL

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

UTILITY DISTRICT APPROVALS

YORK WATER DISTRICT

YORK SEWER DISTRICT

THIS APPLICATION HAS BEEN REVIEWED AND APPROVED BY THESE UTILITY DISTRICTS, AS INDICATED BY THE SIGNATURE OF THEIR SUPERINTENDENTS

FIRE DEPARTMENT PROJECT SAFETY REQUIREMENTS

1.) ALL FIRE DEPARTMENT NOTES CONTAINED ON THIS MEMO MUST APPEAR ON ANY/ALL MYLAR SET DRAWINGS RELATING TO THIS PROJECT BEFORE APPROVAL SIGNATURE(S) WILL BE GRANTED. BE SURE TO INCLUDE THESE REQUIREMENTS /NOTES WHEN FIRE ALARM SYSTEM AND SPRINKLER CONTRACTORS ARE SELECTED SO THESE REQUIREMENTS ARE TRANSMITTED TO THE ACTUAL CONTRACTORS SELECTED TO PROVIDE THE FIRE PROTECTIVE SYSTEMS ON SITE.

2.) PROPOSED NEW BUILDING OR RENOVATIONS TO EXISTING BUILDINGS MUST HAVE ADDRESSABLE SMOKE DETECTION EQUIPMENT HARD WIRED TO A CENTRAL ALARM PANEL CONTAINED WITHIN BUILDING. NOUN NAMED ZONES MUST BE CLEARLY ANNOTATED ON ALARM PANEL DISPLAYS. HEAT DETECTORS WITH APPROPRIATE RATE OF RISE TEMPERATURE SPECIFICATIONS MUST BE INSTALLED IN CONCEALED ATTIC SPACES. CAT 30 KEY CODE IS REQUIRED FOR ALL PULL STATIONS AND FIRE ALARM PANEL(S). CARBON MONOXIDE DETECTORS MUST BE PROVIDED IN EACH LIVING UNIT.

3.) NFPA 13R SPRINKLER SYSTEMS MUST BE PROVIDED IN ALL BUILDINGS WITH ZONES FOR FLOW AND TAMPER ON ALARM PANEL NOTED ABOVE. SPRINKLER DESIGN MUST BE SUBMITTED TO AND APPROVED BY MAINE STATE FIRE MARSHAL'S OFFICE. NOTE THAT IT IS PREFERRED THAT A FIRE HYDRANT BE PROVIDED & LOCATED WITHIN 50 FEET OF THE SPRINKLER CONNECTION. ADDITIONAL HYDRANTS MAY BE REQUIRED DEPENDING ON BUILDING SIZE. ALL HYDRANTS SHALL HAVE A MINIMUM 1000 GPM REQUIRED FLOW RATE.

4.) KNOX BOX MUST BE PROVIDED ON THE FRONT OF BUILDING NEAREST MAIN ENTRANCE. FIRE DEPARTMENT SPRINKLER CONNECTION MUST BE PROVIDED FOR SYSTEM IN (3) ABOVE NEAREST MAIN ENTRANCE.

5.) REASONABLE FIRE APPARATUS ACCESS MUST BE PROVIDED AROUND ENTIRE BUILDING.

6.) PROVIDE CONSTRUCTION DETAILS ON BUILDING DESIGN WHEN AVAILABLE.

7.) ANY BUILDING CONTAINING LIVING SPACES, OFFICES OR OCCUPIED UNITS OF ANY TYPE ON TWO FLOORS OR MORE SHALL HAVE FIRE DEPARTMENT STANDPIPES FOR EACH FLOOR PROVIDED FOR FIREFIGHTING PURPOSES PER NFPA 14 REQUIREMENTS. ALL FLOORS MUST BE PROVIDED WITH STANDPIPES IN THE STAIRWELLS WITH 2½ FIRE HOSE CONNECTIONS WITH 1½ NPSH ADAPTERS FOR FIREFIGHTING.

8.) THE MAINE STATE FIRE MARSHAL'S OFFICE MUST REVIEW/APPROVE THE BUILDING PLANS AND BUILDING CONSTRUCTION DETAILS.

9.) ELEVATOR(S), IF PROVIDED, SHALL BE SIZED TO ACCOMMODATE THE CONVENIENT LOADING AND TRANSPORT OF AN AMBULANCE GURNEY.

10.) ADDRESS NUMBERING MUST BE PROVIDED ON STREET FACING ELEVATION(S) OF BUILDING(S) WITH A MINIMUM OF 4 INCH LETTERS TO ALLOW RESPONDERS A CLEAR INDICATION OF STREET NUMBERING FOR ALL NEWLY CONSTRUCTED BUILDING(S).

11.) THE FIRE CHIEF AND/OR FIRE INSPECTOR OF THE YFD RESERVES THE RIGHT TO AMEND OR ADD FIRE SAFETY REQUIREMENTS IF APPROPRIATE.

12.) COMMON ATTIC SPACES MAY REQUIRE ONE HOUR RATED FIRE SEPARATIONS DEPENDING ON BUILDING DESIGN AND CUBIC FOOTAGE CALCULATIONS.
A CERTIFICATE OF OCCUPANCY WILL BE GRANTED ONLY WHEN THE ABOVE NOTED FIRE SAFETY REQUIREMENTS ARE PROVIDED AND TESTED SATISFACTORY ON SITE.

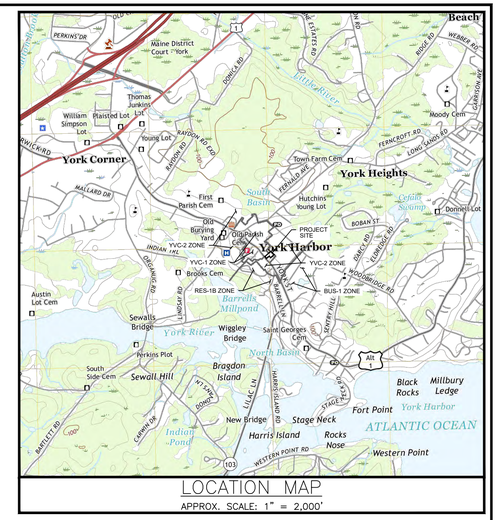
LEGEND

PROPERTY LINE
SETBACK
ABUTTER PROP. LINE
EXT. PAVEMENT
PRP. PAVEMENT
EXT. GRAVEL
EXT. BUILDING
PRP. BUILDING
EXT. PARKING
PRP. PARKING
EXT. WETLAND BNDY (UPLAND / WETLAND)
EXT. WETLAND AREA
EXT. STOCKADE FENCE
PRP. OPEN SPACE
EXT. ZONING BOUNDARY

STATE OF MAINE – YORK COUNTY
ss. REGISTRY OF DEEDS
RECEIVED_____, 20___
AT___h.___m.___M. AND RECORDED IN PLAN BOOK_____, PAGE_____
ATTEST_____REGISTER

APPROVAL OF THE TOWN OF YORK PLANNING BOARD — DATE

SIGNATURES OF 3 OR MORE PLANNING BOARD MEMBERS INDICATE APPROVAL OF THIS PLAN



LOCATION MAP

APPROX. SCALE: 1" = 2,000'

GENERAL NOTES

1.) THIS PLAN DEPICTS AN AMENDMENT TO THE PREVIOUSLY–APPROVED MIXED USE DEVELOPMENT FOR THE SUBJECT PARCEL, DEMOLISHING THE EXISTING STRUCTURE AND CONSTRUCTING A THREE–STORY, ~4,450 SQ. FT. MIXED USE BUILDING. THE MIXED USE BUILDING IS PROPOSED TO BE OCCUPIED BY TWO (2) COMMERCIAL TENANTS ON THE FIRST FLOOR (BUSINESS/ PROFESSIONAL OFFICE), WITH THE REMAINDER OF THE BUILDING BEING OCCUPIED BY FIVE (5) TOWNHOUSE–STYLE RESIDENTIAL DWELLING UNITS. THE REMAINDER OF THE PROPOSED DEVELOPMENT INCLUDES PARKING, UTILITY, AND GRADING IMPROVEMENTS.

2.) THE SUBJECT PARCEL, LOCATED AT 294 YORK STREET, IS IDENTIFIED AS LOT 122 ON TAX MAP 50, CONSISTS OF APPROXIMATELY 0.54 ACRES IN AREA, AND IS LOCATED IN THE YORK VILLAGE CENTER (YVC–1) BASE ZONING DISTRICT. "MULTI FAMILY DWELLING" AND "BUSINESS, FINANCIAL, PROFESSIONAL, OR GOVERNMENT OFFICE" ARE ALL PERMITTED USES IN THE YVC–1 ZONE AS PER ZONING ORDINANCE ARTICLE 4, "USE REGULATIONS".

3.) DIMENSIONAL REQUIREMENTS FOR THE YVC–1 AS PER ZONING §5.2.2, "SCHEDULE OF DIMENSIONAL REGULATIONS, OTHER DISTRICTS":

MIN. LAND AREA:	5,000 SQ. FT. WITH YEAR–ROUND PUBLIC WATER & SEWER [SEE GEN. NOTE #11]
MIN. STREET FRONTAGE:	50' WITH YEAR–ROUND PUBLIC WATER & SEWER [68 FT. PROVIDED]
MIN. LOT DEPTH:	NONE
SETBACKS:	15' FRONT YARD (MAXIMUM) 6' REAR YARD (MINIMUM)(B) 6' SIDE YARD (MINIMUM)(B)&(C)
MAX. LOT COVERAGE:	75%(D)
MAX. BUILDING & STRUCTURE HEIGHT:	35' [35'–0" PROVIDED – SEE GENERAL NOTE #14]
MAX. BUILDING FOOTPRINT:	7,000 SQ. FT. [4,620 SQ. FT. PROVIDED]

(B) – PER ZONING §5.2, FOOTNOTE 'X', STORMWATER MANAGEMENT FACILITIES SHALL BE EXEMPT FROM YARD SETBACKS EXCEPT FOR THE FOLLOWING TYPES OF STORMWATER FACILITIES: STORMWATER WET PONDS, DETENTION PONDS, BASINS, RETENTION PONDS, AND ANY ABOVE GROUND OR ABOVE FINISHED GRADE STORMWATER MANAGEMENT FACILITY STRUCTURES THAT MAY INCLUDE PIPING (INCLUDING OUTFALL PIPES), CONCRETE, RIPRAP, OR OTHER SIMILAR CONSTRUCTED INFRASTRUCTURE INTENDED TO CONTROL STORMWATER RUNOFF QUANTITY OR QUALITY.

(C) – PER ZONING §5.2, FOOTNOTE 'T', LOTS WITHIN THE YVC–1 DISTRICT SHALL HAVE A MINIMUM SIDE YARD SETBACK OF 6 FEET EXCEPT THAT THIS MAY BE REDUCED TO ZERO (0) FEET ON ONE SIDE, PROVIDED THE CUMULATIVE SIDE YARD SETBACKS ARE NOT LESS THAN TWELVE (12) FEET.

(D) – PER ZONING §5.2, FOOTNOTE 'X', MAXIMUM LOT COVERAGE MAY BE INCREASED UP TO 100% IF THE OWNER PROVIDES INNOVATIVE STORMWATER DESIGNS USING LOW IMPACT DEVELOPMENT (LID), PUBLIC SPACE, AND/OR INNOVATIVE LANDSCAPE DESIGN AS APPROVED BY THE PLANNING BOARD.

4.) SITE TOPOGRAPHY, EXISTING GROUND SURFACE CONDITIONS, AND BOUNDARY MONUMENTATION ARE DEPICTED BASED ON STATE OF MAINE ORTHOIMAGERY, STATE AND TOWN GIS IMAGERY, AND PLAN REFERENCES 1 THRU 3. EXISTING CONDITIONS OF ABUTTING PROPERTIES ARE APPROXIMATE. VERTICAL DATUM IS NAVD88.

5.) MULTI–FAMILY DWELLING PROVISIONS APPLICABLE TO THE YVC–1 DISTRICT:

PER ZONING §5.3.3, EACH DWELLING UNIT IN A MULTI–FAMILY DWELLING SHALL HAVE AT LEAST SIX HUNDRED (600) SQUARE FEET OF INTERNAL HABITABLE FLOOR SPACE INCLUDING BATHROOMS. SUCH DWELLING UNITS MAY BE LAID OUT VERTICALLY ON MORE THAN ONE FLOOR WITHIN A BUILDING, BUT AT LEAST FOUR HUNDRED (400) SQUARE FEET OF INTERNAL HABITABLE FLOOR SPACE SHALL BE PROVIDED ON ONE OF THOSE STORIES.

6.) SUPPLEMENTAL USE REQUIREMENTS APPLICABLE TO THE YVC–1 DISTRICT:

PER ZONING §6.1.8.3 "SETBACKS AND SCREENING", THE YVC–1 DISTRICT IS EXEMPT FROM THE RESIDENTIAL AND NON–RESIDENTIAL SCREENING REQUIREMENTS OF THIS PROVISION, PROVIDED THE LOT WITHIN THE YVC–1 DISTRICT IS NOT ADJACENT TO A RESIDENTIAL DISTRICT OR HISTORIC DISTRICT.

PER ZONING §6.1.8.3 "SETBACKS AND SCREENING", THE YVC–1 DISTRICT IS EXEMPT FROM THE PARKING LANDSCAPE BUFFER STRIP REQUIREMENTS OF THIS PROVISION. ANY PROPOSED STORAGE AREAS WOULD STILL BE REQUIRED TO COMPLY.

PER ZONING §6.1.12.1 "NON–RESIDENTIAL PERFORMANCE STANDARDS", THE PLANNING BOARD SHALL GIVE CONSIDERATION TO HOW ANY PROPOSED PROJECT WITHIN THE YVC–1 DISTRICT ENHANCES THE TRADITIONAL NORTHERN NEW ENGLAND VILLAGE CHARACTER OF THE YORK VILLAGE CENTER DISTRICTS, IN A MANNER CONSISTENT WITH THE COMPREHENSIVE PLAN. NEW BUILDINGS SHALL NOT DIMINISH THE PROMINENCE OF EXISTING CHURCH STEEPLES OR HISTORIC MARKERS. THE FOLLOWING MATERIALS ARE EXPRESSLY PROHIBITED FROM BUILDING EXTERIORS IN THE YVC–1: VINYL SIDING, ALUMINUM SIDING, EXTERIOR INSULATION AND FINISHING SYSTEM ("EIFS"), AND FOAM OR PVC MATERIALS.

7.) THE CONTRACTOR MUST CONTACT DIG SAFE AND ALL LOCAL UTILITY DISTRICTS PRIOR TO THE START OF CONSTRUCTION TO VERIFY THE LOCATION OF EXISTING SUBSURFACE UTILITIES AND CONDITIONS. LOCATING AND PROTECTING ANY UNDERGROUND OR ABOVE–GROUND UTILITY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. LIMITS OF DISTURBANCE FOR THE PROPOSED AMENDMENT ARE DENOTED BY THE LOCATION OF PROPOSED EROSION AND SEDIMENTATION CONTROLS, AND THESE LIMITS SHALL BE VISUALLY DELINEATED IN THE FIELD PRIOR TO THE PRE–CONSTRUCTION MEETING.

8.) THIS DEVELOPMENT IS CURRENTLY SERVICED BY AND PROPOSES TO CONTINUE TO BE SERVICED BY PUBLIC SEWER (YORK SEWER DISTRICT) AND PUBLIC WATER (YORK WATER DISTRICT). ALL UTILITY MATERIALS, SIZES, AND CONSTRUCTION PRACTICES SHALL BE IN ACCORDANCE WITH STANDARDS OF THE YORK SEWER DISTRICT (YSD) AND YORK WATER DISTRICT (YWD). THE EXISTING WATER SERVICE SHALL BE ABANDONED AT THE WATER MAIN PER YWD STANDARDS. PROPOSED NEW WATER MAIN AND SERVICES EXTENDING TO THE BUILDING DEPICTED ON SHEET #3. FINAL LAYOUT SHALL BE APPROVED BY THE YORK WATER DISTRICT (YWD) PRIOR TO THE START OF CONSTRUCTION.

GRAPHIC SCALE
0 20 40 60 80 (FEET)

TAX MAP 50, LOT 122

NO.	DESCRIPTION	DATE
A	AMENDMENT REVISIONS – PROPANE TANK	01/22/26
NO.	DESCRIPTION	DATE
	REVISIONS	

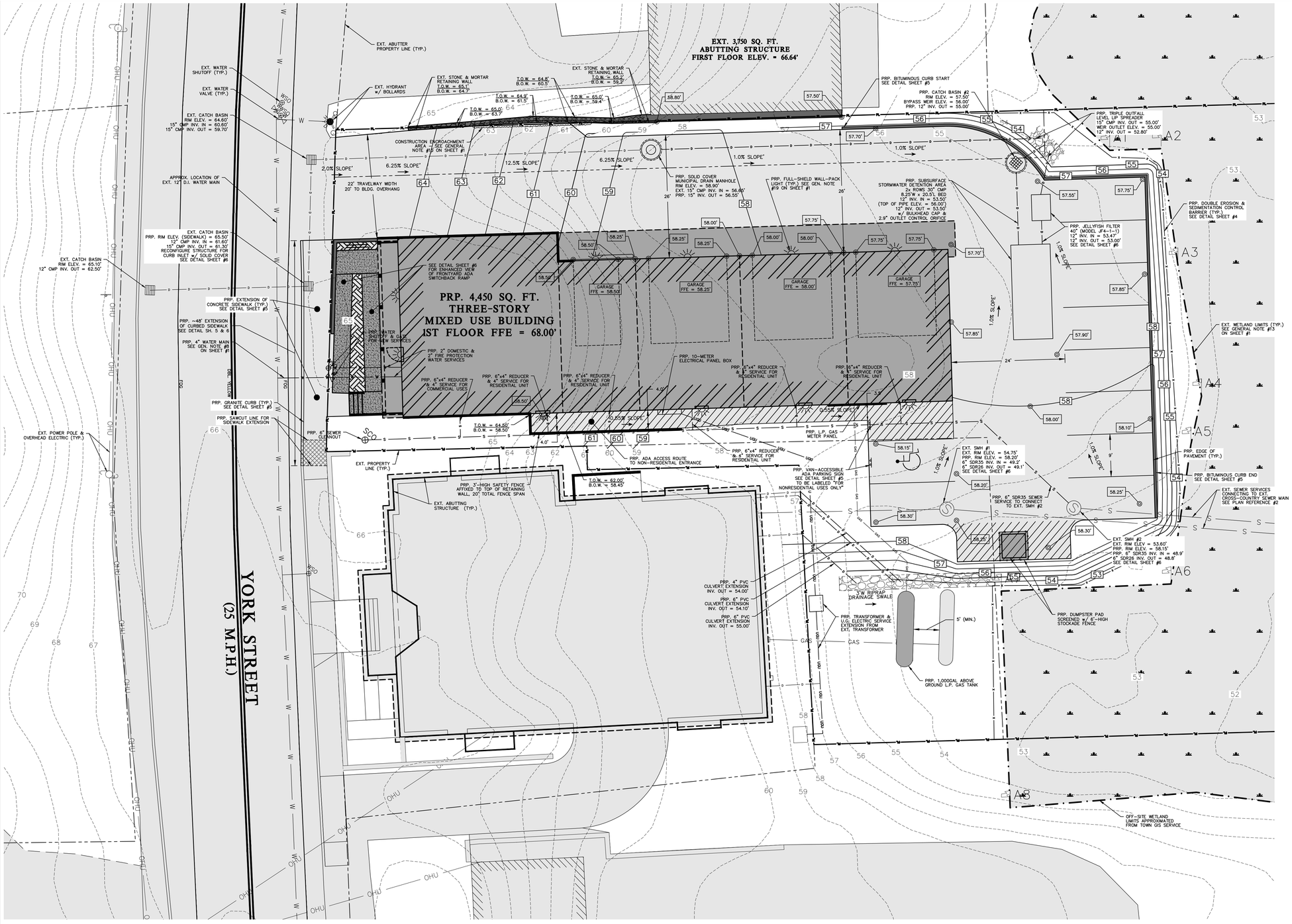
KENNETH A. WOOD No. 5992 — STATE OF MAINE — LICENSED PROFESSIONAL ENGINEER

OVERALL SITE PLAN AMENDMENT
CARRIAGE LANDING – BRISTOL POINTE #2
294 YORK STREET, YORK, MAINE

FOR: GRAYSTONE BUILDERS, INC.
C/O WALTER WOODS, 764 U.S. ROUTE 1, SUITE #11
YORK, ME 03909

ATTAR ENGINEERING, INC.
CIVIL ◆ STRUCTURAL ◆ MARINE ◆ SURVEYING
1284 STATE ROAD – ELIOT, MAINE 03903
PHONE: (207)439–6023 FAX: (207)439–2128

SCALE: 1" = 20'	APPROVED:	DRAWN BY: MJS
DATE: 01/09/2026		REVISION DATE: A : 01/22/26
JOB NO: 24008	FILE: 294 YORK ST BASE.DWG	SHEET: 1



LEGEND

PROPERTY LINE	
SETBACK	
ABUTTER PROP. LINE	
EXT. PAVEMENT	
PRP. PAVEMENT	
EXT. BUILDING	
PRP. BUILDING	
PRP. PARKING	
EXT. STONEWALL	
PRP. OPEN SPACE	
EXT. STOCKADE FENCE	
EXT. OVERHEAD ELEC	OHU
EXT. POWER POLE	
EXT. GUY ANCHOR	
EXT. WATER LINE	W
EXT. WATER VALVE	
EXT. WATER SHUTOFF	WSO
EXT. WATER HYDRANT	
PRP. WATER LINE	W
PRP. WATER VALVE	
PRP. WATER SHUTOFF	WSO
EXT. STORM LINE	D
PRP. STORM LINE	D
EXT. CATCH BASIN	
PRP. CATCH BASIN	
EXT. MAJOR CONTOUR	XXX
EXT. MINOR CONTOUR	XXX
PRP. MAJOR CONTOUR	XXX
PRP. MINOR CONTOUR	XXX
PRP. SPOT GRADE	102.0' x 56.00'

THIS PLAN IS AN AMENDMENT TO REFERENCE PLAN NO. 3 "OVERALL SITE PLAN AMENDMENT, CARRIAGE LANDING – BRISTOL POINTE NO. 2, 294 YORK STREET, YORK, MAINE" APPROVED BY THE TOWN OF YORK PLANNING BOARD ON JUNE 17, 2025. THE PROPOSED AMENDMENT INCLUDES ADDITIONAL REARYARD PARKING AND CHANGES TO ON-SITE STORMWATER MANAGEMENT RELATED TO THE EXISTING MUNICIPAL DRAINAGE EASEMENT.

APPROVAL OF THE TOWN OF YORK
PLANNING BOARD

CHAIR _____ DATE _____

STATE OF MAINE – YORK COUNTY
ss. REGISTRY OF DEEDS
RECEIVED_____, 20___
AT___h.___m.___M. AND RECORDED IN
PLAN BOOK_____, PAGE_____

ATTEST_____REGISTER

GRAPHIC SCALE
0 10 20 30 40 (FEET)

NO.	DESCRIPTION	DATE
	REVISIONS	
A	AMENDMENT REVISIONS – PROPANE TANK	01/22/26

STATE OF MAINE
KENNETH A. WOOD
No. 5992
LICENSED PROFESSIONAL ENGINEER

TAX MAP 50, LOT 122

AMENDED DEVELOPED CONDITIONS PLAN
CARRIAGE LANDING – BRISTOL POINTE #2
294 YORK STREET, YORK, MAINE

FOR: GRAYSTONE BUILDERS, INC.
C/O WALTER WOODS, 764 U.S. ROUTE 1, SUITE #11
YORK, ME 03909

ATTAR ENGINEERING, INC.
CIVIL ◆ STRUCTURAL ◆ MARINE ◆ SURVEYING
1284 STATE ROAD – ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE:	APPROVED BY:	DRAWN BY:
1" = 10'		MJS
DATE:		REVISION DATE:
01/09/2026		A : 01/22/26
JOB NO: 24008	FILE: 294 YORK ST BASE.DWG	SHEET: 3

EROSION & SEDIMENTATION CONTROL NOTES

1. PRIOR TO ANY SNOW EVENT, SILTATION FENCE OR HAY BALE BARRIERS WILL BE INSTALLED DOWNSLOPE OF ALL STRIPPING OR CONSTRUCTION OPERATIONS. A DOUBLE SILT FENCE BARRIER SHALL BE INSTALLED DOWNSLOPE OF ANY SOIL MATERIAL STOCKPILES. SILT FENCES SHALL BE INSPECTED AFTER EACH RAIN EVENT AND DAILY DURING PROLONGED RAIN. SILT AND SOIL PARTICLES ACCUMULATING BEHIND THE FENCE SHALL BE REMOVED AFTER EACH SIGNIFICANT RAIN EVENT AND IN NO INSTANCE SHOULD ACCUMULATION EXCEED 1/2 THE HEIGHT OF THE FENCE. TORN OR DAMAGED AREAS SHALL BE REPAIRED.

2. TEMPORARY AND PERMANENT VEGETATION AND MULCHING IS AN INTEGRAL COMPONENT OF THE EROSION AND SEDIMENTATION CONTROL PLAN. ALL AREAS SHALL BE INSPECTED AND MAINTAINED UNTIL THE DESIRED VEGETATIVE COVER IS ESTABLISHED. THESE CONTROL MEASURES ARE ESSENTIAL TO EROSION PREVENTION AND ALSO REDUCE COSTLY REWORK OF GRADED AND SHAPED AREAS.

3. SEEDING, FERTILIZER AND LIME RATES AND TIME OF APPLICATION WILL BE DEPENDENT ON SOIL REQUIREMENTS. TEMPORARY VEGETATION SHALL BE MAINTAINED IN THESE AREAS UNTIL PERMANENT SEEDING IS APPLIED. ADDITIONALLY, EROSION AND SEDIMENTATION MEASURES SHALL BE MAINTAINED UNTIL PERMANENT VEGETATION IS ESTABLISHED.

4. ALL LAWN AREA, OUTER POND SIDE SLOPES AND SWALES SHALL BE PERMANENTLY SEEDED WITH THE FOLLOWING MIXTURE: 20 LB/ACRE CREEPING RED FESCUE, 2 LB/ACRE REDTOP AND 20 LB/ACRE TALL FESCUE FOR A TOTAL OF 42 LB/ACRE. FERTILIZER AND LIME RATES SHALL BE DEPENDENT ON SOIL TESTING. IN THE ABSENCE OF SOIL TESTS, FERTILIZE WITH 10–20–20 (N–P205–K201) AT 800 LB/ACRE AND LIME AT 3 TONS/ACRE. MULCH WITH HAY AT 70–90 LB/1000 S.F. 4" OF LOAM SHALL BE APPLIED PRIOR TO SEEDING.

5. POND BOTTOMS AND INNER POND SIDESLOPES SHALL BE PERMANENTLY SEEDED WITH THE FOLLOWING MIXTURE: 20 LB/ACRE CREEPING RED FESCUE, 8 LB/ACRE BIRDSFOOT TREFOIL AND 20 LB/ACRE TALL FESCUE FOR A TOTAL OF 48 LB/ACRE. SEE THE ABOVE NOTE FOR FERTILIZER, LIME AND MULCHING RATES.

6. TEMPORARY VEGETATION OF ALL DISTURBED AREAS, MATERIAL STOCKPILES AND OTHER SUCH AREAS SHALL BE ESTABLISHED BY SEEDING WITH EITHER WINTER RYE AT A RATE OF 112 LB/ACRE OR ANNUAL RYEGRASS AT A RATE OF 40 LB/ACRE. WINTER RYE SHALL BE USED FOR FALL SEEDING AND ANNUAL RYEGRASS FOR SHORT DURATION SEEDING. SEEDING SHALL BE ACCOMPLISHED BEFORE OCTOBER 1. TEMPORARY STABILIZATION WITH MULCH OF DISTURBED AREAS SHALL TAKE PLACE WITHIN 7 DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES IN AN AREA THAT WILL NOT BE WORKED FOR MORE THAN 7 DAYS. AREAS WITHIN 75 FEET OF A WETLAND OR WATERBODY SHALL BE TEMPORARILY STABILIZED WITH MULCH WITHIN 48 HOURS OF THE INITIAL DISTURBANCE OR PRIOR TO ANY STORM EVENT, WHICHEVER COMES FIRST.

7. TEMPORARY SEEDING OF DISTURBED AREAS SHALL BE ACCOMPLISHED BEFORE OCTOBER 1. PERMANENT SEEDING SHALL BE ACCOMPLISHED BEFORE SEPTEMBER 15.

8. ALL SEEDED AREAS SHALL BE MULCHED WITH HAY AT A RATE OF 2 BALES (70–90 LB) PER 1000 S.F. OF SEEDED AREA.

9. ALL DISTURBED AREAS ON THE SITE SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING OR TEMPORARILY STABILIZED PER E&S NOTE 6. PERMANENT STABILIZATION MEANS 90% COVER WITH MATURE, HEALTHY PLANTS FOR PLANTED AREAS AND FOR SODDED AREAS, COMPLETE BINDING OF SOD ROOTS INTO THE UNDERLYING SOIL WITH NO SLUMPING OF THE SOD OR DIE–OFF.

10. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT ALL ACCESSES TO PUBLIC ROADS (SEE PLAN). TEMPORARY CULVERTS SHALL BE PROVIDED AS REQUIRED.

11. SLOPES BETWEEN 2:1 AND 3:1 (INCLUDING 3:1) SHALL BE TREATED WITH POLYJUTE OPEN WEAVE GEOTEXTILE (OR EQUIVALENT) AFTER SEEDING. JUTE MATS SHALL BE ANCHORED PER MANUFACTURER'S SPECIFICATIONS. SLOPES BETWEEN 2:1 AND 1.5:1 (INCLUDING 2:1) SHALL BE ANCHORED WITH RIPRAP. SLOPES ARE PROHIBITED FROM BEING STEEPER THAN 1.5:1.

12. EXCESSIVE DUST CAUSED BY CONSTRUCTION OPERATIONS SHALL BE CONTROLLED BY APPLICATION OF WATER OR CALCIUM CHLORIDE.

13. THE CONTRACTOR MAY OPT TO USE EROSION CONTROL MIX BERM AS A SEDIMENT BARRIER IN LIEU OF SILTATION FENCE OR HAY BALE BARRIERS WITH APPROVAL FROM THE INSPECTING ENGINEER.

14. SEDIMENT BARRIERS SHALL BE DOUBLED WITH 75' OF WETLANDS OR OTHER PROTECTED NATURAL RESOURCES.

15. TEMPORARY E&S CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS OF PERMANENT STABILIZATION. ACCUMULATED SEDIMENTS SHALL BE REMOVED AND THE AREA STABILIZED.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE HOUSEKEEPING PRACTICES DURING THE CONSTRUCTION OF THE PROJECT. THESE STANDARDS CAN BE FOUND IN THE FOLLOWING DOCUMENT: MDEP CHAPTER 500 (STORMWATER MANAGEMENT), APPENDIX C. HOUSEKEEPING. HOUSEKEEPING PRACTICES INCLUDE, BUT ARE NOT LIMITED TO, SPILL PREVENTION, GROUNDWATER PROTECTION, FUGITIVE SEDIMENT AND DUST, DEBRIS AND OTHER MATERIALS, EXCAVATION DEWATERING, AUTHORIZED NON–STORMWATER DISCHARGES AND UNAUTHORIZED NON–STORMWATER DISCHARGES. ANY SPILL OR RELEASE OF HAZARDOUS SUBSTANCES MUST BE REPORTED TO THE MDEP; FOR OIL SPILLS, CALL 1–800–482–0777; FOR SPILLS OF TOXIC OR HAZARDOUS MATERIAL, CALL 1–800–452–4664.

17. WHENEVER PRACTICABLE, NO DISTURBANCE ACTIVITIES SHOULD TAKE PLACE WITHIN 50 FEET OF ANY PROTECTED NATURAL RESOURCE. IF DISTURBANCE ACTIVITIES TAKE PLACE BETWEEN 30 FEET AND 50 FEET OF ANY PROTECTED NATURAL RESOURCE, AND STORMWATER DISCHARGES THROUGH THE DISTURBED AREAS TOWARD THE PROTECTED NATURAL RESOURCE, PERIMETER EROSION CONTROLS MUST BE DOUBLED. IF DISTURBANCE ACTIVITIES TAKE PLACE LESS THAN 30 FEET FROM ANY PROTECTED NATURAL RESOURCE, AND STORMWATER DISCHARGES THROUGH THE DISTURBED AREAS TOWARD THE PROTECTED NATURAL RESOURCE, PERIMETER EROSION CONTROLS MUST BE DOUBLED AND DISTURBED AREAS MUST BE TEMPORARILY OR PERMANENTLY STABILIZED WITHIN 7 DAYS.

18. ALL SEDIMENT BARRIERS AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.

19. SEDIMENT BARRIERS SHALL BE INSTALLED DOWN–GRADIENT OF STOCKPILES, AND STORMWATER SHALL BE PREVENTED FROM RUNNING ONTO STOCKPILES.

20. THE PROPOSED STORMWATER MANAGEMENT AREAS INTENDED FOR USE AS PERMANENT, POST–CONSTRUCTION BMP'S SHALL BE USED TO TEMPORARILY MANAGE FLOWS DURING CONSTRUCTION. THESE BMP'S SHALL BE MAINTAINED DURING THEIR TEMPORARY USE BY INSTALLING THE APPROPRIATE MEASURES DURING CONSTRUCTION, INCLUDING UNDERDRAINS, SOIL FILTER MEDIA, ETC. SEDIMENT REMOVAL AND SLOPE STABILIZATION SHALL TAKE PLACE AS NECESSARY FOR TEMPORARY CONSTRUCTION MANAGEMENT.

21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE HOUSEKEEPING PRACTICES DURING THE CONSTRUCTION OF THE PROJECT. THESE STANDARDS CAN BE FOUND IN THE FOLLOWING DOCUMENT: MDEP CHAPTER 500 (STORMWATER MANAGEMENT), APPENDIX C. HOUSEKEEPING. HOUSEKEEPING PRACTICES INCLUDE, BUT ARE NOT LIMITED TO, SPILL PREVENTION, GROUNDWATER PROTECTION, FUGITIVE SEDIMENT AND DUST, DEBRIS AND OTHER MATERIALS, EXCAVATION DEWATERING, AUTHORIZED NON–STORMWATER DISCHARGES AND UNAUTHORIZED NON–STORMWATER DISCHARGES(DETAILED BELOW).

CONSTRUCTION HOUSEKEEPING PUNCHLIST

1. ALL DISTRUBED AREAS SHALL BE PERMANENTLY STABILIZED, AND PLANTINGS SHALL BE ESTABLISHED (GRASS SEEDS HAVE GERMINATED WITHIN 90% VEGETATIVE COVER).

2. ALL TRASH, SEDIMENTS, DEBRIS, OR ANY SOLID WASTE SHALL BE REMOVED FROM STORMWATER CHANNELS, CATCH BASINS, DETENTION STRUCTURES, DISCHARGE POINTS, AND LEVEL SPREADERS.

3. ALL EROSION AND SEDIMENTATION DEVICES SHALL BE REMOVED (SILTATION FENCES AND POSTS, DIVERSIONS AND SEDIMENT STRUCTURES, ETC.)

4. ALL DELIVERABLES (CERTIFICATIONS, SURVEY INFORMATION, AS–BUILT PLANS, REPORTS, NOTICES OF TERMINATION, ETC.) IN ACCORDANCE WITH ALL PERMIT REQUIREMENTS SHALL BE SUBMITTED TO THE TOWN, THE MAINE DEP, HOMEOWNER'S ASSOCIATION, OWNER, AND/OR ALL APPROPRIATE ENTITIES.

E&S INSPECTION/MAINTENANCE DURING CONSTRUCTION

A. INSPECTION AND CORRECTIVE ACTION. INSPECT DISTURBED AND IMPERVIOUS AREAS, EROSION CONTROL MEASURES, MATERIALS STORAGE AREAS THAT ARE EXPOSED TO PRECIPITATION, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE. INSPECT THESE AREAS AT LEAST ONCE A WEEK, PRIOR TO COMPLETING PERMANENT STABILIZATION MEASURES, AS WELL AS BEFORE AND WITHIN 24 HOURS AFTER A STORM EVENT WHICH PRODUCES 0.5 INCHES OR MORE WITHIN SAID 24 HOUR PERIOD. A TOWN–APPOINTED ENGINEER WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING THE STANDARDS AND CONDITIONS IN THE PERMIT, SHALL CONDUCT THE INSPECTIONS AND SHALL ALSO ENSURE THAT THE RECOMMENDED MAINTENANCE IS PERFORMED.

B. MAINTENANCE. IF BEST MANAGEMENT PRACTICES (BMPS) NEED TO BE REPAIRED, THE REPAIR WORK SHOULD BE INITIATED UPON DISCOVERY OF THE PROBLEM BUT NO LATER THAN THE END OF THE NEXT WORKDAY. IF ADDITIONAL BMPS OR SIGNIFICANT REPAIR OF BMPS ARE NECESSARY, IMPLEMENTATION MUST BE COMPLETED WITHIN 7 CALENDAR DAYS AND PRIOR TO ANY STORM EVENT WHICH PRODUCES 0.5 INCHES OR MORE WITHIN A 24 HOUR PERIOD. ALL MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION UNTIL AREAS ARE PERMANENTLY STABILIZED.

C. DOCUMENTATION. KEEP A LOG (REPORT) SUMMARIZING THE INSPECTIONS AND ANY CORRECTIVE ACTION TAKEN. THE LOG MUST INCLUDE THE NAME(S) AND QUALIFICATIONS OF THE PERSON MAKING THE INSPECTIONS, THE DATE(S) OF THE INSPECTIONS, AND MAJOR OBSERVATIONS ABOUT THE OPERATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS, MATERIALS STORAGE AREAS, AND VEHICLES ACCESS POINTS TO THE PARCEL. MAJOR OBSERVATIONS MUST INCLUDE BMPS THAT NEED MAINTENANCE, BMPS THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION, AND LOCATION(S) WHERE ADDITIONAL BMPS ARE NEEDED. FOR EACH BMP REQUIRING MAINTENANCE, BMP NEEDING REPLACEMENT, AND LOCATION NEEDING ADDITIONAL BMPS, NOTE IN THE LOG THE CORRECTIVE ACTION TAKEN AND WHEN IT WAS TAKEN. THE LOG MUST BE MADE ACCESSIBLE TO DEPARTMENT STAFF AND A COPY MUST BE PROVIDED UPON REQUEST. THE PERMITTEE SHALL RETAIN A COPY OF THE LOG FOR A PERIOD OF AT LEAST THREE YEARS FROM THE COMPLETION OF PERMANENT STABILIZATION.

WINTER CONSTRUCTION NOTES

(01 NOVEMBER THRU 15 APRIL)

1. EXPOSED AREAS SHOULD BE LIMITED TO AN AREA THAT CAN BE MULCHED IN ONE DAY.

2. AN AREA SHALL BE CONSIDERED STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH HAY AT A RATE OF 140–180 LB/1000 S.F. (DOUBLE THE NORMAL RATE) OR DORMANT SEEDED, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE. IN ALL CASES, MULCH SHALL BE APPLIED SO THAT THE SOIL SURFACE IS NOT VISIBLE THROUGH THE MULCH.

3. FROM OCTOBER 15 TO APRIL 1, LOAM AND SEED WILL NOT BE REQUIRED. DURING PERIODS OF TEMPERATURES ABOVE FREEZING, DISTURBED AREAS SHALL BE FINE GRADED AND PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL PERMANENT SEEDING CAN BE APPLIED. AFTER NOVEMBER 1, DISTURBED AREAS MAY BE LOAMED, FINE GRADED AND DORMANT SEEDED AT A RATE 200–300% HIGHER THAN THE SPECIFIED PERMANENT SEEDING RATE. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, DISTURBED AREAS SHALL BE GRADED BEFORE FREEZING AND TEMPORARILY STABILIZED WITH MULCH. DISTURBED AREAS SHALL NOT BE LEFT OVER THE WINTER OR FOR ANY OTHER EXTENDED PERIOD OF TIME UNLESS STABILIZED WITH MULCH.

4. FROM NOVEMBER 1 TO APRIL 15 ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING, TRACK OR WOOD CELLULOSE FIBER. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH SLOPES GREATER THAN 3%, SLOPES EXPOSED TO DIRECT WINDS AND FOR SLOPES GREATER THAN 8%. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15%. AFTER OCTOBER 1, THE SAME APPLIES TO ALL SLOPES GREATER THAN 8%.

5. DURING WINTER CONSTRUCTION, DORMANT SEEDING OR MULCH AND ANCHORING SHALL BE APPLIED TO ALL DISTURBED AREAS AT THE END OF EACH WORKING DAY.

6. SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.

7. ALL VEGETATED DITCH LINES THAT HAVE NOT BEEN STABILIZED BY NOVEMBER 1, OR WILL BE WORKED DURING THE WINTER CONSTRUCTION PERIOD, MEST BE STABILIZED WITH AN APPROPRIATE STONE LINING BACKED BY AN APPROPRIATE GRAVEL BED OR GEOTEXTILE UNLESS SPECIFICALLY RELEASED FROM THIS STANDARD BY THE MDEP.

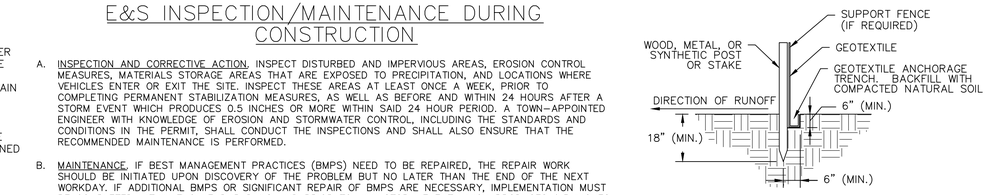
STORMWATER DISCHARGE REQUIREMENTS

AUTHORIZED NON–STORMWATER DISCHARGES. IDENTIFY AND PREVENT CONTAMINATION BY NON–STORMWATER DISCHARGES. WHERE ALLOWED NON–STORMWATER DISCHARGES EXIST, THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON–STORMWATER COMPONENT(S) OF THE DISCHARGE. AUTHORIZED NON–STORMWATER DISCHARGES ARE:

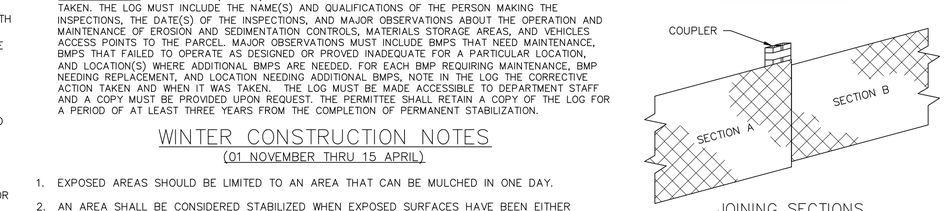
(A) DISCHARGES FROM FIREFIGHTING ACTIVITY;
(B) FIRE HYDRANT FLUSHINGS;
(C) VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE AND TRANSMISSION WASHING IS PROHIBITED);
(D) DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS AND APPENDIX (C)(3);
(E) ROUTINE EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS;
(F) PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAD BEEN REMOVED) IF DETERGENTS ARE NOT USED;
(G) UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE;
(H) UNCONTAMINATED GROUNDWATER OR SPRING WATER;
(I) FOUNDATION OR FOOTER DRAIN–WATER WHERE FLOWS ARE NOT CONTAMINATED;
(J) UNCONTAMINATED EXCAVATION DEWATERING (SEE REQUIREMENTS IN APPENDIX C(5))
(K) PORTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS
(L) LANDSCAPE IRRIGATION

UNAUTHORIZED NON–STORMWATER DISCHARGES. THE DEPARTMENT'S APPROVAL UNDER THIS CHAPTER DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON–STORMWATER, OTHER THAN THOSE DISCHARGES IN COMPLIANCE WITH APPENDIX C (6). SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:

(A) WASTEWATER FROM THE WASHOUT OR CLEANOUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS OR OTHER CONSTRUCTION MATERIALS;
(B) FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE;
(C) SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING; AND
(D) TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE

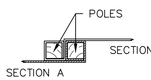


TOE–IN METHOD



JOINING SECTIONS

THE COUPLER CAN BE ANY ACCEPTABLE DEVICE USED TO TIE THE POLES TOGETHER

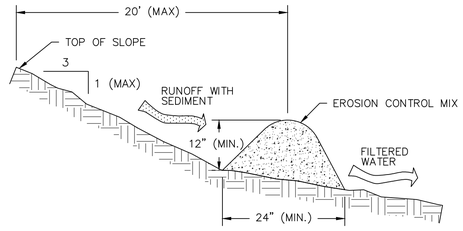


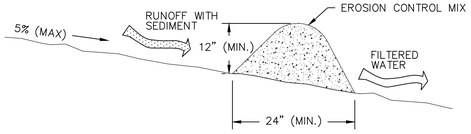
TOP VIEW (CONNECTION)

NOTES:

1. DEPENDING UPON THE CONFIGURATION, ATTACH GEOTEXTILE TO WIRE MESH WITH HOG RINGS, TO STEEL POSTS WITH TIE WIRES, AND TO WOOD POSTS WITH STAPLES.
2. POSTS MAY BE WIRED TOGETHER WHEN JOINING SECTIONS.

TEMPORARY SILT FENCE – NTS

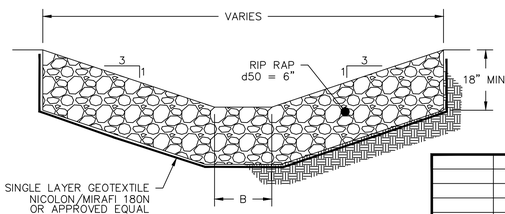




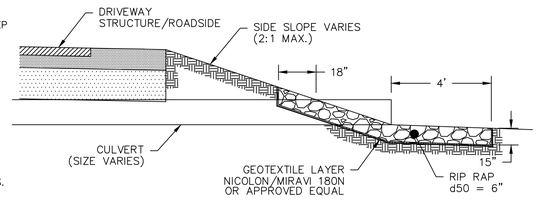
EROSION CONTROL MIX COMPOSITION STANDARDS:

- THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 80 AND 100%, DRY WEIGHT BASIS.
- PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN AND A MINIMUM OF 70%, MAXIMUM OF 85% PASSING A 0.75" SCREEN.
- THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED.
- LARGE PORTIONS OF SILTS, CLAYS, OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX.
- SOLUBLE SALTS CONTENT SHALL BE < 4.0 mmhos/cm
- THE pH SHOULD FALL BETWEEN 5.0 AND 8.0.

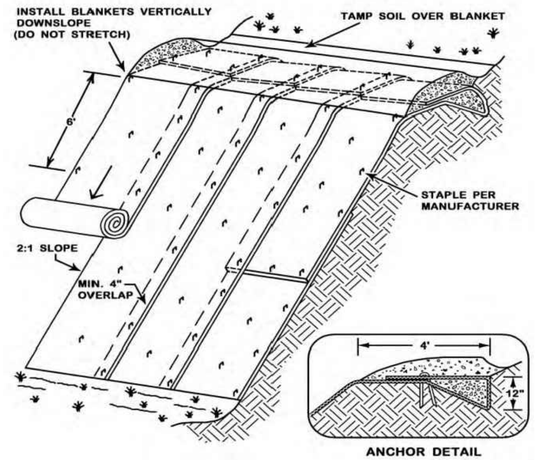
EROSION CONTROL MIX BERM – NTS



RIP RAP SWALE DETAIL



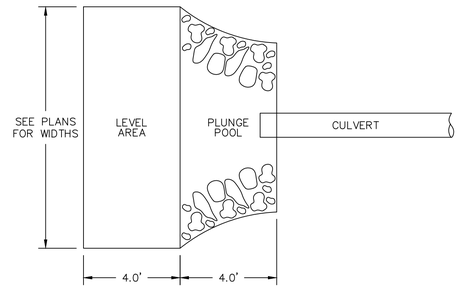
CULVERT INLET/OUTLET PROTECTION DETAIL

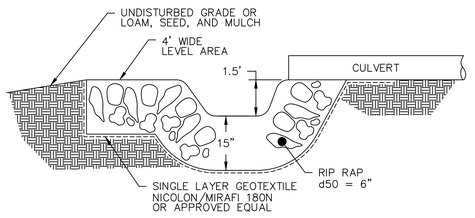


EROSION CONTROL BLANKET INSTALLATION DETAIL

(NTS)

1. THE SOIL SURFACE SHOULD BE FINELY GRADED AND SMOOTH FOR THE BLANKET TO HAVE DIRECT CONTACT WITH THE SOIL AND TO PREVENT UNDERMINING. EROSION CONTROL BLANKETS PERFORM BEST ON LOAMY SOILS AND SHOULD NOT BE USED ON ROCKY SITES OR SHALLOW SOILS.
2. SEED SHOULD BE SOWN BEFORE INSTALLING THE EROSION CONTROL BLANKET.
3. ALWAYS UNROLL THE BLANKET DOWNHILL WITHOUT STRETCHING AND ANCHOR THE UPSLOPE EDGE IN A 12–INCH DEEP TRENCH THAT IS BACKFILLED AND TAMPED.
4. OVERLAP SHINGLE–STYLE A MINIMUM OF 12 INCHES AT THE TOP OF EACH ROW AND 4 INCHES AT THE EDGES OF PARALLEL ROWS. ANCHOR ALONG THE OVERLAP WITH A MAXIMUM SPACING OF 3 FEET OR AS REQUIRED BY THE MANUFACTURER.





LEVEL SPREADER DETAIL

APPROVAL OF THE TOWN OF YORK PLANNING BOARD

CHAIR DATE

TAX MAP 50, LOT 122

STATE OF MAINE – YORK COUNTY
ss. REGISTRY OF DEEDS
RECEIVED_____, 20__
AT__h.__m.__M, AND RECORDED IN PLAN BOOK_____, PAGE_____
ATTEST_____REGISTER

EROSION & SEDIMENTATION CONTROL DETAILS
CARRIAGE LANDING – BRISTOL POINTE #2
294 YORK STREET, YORK, MAINE

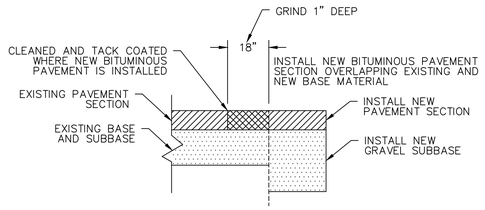
FOR: GRAYSTONE BUILDERS, INC.
C/O WALTER WOODS, 764 U.S. ROUTE 1, SUITE #11
YORK, ME 03909

NO.	DESCRIPTION	DATE
	REVISIONS	

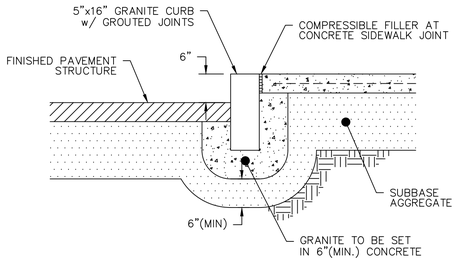
STATE OF MAINE ★ KENNETH A. WOOD No. 5992 ★ LICENSED PROFESSIONAL ENGINEER

ATTAR ENGINEERING, INC.
CIVIL ◆ STRUCTURAL ◆ MARINE ◆ SURVEYING
1284 STATE ROAD – ELIOT, MAINE 03903
PHONE: (207)439–6023 FAX: (207)439–2128

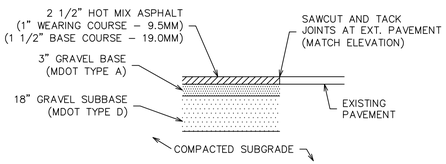
SCALE: AS NOTED	APPROVED BY:	DRAWN BY: MJS
DATE: 01/09/2026		REVISION DATE: – : –
JOB NO: 24008	FILE: 294 YORK ST BASE.DWG	SHEET: 4



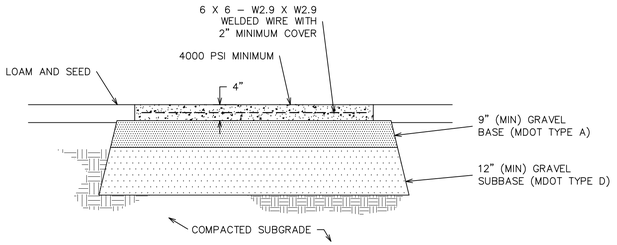
PAVEMENT JOINT CROSS SECTION
NEW PAVEMENT ABUTTING EXISTING PAVEMENT



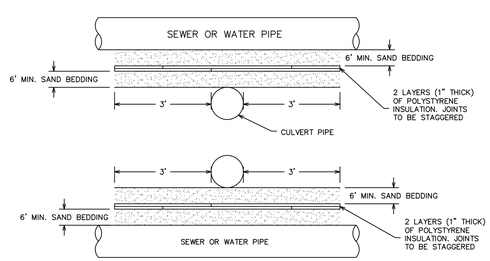
GRANITE CURB DETAIL



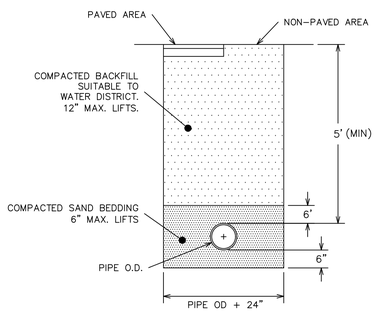
ASPHALT PARKING (DRIVEWAY) CROSS SECTION
(NTS)
GRAVEL FILL TO BE COMPACTED TO 95% MODIFIED PROCTOR



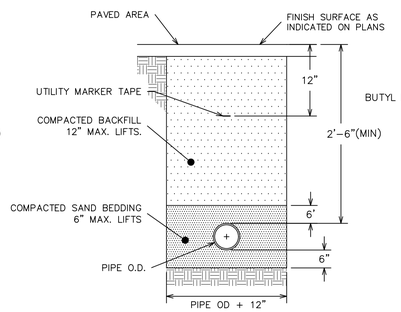
CONCRETE SIDEWALK DETAIL
PROVIDE CRACK CONTROL JOINTS AT 6' INTERVALS (MAX)
SURFACE WITH MEDIUM BROOM FINISH
(NTS)



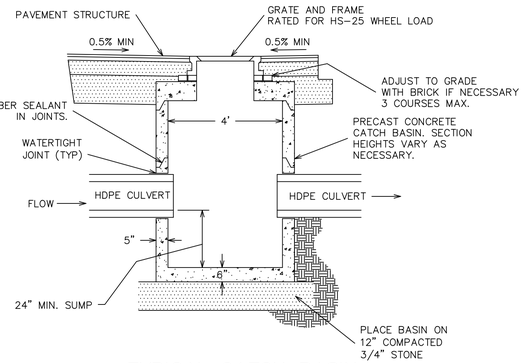
CULVERT CROSSING
(NTS)



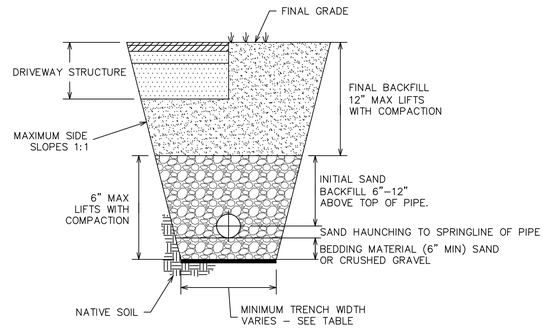
WATER LINE TRENCH DETAIL
(NTS)



UTILITY CONDUIT TRENCH DETAIL
(NTS)

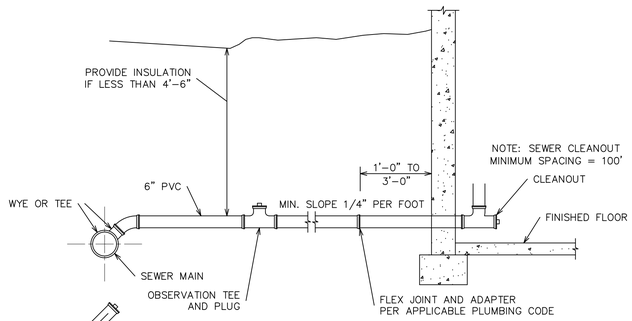


TYPICAL CATCH BASIN
(NTS)

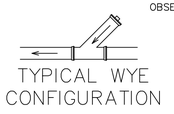


HDPE CULVERT TRENCH DETAIL
(NTS)
TRENCH TO BE SUPPORTED BY SLOPING BACK AT 2:1 OR OTHER ACCEPTABLE METHOD.

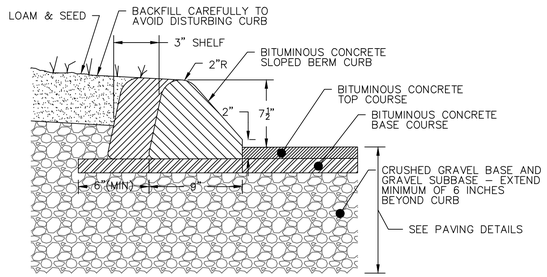
NOMINAL DIAMETER (IN)	MIN. TRENCH WIDTH (IN)
4	21
6	23
8	25
10	28
12	31
15	34
18	39
24	48
30	66
36	78
42	83
48	89
60	102



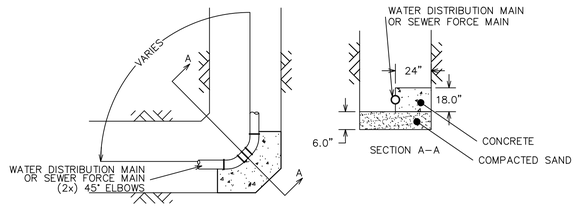
TYPICAL SERVICE CONNECTION AND HOUSE LATERAL DETAIL
SCALE: NTS
NOTE: HOUSE SEWER MAY BE LOCATED BENEATH SLAB



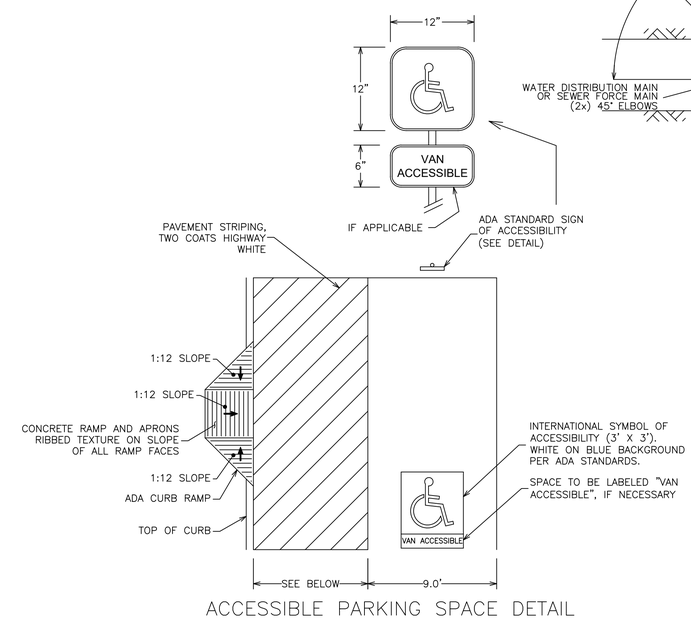
TYPICAL WYE CONFIGURATION



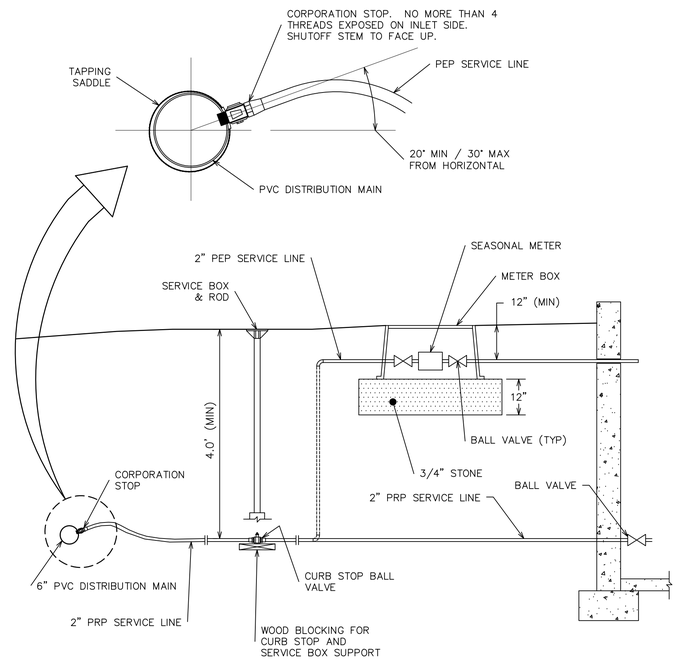
BITUMINOUS CONCRETE CURB



THRUST BLOCK DETAIL
(NTS)



ACCESSIBLE PARKING SPACE DETAIL
ACCESSIBLE RAMP DETAIL
AISLE SHALL BE 5' WIDE FOR AUTOMOBILES OR 8' WIDE FOR VANS
(NTS)



WATER SERVICE DETAIL
ALL MATERIALS AND APPURTENANCES SHALL MEET YORK WATER DISTRICT SPECIFICATIONS

APPROVAL OF THE TOWN OF YORK
PLANNING BOARD

CHAIR _____ DATE _____

TAX MAP 50, LOT 122

STATE OF MAINE – YORK COUNTY
ss. REGISTRY OF DEEDS
RECEIVED_____, 20___
AT___h,___m,___M, AND RECORDED IN PLAN BOOK_____, PAGE_____
ATTEST_____REGISTER

NO.	DESCRIPTION	DATE
	REVISIONS	

STATE OF MAINE ★ KENNETH A WOOD No. 5992 ★ LICENSED PROFESSIONAL ENGINEER

SITE DETAILS
CARRIAGE LANDING – BRISTOL POINTE #2
294 YORK STREET, YORK, MAINE

FOR: GRAYSTONE BUILDERS, INC.
C/O WALTER WOODS, 764 U.S. ROUTE 1, SUITE #11
YORK, ME 03909

ATTAR ENGINEERING, INC.
CIVIL ◆ STRUCTURAL ◆ MARINE ◆ SURVEYING
1284 STATE ROAD – ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

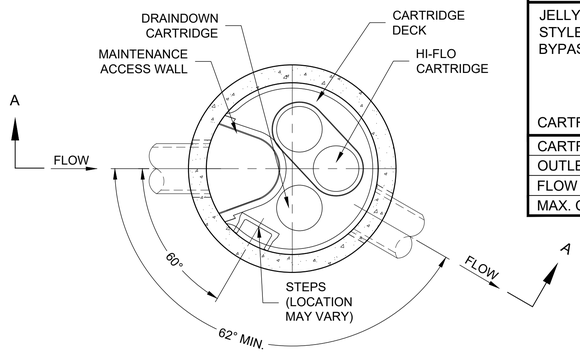
SCALE:	APPROVED BY:	DRAWN BY:
AS NOTED		MJS
DATE:		REVISION DATE:
01/09/2026		– : –
JOB NO: 24008	FILE: 294 YORK ST BASE.DWG	SHEET: 5

JELLYFISH DESIGN NOTES

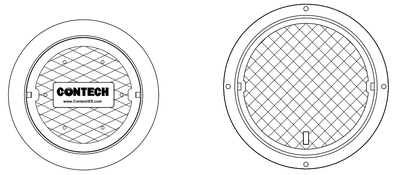
JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. THE STANDARD MANHOLE STYLE IS SHOWN. Ø48" MANHOLE JELLYFISH PEAK TREATMENT CAPACITY IS 0.45 CFS. IF THE SITE CONDITIONS EXCEED 0.45 CFS AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CARTRIDGE SELECTION

CARTRIDGE DEPTH	54"	40"	27"	15"
OUTLET INVERT TO STRUCTURE INVERT (A)	6'-5"	5'-3"	4'-2"	3'-2"
FLOW RATE HIGH-FLO / DRAINDOWN (cfs) (per cart)	0.18 / 0.09	0.13 / 0.065	0.09 / 0.045	0.05 / 0.025
MAX. CARTS HIGH-FLO / DRAINDOWN	2 / 1			



PLAN VIEW



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

HATCH
(Ø36" CAST INTO SLAB)
N.T.S.

APPROVAL OF THE TOWN OF YORK
PLANNING BOARD

CHAIR DATE

STATE OF MAINE – YORK COUNTY
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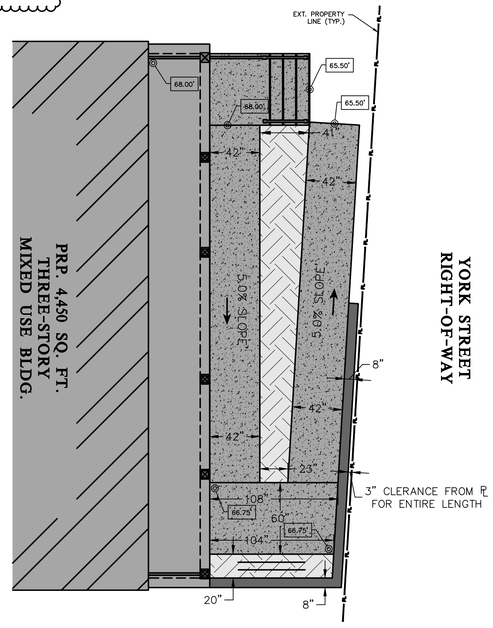
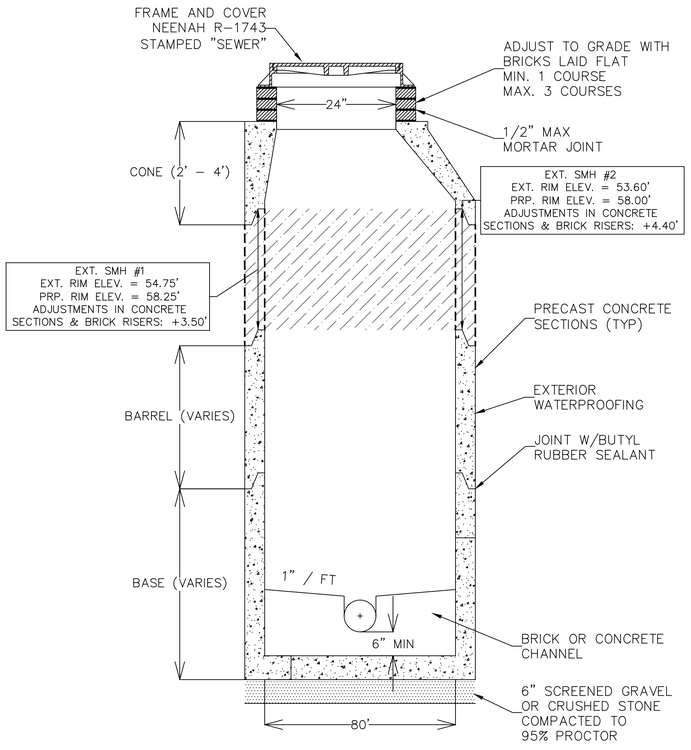
RECEIVED_____, 20____
AT___h.___m.___M. AND RECORDED IN
PLAN BOOK_____, PAGE_____

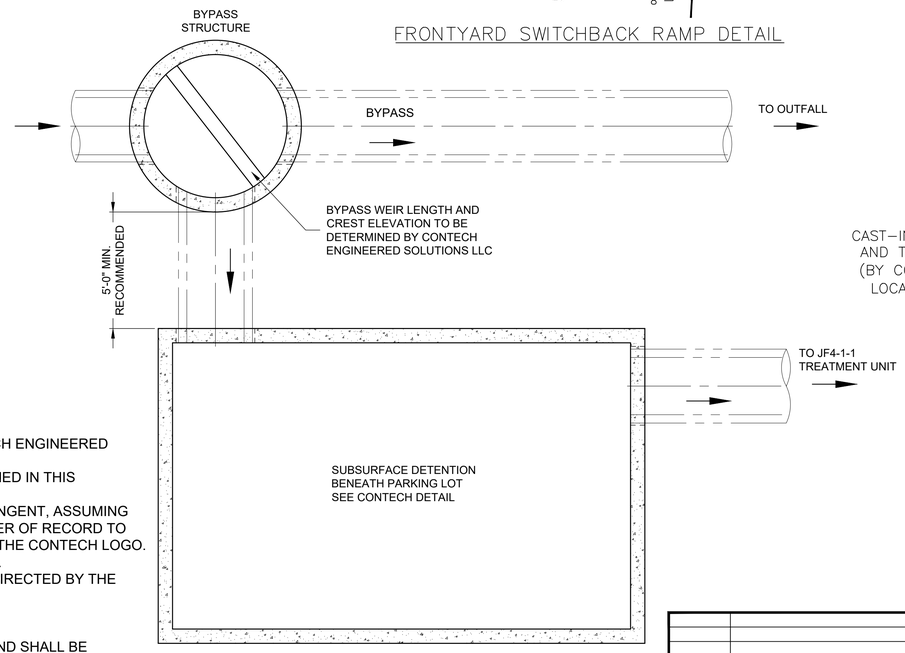
ATTEST_____REGISTER



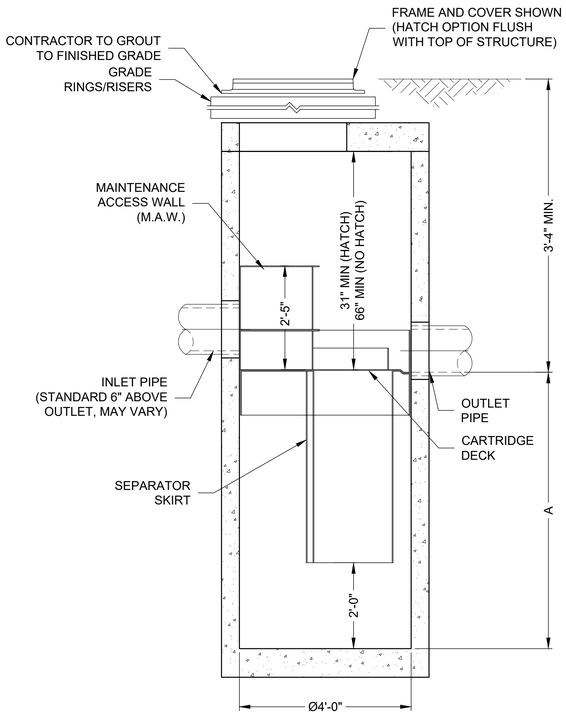
FRONTYARD SWITCHBACK RAMP DETAIL



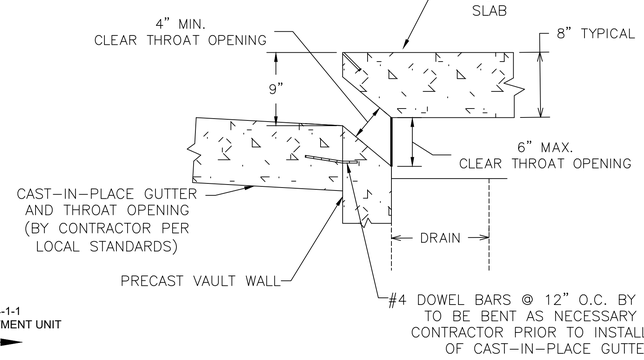
EXT. SMH STRUCTURE ADJUSTMENTS
SCALE: NTS



PROPOSED CATCH BASIN
BYPASS WEIR CONFIGURATION



SECTION A-A



CURB INLET CATCH BASIN
SIDEWALK DETAIL

GENERAL NOTES:
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.ContechES.com
3. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 0' - 3', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE (LIFTING CLUTCHES PROVIDED)
C. CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT)
D. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.
E. CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION AT (866) 740-3318.

TAX MAP 50, LOT 122

NO.	DESCRIPTION	DATE
	REVISIONS	

STATE OF MAINE
KENNETH A. WOOD
No. 5992
LICENSED PROFESSIONAL ENGINEER

SITE DETAILS
CARRIAGE LANDING – BRISTOL POINTE #2
294 YORK STREET, YORK, MAINE

FOR: GRAYSTONE BUILDERS, INC.
C/O WALTER WOODS, 764 U.S. ROUTE 1, SUITE #11
YORK, ME 03909

ATTAR ENGINEERING, INC.
CIVIL ◆ STRUCTURAL ◆ MARINE ◆ SURVEYING
1284 STATE ROAD – ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: AS NOTED	APPROVED BY:	DRAWN BY: MJS
DATE: 01/09/2026		REVISION DATE: – : –
JOB NO: 24008	FILE: 294 YORK ST BASE.DWG	SHEET: 6

1S SUBCATCHMENT

1R REACH

1P POND (LEVEL SPREADER)

AP1 ANALYSIS POINT

LEGEND

PROPERTY LINE	
EXT. BUILDING	
EXT. PAVEMENT	
EXT. GRAVEL	
EXT. STORM LINE	D
EXT. CATCH BASIN	
EXT. MAJOR CONTOUR	XXX
EXT. MINOR CONTOUR	XXX
EXT. WETLAND BNDY	WETLAND
EXT. WETLAND AREA	
SOIL TYPE BOUNDARY	
EXT. SUBCATCHMENT	
EXT. Tc FLOW LINE	
EXT. Tc GRADE CALC	SF=XXX' @ X.XX%

THIS PLAN IS AN AMENDMENT TO REFERENCE PLAN NO. 3: "OVERALL SITE PLAN AMENDMENT, CARRIAGE LANDING - BRISTOL POINTE NO. 2, 294 YORK STREET, YORK, MAINE" APPROVED BY THE TOWN OF YORK PLANNING BOARD ON JUNE 17, 2025. THE PROPOSED AMENDMENT INCLUDES ADDITIONAL REARYARD PARKING AND CHANGES TO ON-SITE STORMWATER MANAGEMENT RELATED TO THE EXISTING MUNICIPAL DRAINAGE EASEMENT.

APPROVAL OF THE TOWN OF YORK
PLANNING BOARD

CHAIR _____ DATE _____

STATE OF MAINE – YORK COUNTY
ss. REGISTRY OF DEEDS
RECEIVED_____, 20__
AT__h,__m,__M, AND RECORDED IN
PLAN BOOK_____, PAGE_____

ATTEST_____REGISTER

GRAPHIC SCALE
0 20 40 60 80 (FEET)

NO.	DESCRIPTION	DATE
	REVISIONS	

STATE OF MAINE
KENNETH A. WOOD
No. 5992
LICENSED PROFESSIONAL ENGINEER

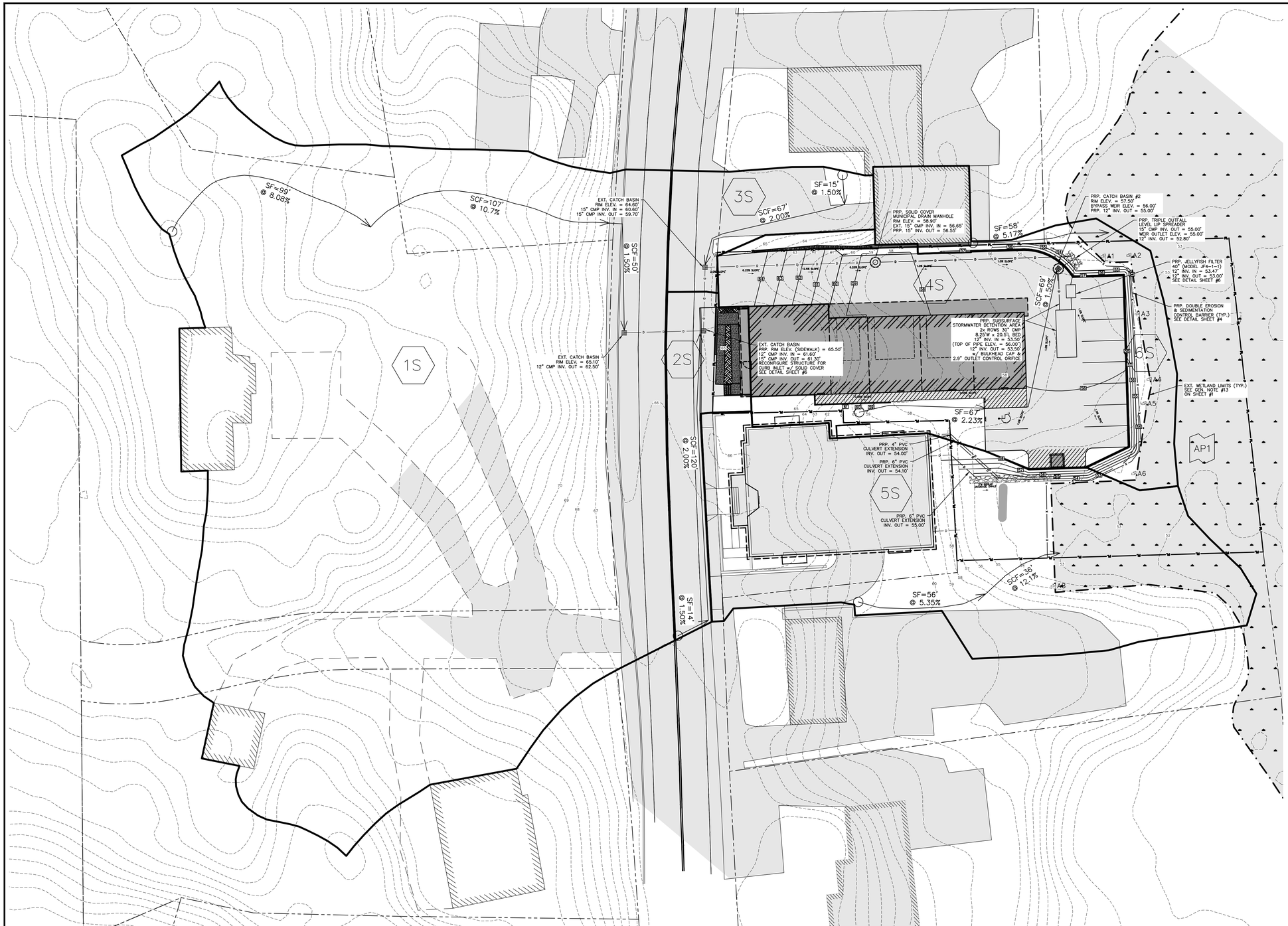
TAX MAP 50, LOT 122

STORMWATER: EXISTING CONDITIONS
CARRIAGE LANDING – BRISTOL POINTE #2
294 YORK STREET, YORK, MAINE

FOR: GRAYSTONE BUILDERS, INC.
C/O WALTER WOODS, 764 U.S. ROUTE 1, SUITE #11
YORK, ME 03909

ATTAR ENGINEERING, INC.
CIVIL ◆ STRUCTURAL ◆ MARINE ◆ SURVEYING
1284 STATE ROAD – ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE:	APPROVED BY:	DRAWN BY:
1" = 20'		MJS
DATE:		REVISION DATE:
01/09/2026		– : –
JOB NO: 24008	FILE: 294 YORK ST BASE.DWG	SHEET: 7



Carriage Landing (Bristol Pointe #2) - Existing Condition Peak Flows

Analysis Point	2 Year Storm (cfs)	10 Year Storm (cfs)	25 Year Storm (cfs)	100 Year Storm (cfs)
AP1	3.67	6.37	8.51	12.49

Carriage Landing (Bristol Pointe #2) - Developed Condition Peak Flows

Analysis Point	2 Year Storm (cfs)	10 Year Storm (cfs)	25 Year Storm (cfs)	100 Year Storm (cfs)
AP1	3.04	5.42	7.45	11.11

Carriage Landing (Bristol Pointe #2) - Change in Peak Flows

Analysis Point	2 Year Storm (cfs)	10 Year Storm (cfs)	25 Year Storm (cfs)	100 Year Storm (cfs)
AP1	-0.63	-0.95	-1.06	-1.38

Rainfall Event Totals (in.)	
2-Year	3.21
10-Year	4.80
25-Year	6.05
100-Year	8.57

1S SUBCATCHMENT
1R REACH
1P POND (LEVEL SPREADER)
AP1 ANALYSIS POINT

LEGEND

- PROPERTY LINE
- EXT. BUILDING
- PRP. BUILDING
- EXT. PAVEMENT
- EXT. GRAVEL
- PRP. PAVEMENT
- EXT. STORM LINE — D —
- PRP. STORM LINE — D —
- EXT. CATCH BASIN
- PRP. CATCH BASIN
- EXT. MAJOR CONTOUR — XXX —
- EXT. MINOR CONTOUR — XXX —
- PRP. MAJOR CONTOUR — XXX —
- PRP. MINOR CONTOUR — XXX —
- EXT. WETLAND BNDY — UPLAND / WETLAND —
- EXT. WETLAND AREA
- PRP. SUBCATCHMENT
- PRP. Tc FLOW LINE
- PRP. Tc GRADE CALC — SF=XXX' @ X.XX%

THIS PLAN IS AN AMENDMENT TO REFERENCE PLAN NO. 3: "OVERALL SITE PLAN AMENDMENT, CARRIAGE LANDING - BRISTOL POINTE NO. 2, 294 YORK STREET, YORK, MAINE" APPROVED BY THE TOWN OF YORK PLANNING BOARD ON JUNE 17, 2025. THE PROPOSED AMENDMENT INCLUDES ADDITIONAL REARYARD PARKING AND CHANGES TO ON-SITE STORMWATER MANAGEMENT RELATED TO THE EXISTING MUNICIPAL DRAINAGE EASEMENT.

APPROVAL OF THE TOWN OF YORK
PLANNING BOARD

CHAIR _____ DATE _____

STATE OF MAINE – YORK COUNTY
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AT__h,__m,__M, AND RECORDED IN
PLAN BOOK_____, PAGE_____

ATTEST_____REGISTER

GRID

GRAPHIC SCALE
0 20 40 60 80 (FEET)

TAX MAP 50, LOT 122

NO.	DESCRIPTION	DATE
A	AMENDMENT REVISIONS – PROPANE TANK	01/22/26
	REVISIONS	

KENNETH A. WOOD No. 5992 – LICENSED PROFESSIONAL ENGINEER – STATE OF MAINE

STORMWATER: DEVELOPED CONDITIONS
CARRIAGE LANDING – BRISTOL POINTE #2
294 YORK STREET, YORK, MAINE

FOR: GRAYSTONE BUILDERS, INC.
C/O WALTER WOODS, 764 U.S. ROUTE 1, SUITE #11
YORK, ME 03909

ATTAR ENGINEERING, INC.
CIVIL ◆ STRUCTURAL ◆ MARINE ◆ SURVEYING
1284 STATE ROAD – ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE:	APPROVED BY:	DRAWN BY:
1" = 20'		MJS
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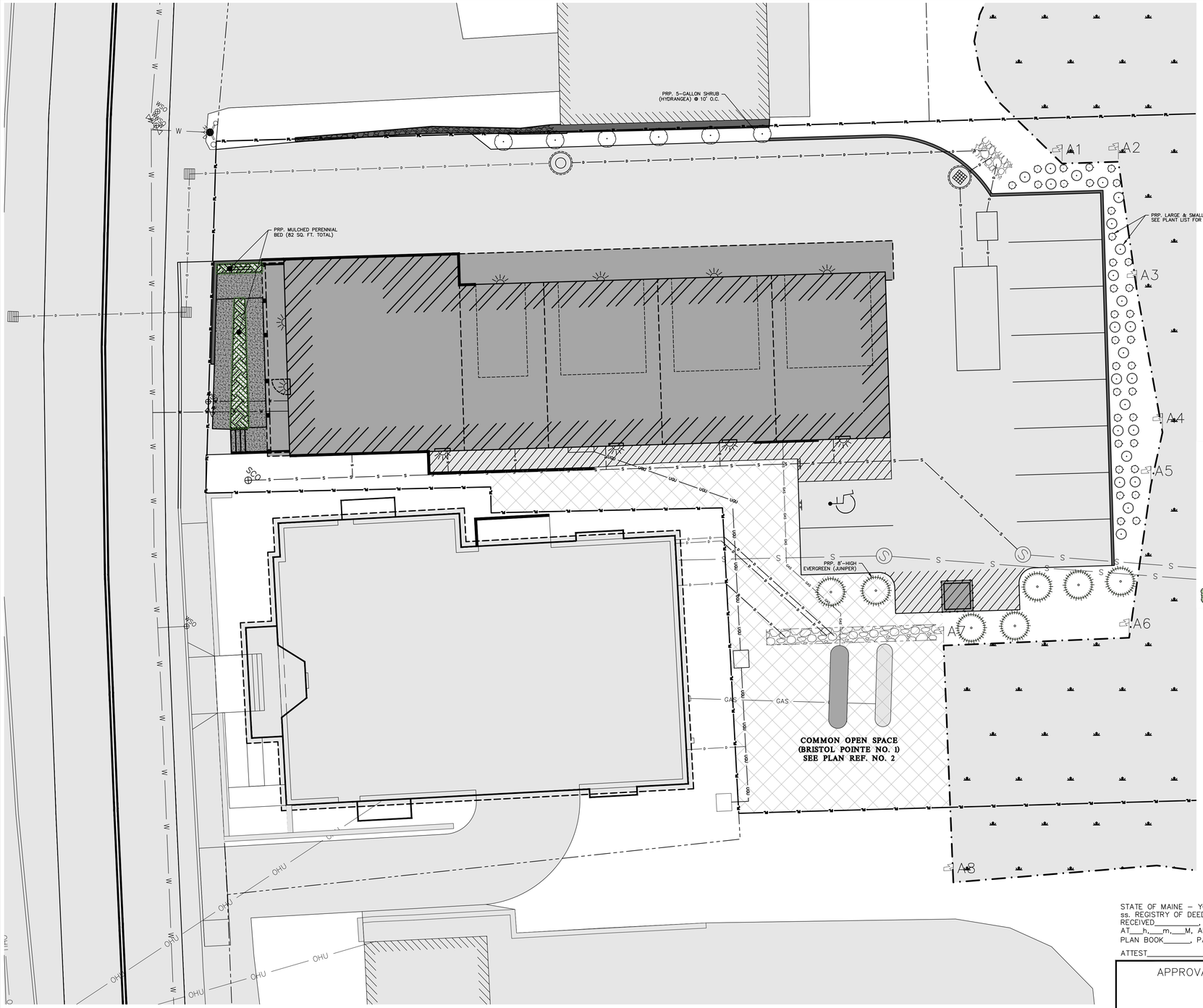
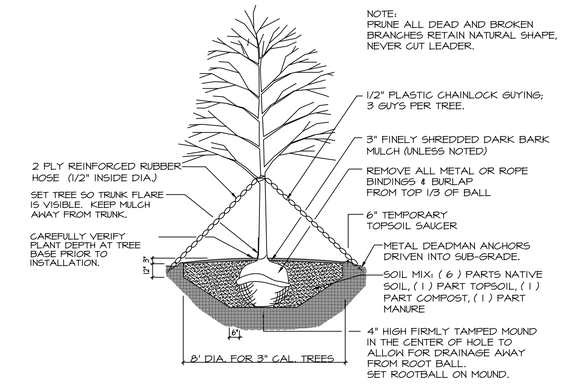
01/09/2026		A : 01/22/26
JOB NO: 24008	FILE: 294 YORK ST BASE.DWG	SHEET: 8



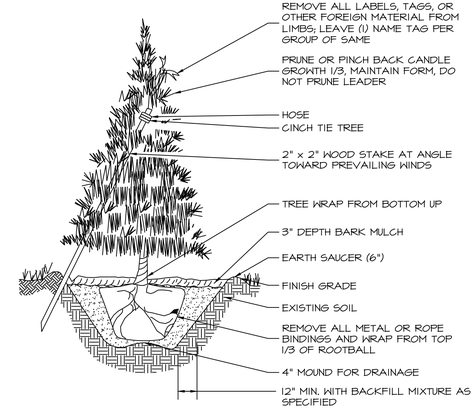
PLANT SYMBOL LEGEND

- ET–EVERGREEN TREE (JUNIPER)
- SH–SHRUB (LILAC & HYDRANGEA)
- GR–GRASEES (LARGE & SMALL)
- PERENNIAL BEDS



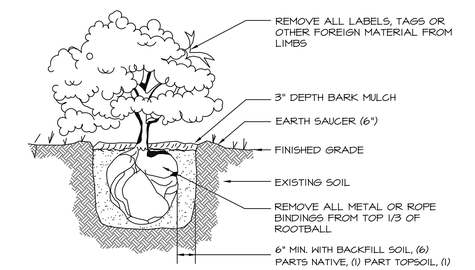
1 LPI DECIDUOUS TREE PLANTING INSTALLATION

NOT TO SCALE



2 LPI EVERGREEN TREE PLANTING INSTALLATION

NOT TO SCALE



3 LPI SHRUB PLANTING INSTALLATION

NOT TO SCALE

PLANTING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE PLAN.

2. ANY SUBSTITUTION OF SPECIFIED PLANTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT. ONLY NATIVE SPECIES AND/OR VARIETIES WILL BE ACCEPTABLE.

3. ALL TREE, SHRUB, VINE, AND PLANT BED (GROUNDCOVERS, PERENNIALS, BULBS, ETC.) LOCATIONS SHALL BE STAKED OR MARKED BY CONTRACTOR AND THEN APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO PLANTING. CONTRACTOR MUST GIVE A MINIMUM 3 DAY NOTICE BETWEEN STAKING AND PLANTING.

4. CHALK MARK NORTH AT TREE BASE PRIOR TO DIGGING AT NURSERY. REPLANT ON SITE WITH SAME NORTH ORIENTATION FOR ALL TREES.

5. ALL PLANTS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK (LATEST EDITION) AS SET FORTH BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.

PLANT LIST

QTY	NAME	LATIN	SIZE
7	TAYLOR JUNIPER	JUNIPERUS VIRGINIANA 'TAYLOR'	12'H, 3'W
6	LIMELIGHT HYDRANGEA	HYDRANGEA 'LIMELIGHT'	5 GAL.
23	REED GRASS 'KARL FOERSTER'	MISCANTHUS SINENSIS 'KARL FOERSTER'	3 GAL.
33	DWARF FOUNTAIN GRASS 'HAMELN'	PENNISETUM ALOPECUROIDES	3 GAL.
82	ASSORTED PERENNIALS	DAYLILY, SEDUM, LAVENDER, HOSTA	SQ. FT.

GRID

GRAPHIC SCALE

0 10 20 30 40 (FEET)

STATE OF MAINE – YORK COUNTY
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APPROVAL OF THE TOWN OF YORK
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A	AMENDMENT REVISIONS – PROPANE TANK	01/22/26
	REVISIONS	

TAX MAP 50, LOT 122

STATE OF MAINE
KENNETH A. WOOD
No. 5992
LICENSED LANDSCAPE ARCHITECT
PROFESSIONAL ENGINEER

LANDSCAPING PLAN
CARRIAGE LANDING – BRISTOL POINTE #2
294 YORK STREET, YORK, MAINE

FOR: GRAYSTONE BUILDERS, INC.
C/O WALTER WOODS, 764 U.S. ROUTE 1, SUITE #11
YORK, ME 03909

ATTAR ENGINEERING, INC.
CIVIL ◆ STRUCTURAL ◆ MARINE ◆ SURVEYING
1284 STATE ROAD – ELIOT, MAINE 03903
PHONE: (207)439–6023 FAX: (207)439–2128

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1" = 10'		MJS
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01/09/2026		A : 01/22/26
JOB NO: 24008	FILE: 294 YORK ST BASE.DWG	SHEET: 9

ATTAR
ENGINEERING, INC
CIVIL • STRUCTURAL • MARINE

Mr. Dylan Smith, Planning Director
Mr. Brendan Summerville, Town Planner
Town of York, Maine
186 York Street
York, ME 03909

January 22nd, 2026
Project No. 24008

RE: Site Plan & Subdivision Amendment Application Checklist
Carriage Landing – Bristol Pointe #2 (Tax Map 50, Lot 122)
294 York Street, York, Maine

Dear Mr. Smith & Mr. Summerville:

On behalf of Graystone Builders, Inc. and York Building & Design Center, Inc. (c/o Walter Woods), I am providing the requested Application Checklist to demonstrate the submitted content complies with the Site Plan and Subdivision requirements for the proposed Amendment. This Checklist has been prepared as follow-up to an Application Review meeting on January 22nd held with Town Staff, the Applicant, and the Applicant's Design Engineer.

Amendment Submission Requirements per Site Plan & Subdivision Regulations, §6.3:

- §6.3.2 – Boundary Survey provided as Sheet #1 of "Supplemental Plan Set" document.
- §6.3.3 – Existing Conditions Plan provided as Sheet #2 in Plan Set of prior approvals from 2025. Not included in 2026 Amendment application due to no revised content.
- §6.3.4 – Natural Features Preservation details provided in Landscaping Plan, Sheet #9 (Page #8) of "Amendment Plan Set Sheets" document.
- §6.3.5 – Impact Statement provided in Cover Letter narrative of prior approvals from 2025. Not included in 2026 Amendment application due to no change in scope of impacts.
- §6.3.6 – Proposed Development Plan provided as Sheet #1 (Page #1) of "Amendment Plan Set Sheets" document.
- §6.3.7 – Grading and Landscape Designs provided as Sheets #3 and #9 (Pages #2 and #8, respectively) of "Amendment Plan Set Sheets" document.
- §6.3.8 – Traffic Assessment provided in Cover Letter narrative of prior approvals from 2025. Not included in 2026 Amendment application due to no change in scope of trip generators of the development.
- §6.3.9 – Deed provided as Pages #5 & #6 of "Amendment Attachments" document.
- §6.3.10 – Not Applicable due to Applicant also being the Property Owner.
- §6.3.11 – Easements and Rights-of-Way of Record provided as Pages #7 thru #11 of "Amendment Attachments" document.
- §6.3.12 – Not Applicable due to Parcel not residing within Watershed of a Great Pond.
- §6.3.13 – Not Applicable due to Parcel not containing any Scenic Resources identified for protection in the Comprehensive Plan.

- §6.3.14 – Statements on Historical and Archaeological Resources provided in Attachments Package of prior approvals in 2025. Not included in 2026 Amendment application due to no change in scope or use.
- §6.3.15 – USGS & Watershed Map provided as Page #12 of "Amendment Attachments" document.
- §6.3.16 – Statements from MDIFW and MNAP provided in Attachments of prior approvals in 2025. Not included in 2026 Amendment application due to no change in scope or use.
- §6.3.17 – Existing Streets Information provided on Sheet #1 (Page #1) of "Amendment Plan Set Sheets" document.
- §6.3.19 – Not Applicable as no lot lines are proposed to be created.
- §6.3.20 – Not Applicable as no land is proposed to be dedicated to public use.
- §6.3.22 – Not Applicable as Parcel does not reside within a flood-prone area.
- §6.3.24 – Sewage Disposal information provided in General Note #8 on Sheet #1 (Page #1) of "Amendment Plan Set Sheets" document.
- §6.3.25 – Water Supply Information provided in General Note #8 on Sheet #1 (Page #1) of "Amendment Plan Set Sheets" document.
- §6.3.26 – Fire Chief Letter provided in Attachments Package of prior approvals in 2025. Not included in 2026 Amendment application due to no change in scope or use. "Fire Department Project Safety Requirements" notes package from prior approvals of 2025 retained on Sheet #1 (Page #1) of "Amendment Plan Set Sheets" document.
- §6.3.27 – Stormwater Narrative and Report provided as Sheets #7 & #8 (Pages #6 & #7) of "Amendment Plan Set Sheets" document, as well as Pages #15 thru #78 of "Amendment Attachments" document.
- §6.3.28 – Existing and Proposed Utility Information provided on Sheet #3 (Page #2) of "Amendment Plan Set Sheets" document.
- §6.3.29 – Temporary Markers not provided but can be field-located upon request.
- §6.3.30 – Sight Distance Information provided on Sheet #1 (Page #1) of "Amendment Plan Set Sheets" document.
- §6.3.32 – Waiver Requested for High Intensity Soil Survey, included as separate Cover Letter document on Pages #79 & #80 of "Amendment Attachments" document.
- §6.3.33 – Not Applicable as Development proposes less than 40 parking spaces and less than 400 vehicle trips per day generated.
- §6.3.34 – Waiver Request Document provided on Pages #79 & #80 of "Amendment Attachments" document. The Applicant notes that the requested waivers are the same as those that were granted as part of the prior approvals in 2025.
- §6.3.35 – Review Fee Calculation document not prepared for the 2026 Amendment, as Amendment Applications are a flat fee per §2.3.1.

Supplemental Submission Requirements per §6.4:

- §6.4.15 – Soil Erosion and Sedimentation Control Plan provided as Sheet #4 (Page #3) of "Amendment Plan Set Sheets" document.
- §6.4.17 – Hydrogeologic Assessment Not Applicable as Parcel is served by Public Sewer.
- §6.4.27 – Draft Findings of Fact provided as Pages #81 thru #86 of "Amendment Attachments" document.
- §6.4.28 – Statement of Financial Capacity provided as Page #87 of "Amendment Attachments" document.

We look forward to discussing this project with Town Staff and Planning Board members at their next available meeting. If any additional information is required, please contact me. Thank you for your assistance.

Sincerely,

Michael J. Sudak, E.I.
Staff Engineer

24008 Checklist Amend 22Jan2026.doc

PEER REVIEW LETTER

February 12, 2026

York Planning Board
Brendan Summerville, Town Planner
Town of York
186 York Street
York, Maine 03909

Application: Carriage Landing Amended Plan— Graystone Builders, Inc.
294 York Street (Tax Map 50 Lot 122)
Site Plan Amendment Review
Review Status: New Preliminary and Final Application
Board members and Mr. Summerville,

The following information has been provided for preliminary and final plan review:

1. Application form dated 1/12/2026
2. Application Submittal: *RE: Site Plan & Subdivision Amendment Application, Carriage Landing – Bristol Pointe #2 (Tax Map 50, Lot 122) 294 York Street, York Maine*... Prepared by Attar Engineering Inc. 1/12/2026. Includes cover letter and submittal information; engineering plans, deed, easement, stormwater management report and other information.
3. Previously approved plan: *Carriage Landing – Bristol Pointe #2, 294 York Street, York Maine*... Prepared by Attar Engineering Inc. REV date 5/23/25.
4. Proposed Amended Site Plan (Plan set): *Carriage Landing – Bristol Pointe #2, 294 York Street, York Maine*... Prepared by Attar Engineering Inc. 1/9/2026 (includes overall site plan, existing conditions, proposed conditions, construction details, etc…)
5. Supplemental Information: *RE: Site Plan & Subdivision Amendment Application Checklist, Carriage Landing – Bristol Pointe #2 (Tax Map 50, Lot 122) 294 York Street, York Maine*... Prepared by Attar Engineering Inc. 1/22/2026.

With review of the above information and the Town's Zoning Ordinance and the Site Plan and Subdivision regulations, I offer the following comments on compliance with the Town's land use and development provisions.

PROJECT DESCRIPTION

The applicant is seeking to amend the recently approved amended site plan (June of 2025) in order to provide additional on-site parking and amend the stormwater management design as it relates to connections with the Town's stormwater easement. In addition, the proposed propane tank

location, dumpster and associated plantings have also been modified. The site is located in the York Village Center-1 zoning district, with access to public water and sewer.

REVIEW SUMMARY/HIGHLIGHTS

The application is before the Planning Board as required by the Zoning Ordinance (Sec. 4.3 and Sec. 18.15) for review of non-residential development (site plan) and review of the creation of three or more dwelling units (subdivision). The following is a summary of the review comments:

1. The application appears to be complete when considering waivers, however, at the time of finalizing the review there were none.
2. An ADA accessible route and ADA parking at the rear of the property has been maintained.
3. The proposed changes includes the location of the propane tank. This location should be reviewed and approved by the Fire Chief prior to final approval, per both the Site Plan and Subdivision Regs and the Zoning Ordinance.
4. The proposed changes includes stormwater management that may or may not affect the Town's stormwater management and as such should be reviewed and approved by the Department of Public Works prior to final approval.
5. The coverage for the site exceeds the maximum 75% for the district, however, there is an allowance to increase the coverage with Planning Board approval.

COMPLETENESS REVIEW

The applicant has submitted an application checklist for the Board's consideration. This being an application for an amended plan, not all the required submittal items are applicable. The Board should review and determine if it concurs with the applicant's assessment. The following are items that need to be addressed:

1. 6.3.26 A letter from the Fire Chief.
2. 6.4.5 Soliciting comment from the Public Works and Fire Chief

COMPLIANCE WITH THE TOWN'S ORDINANCES

1. Lot Coverage/Impervious Surface Ratio: The applicant will need to demonstrate compliance to Sec. 5.2 Schedule of Dimensional Standard. The requirement in this zone is a maximum of 75% coverage/impervious surface. See note 12 for calculations on sheet 1, *Overall Site Plan Amendment.* The applicant is increasing the coverage from less than the 75% to over 80%. The applicant is requesting the Board to approve this as permitted in the ordinance, Section 5.2.2 footnote x, that states: *The maximum lot coverage may be increased up to 100% if the owner provides innovative stormwater design using low impact development*

(LID), public space, and/or innovative landscape design as approved by the Planning Board. The Planning Board will need to determine if this has been met.

2. Section 7.22 Hazardous Materials (SPSR) & Sections 6.1.9 Explosive Materials and 7.12 Propane Tanks (YZO). Since the amended plans include a new location for the propane tank, these provisions appear to be pertinent and require review and approval by the Fire Chief.
3. Engineering Peer-review. Gorrill Palmer has reviewed the application and their comments are attached.

WAIVER REQUESTS

None requested.

CONCLUSION

The application submitted appears to be mostly in order with the exception of the comments regarding review and approval by Public Works and Fire Chief, which, perhaps can be addressed with a condition of approval. The proposed changes appear to be minimal in scope, however, review and comment by public works and fire department are needed to demonstrate compliance with the ordinance.

Feel free to contact me with questions.

Best regards,

Christopher Di Matteo
Principal

GORRILL PALMER
An LJB Engineering Company

300 Southborough Drive, Suite 200, South Portland, ME 04106
(207) 772-2515 | GorrillPalmer.com

Engineering Review Memorandum

To: Brendan Summerville, Town Planner
From: Will Haskell, PE, Gorrill Palmer
Date: February 12, 2026
Subject: Site Plan and Subdivision Amendment Application
Project: Carraige Landing – Bristol Pointe #2 (GP JN 328167.01)
Location: 294 York Street, York, ME
Applicant: Graystone Builders, Inc. and York Building & Design Center, Inc.

Brendan,

Gorrill Palmer reviewed the following materials that were downloaded from the Applicant. We assume that you will forward our comments to the Applicant/Design Engineer or incorporate into your review comments.

1. 294 York Street Amendment Attachments Package, dated January 12, 2026, prepared by Attar Engineering, Inc.
2. 294 York Street Amendment Plan Set (containing 8 sheets), dated January 22, 2026, prepared by Attar Engineering, Inc.
3. 294 York Street Amendment Supplemental Plan Set (containing 8 sheets), dated January 12, 2026, prepared by Attar Engineering, Inc.

We have reviewed the materials for conformance with the technical engineering portions of the Town of York Ordinance and generally accepted civil engineering standards and offer the following comments. We have reviewed the waiver requests of the Site Plan and Subdivision Ordinance listed in the Application and provided comment on waiver requests of civil infrastructure standards. Final approval of all waiver requests shall be made by the Planning Board.

Stormwater:

1. The stormwater management system has been revised to separate the stormwater runoff from York Street and runoff generated from the proposed site. As currently modeled, the proposed stormwater detention system reduces the post-development peak flow rate from the pre-development peak flow rate at the receiving wetlands for the 2-year and 100-year, 24-hour storm event as required by Section 9.8.2 of the Site Plan and Subdivision Ordinance. Confirm that the post-development peak flow is still below the pre-development after addressing the following comment.
2. Pond 4P in the HydroCAD model represents the proposed subsurface CMP detention area. Revise the stone bed size in the model to match the reduced detention size shown on the plans.
3. Confirm the grading does not create a low point where the underground propane tank is proposed. Additional spot grades may be needed to show the runoff flow direction.
4. The proposed slope along the southern end of the parking lot will impact the existing 3-foot wide riprap drainage swale. Revise the drainage swale to remain functional with the proposed slope.

Post-Construction Stormwater Management:

5. We note that this site is located inside the Town's Urbanized Area. The project will not disturb one or more acres of land and does not trigger review under Maine DEP's Chapter 500, therefore this project is not subject to the Town's Post Construction Stormwater Ordinance.

General:

6. General Note 12 on Sheet 1 states that greater than 75% (80.1%) of the land suitable for development is proposed to be developed. Per Zoning Ordinance §5.2.2, Footnote X, "The maximum lot coverage can be increased up to 100% if the owner provides innovative stormwater design using low impact development (LID), public space, and/or innovative landscape design as approved by the Planning Board." The proposed subsurface detention and a membrane filter are not listed as LID practices in Chapter 10 of MaineDEP's BMP Manual, however, given that the Applicant has provided stormwater quality treatment above the standards of the Site Plan and Subdivision Ordinance we have no technical concerns with the increase in lot coverage over the allowed 75%. The Planning Board shall make the final determination of approval for waivers and rule variances.
7. A 1:1 slope is proposed on the backside of the parking lot to the east and south. While we didn't call this out in the previous submission, we recommend riprap be utilized to stabilize the slope.
8. We recommend the 1:1 slope adjacent to the parking lot terminate at the top of the proposed bituminous curb to provide backing support for the curb.

Please let us know if you want to review and discuss any of the comments.

Sincerely,

Gorrill-Palmer

Will Haskell, PE
Municipal Operations Leader, New England

Ben Nault, EI
Design Engineer

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GORRILL PALMER
An LJB Engineering Company

300 Southborough Drive, Suite 200, South Portland, ME 04106
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Sincerely,

Gorrill-Palmer

Will Haskell, PE
Municipal Operations Leader, New England

Ben Nault, EI
Design Engineer

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Preliminary Site Plan Application

"WOODBRIDGE COMMON" MIXED-USE DEVELOPMENT

7 WOODBRIDGE ROAD, YORK, YORK COUNTY, MAINE

Prepared for

JMP REALTY, LLC.
40 Godfrey Cove Road,
York, ME 03909

December 2025

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PLANNING BOARD APPLICATION FORM

INSTRUCTIONS
This application form must be filled out completely and accurately for any application to the Planning Board. Attach additional information, plans, studies, etc. as required.

PROJECT INFORMATION

Project Name: Woodbridge Common

Project Description: Proposed development includes four two-story buildings with residential units on the upper floors and commercial space at ground level. The project also provides associated parking, site access, and utilities. Access is planned via a driveway connection, along with a sidewalk link to Woodbridge Road and adjoining library.

Street Address: 7 WOODBRIDGE ROAD, YORK, YORK COUNTY, MAINE

Tax Map(s) & Lot(s): TAX MAP NO. 50 LOT NO. 0111D

AUTHORIZED REPRESENTATIVE
Identify the one person who will be the primary contact for this project.

Name: Geoff Aleva

e-mail: GEOFF@CIVCON.COM Phone #: 207-384-2550

PROPERTY OWNER(S)
Identify the owner or owners of all property involved in this application. Attach additional sheets if necessary. The property owner is the applicant.

Name: JMP REALTY, LLC

Mailing Address: 40 GODFREY COVE ROAD, YORK, ME 03909

By signing, I certify that the information provided is true and accurate, and that my authorized representative, if applicable, has my consent to represent this application.

Owner's Signature: _____ Date: _____

In the event there is more than one owner, all must sign. Attach additional sheets if necessary.

From: James Paolini
To: Geoff Aleva
Date: Monday, December 22, 2025 8:19:26 AM

I give Geoff Aleva the right to act as the representative for the Woodbridge road project.
James Paolini

CIVIL CONSULTANTS MEMORANDUM

TO: **Town of York Planning Department**

FROM: **Geoffrey R. Aleva, PE**

SUBJECT: **Woodbridge - Mixed Use Development**

DATE: **December 19TH 2025**

PROJECT: **2512000, 7 Woodbridge Road, York, ME**

Civil Consultants, on behalf of the applicant/owner JMP Realty, LLC, has submitted an application for a proposed mixed-use development at 7 Woodbridge Road. The project, located within the Village Centre 1 District (Tax Map 50, Lot 111-D), involves the development of a currently undeveloped 1.22-acre lot. The proposal includes four three-story buildings, featuring 14, 1200-square-foot residential units on the upper floors, and commercial space on the ground. The commercial space is expected to be used for professional offices, although retail use is also a possibility.

The development will include associated infrastructure, parking, and access. The site will be served by public sewer and public water extensions into the property.

A wetland scientist has delineated 19,000 square feet of wetland on the site, located beside Woodbridge Road and to the rear of the property abutting the library. The proposed access road and path will impact approximately 2,000 square feet, requiring appropriate permitting. However, due to the projects small size, no additional MDEP permitting for stormwater is required.

Due to site limitations, stormwater will be detained on site as needed utilizing underground storage and low impact design management practices.

Access to the site will be provided by a 22' wide driveway connecting to Woodbridge Road, with a sidewalk access to Woodbridge and the adjacent Library parcel expanding pedestrian access through the village.

The project complies with the town regulations and requirements of the Village Center 1 District, which allow for mixed-use developments.

A variance will be requested from Site Plan Regulation 6.3.32, which requires a high intensity soil survey, as CC believes it would not provide additional value to the plan. The on-site wetlands have already been delineated by a soil scientist.

This development will provide much-needed housing options and commercial space, supporting local businesses and professionals. The inclusion of a pedestrian path will improve connectivity within the Village Centre, encouraging walkability and access to nearby amenities.

This development will be a well-planned addition to the Village Centre, balancing growth with community and environmental needs. It will include both residential and commercial spaces, improve pedestrian access, support local planning goals, with minimal environmental impact.

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CIVIL CONSULTANTS MEMORANDUM

TO: Town of York Planning Department

FROM: Geoffrey R. Aleva, P.E.

DATE: 11/24/2025

SUBJECT: Article 6.3 – Submissions For Preliminary Plan

PROJECT: 25-120.00 – 7 Woodbridge Road, York, Me
Tax Map 50, Lot 0111D

Following is a memo with descriptions of how the submission requirements for a preliminary site plan have been met as outlined in the Town of York Site Plan and Subdivision Regulations Article 6.3 – Submissions For Preliminary Plan.

COMMENT	RESPONSE
6.3 SUBMISSIONS FOR PRELIMINARY PLAN A complete Preliminary Plan shall include the following:	
6.3.1 Reserved.	
6.3.2 A boundary survey of the entire property. The boundary survey shall indicate the following information: A. distances, deflection angles, curve radii, arc lengths, control angles, monument locations and other necessary survey data; B. the names of all abutters, including map and lot numbers; C. roads, rights-of-way, and intersections within 50' of the lot; D. location and nature of easements of record, deed restrictions, and covenants; E. references to deeds, earlier surveys, prior approvals, and other pertinent information as determined by the surveyor; and F. locus map sufficient to orient the Board as to the location of the property within the Town.	*The submitted plan set includes a boundary survey prepared by Kimball Survey and Design and an existing conditions plan (EC1).*
6.3.3 An existing conditions plan depicting conditions on the property in its pre-application condition, and at a minimum shall include the following information in plan view: A. Physical environment on the property, including: 1. size and road frontage of the property; 2. elevation contours at 2' intervals referenced to NGVD of 1929;	*For comments A1-A7, see sheet EC1. The wetlands at the rear of the lot are shallow to the water table and experience seasonal high water table.* *See the attached stormwater management plan for comments A8-A9.*

3. surface waters and wetlands; 4. vegetation in general, specifically noting any trees larger than 24" in diameter at breast height; 5. ledge outcroppings; 6. land deemed not suitable for development per §7.4.1; and 7. areas with a high water table or seasonal high water table as defined in §7.4.2. 8. a description of stormwater effecting the property that originates from abutting properties and by what means the stormwater is conveyed, whether by streams, swales, culverts or other sources. 9. a description of existing drainage conditions on abutting downstream lots.	
B. Existing development and improvements on the property, including buildings, wells, septic systems, water lines, sewer lines, drainage facilities, utilities, driveways, parking lots, sidewalks, stone walls, fences, cemeteries, and other such improvements, with description of uses and sizes as applicable.	*The existing property is currently undeveloped.* *See sheet EC1.*
C. The approximate location of property boundaries, buildings, wells, septic systems, wetlands, surface waters, driveways, roads and intersections within 100' of the property.	*See sheet EC1.*
D. Regulatory constraints affecting the property, including: 1. Town boundaries; 2. base zoning districts, and boundaries if applicable; 3. overlay zoning districts and boundaries, as applicable; 4. regulatory boundaries from other Town, state or federal laws, including but not limited to the Floodplain Management Ordinance, Well Ordinance, and Wireless Communications Facilities Ordinance; and 5. setback requirements applicable to the property.	*The entire property is located within the Town of York, ME.* *Comment items 1-5 are indicated on sheet EC1.*
6.3.4 The location of all natural features or site elements to be preserved shall be depicted on the plan.	*Only wetland to be preserved.* *See sheet EC1.*
6.3.5 Impact Statements - The developer shall submit an impact statement which describes the impact of the proposed development on the community as a whole, and specifically on the following areas: A. water supply for domestic consumption; B. water supply for fire protection; C. wastewater treatment and disposal; D. police, fire and ambulance services; E. stormwater management, with particular attention to watersheds that experience flooding at this time, with reference to culverts, streets, swales and retention areas;	*Please see the attached impact statements memorandum that addresses these issues in more detail where appropriate.* *A. Public Water* *B. Public Water* *C. Public Sewer* *D. See attached review letters sent to the department heads regarding the proposed site work.* *E. See attached stormwater drainage memo.* *F. See attached "Assessment of Traffic Generation"* *G. All parking will be on site.*

F. transportation systems, focusing especially on anticipated traffic impacts on the street network near the project; G. on-site parking, and potential for off-site parking impacts; H. water quality; I. environmental quality; J. historic and archeological resources; K. anticipated fiscal impacts on the Town and district capital and operating budgets; L. scale of the project in terms of the expected number of residents, number of employees, size of buildings, and amount of impervious surface; M. for applications with residential uses, address impacts on public school enrollment and bussing; and N. for applications with residential uses, address impacts on public recreation facilities and services. The information provided shall be utilized by the Board to evaluate the need for off-site improvements and impact mitigation by the applicant.	*Number as per Town of York Zoning Ordinance 15.3* *H. The project will utilize municipal water connection.* *I. Project development will not impact overall environmental quality.* *J. No resources were identified in the area.* *K. The overall projection is for a positive fiscal contribution with no anticipated strain on Town resources.* *L. Number of Dwelling Units: 14. Expected Residents: ~22-28. Number of Employees: ~8-12 full-time equivalent employees. Approximately 24,000 sf of impervious area will be added to the site.* *M. Development will have minimal impact on public school enrollment.* *N. The development will have minimal impact on public recreation facilities and services.*
6.3.6 A plan showing the proposed development, showing the general arrangement of streets, lots, parking lots, buildings, storm water drainage systems, utilities and similar features.	*See sheet L1 which includes both existing and proposed conditions on the site.*
6.3.7 A grading and landscape design plan which meets the requirements of §7.3. 7.3 PRESERVATION OF NATURAL AND HISTORIC FEATURES 7.3.1 The Board shall require that a proposed Site Plan or Subdivision Design include a grading and landscape design plan that shows the preservation of existing trees (6" diameter or larger at 4 feet 6 inches), the replacement of trees and vegetation, existing and final contours, streams and the preservation of scenic, geologic, historic or environmentally desirable areas. Significant trees or stands of trees, and species or clumps of trees that are rare to the area or of particular horticultural or landscape value shall be preserved. Likewise, geologic rock outcroppings significant to the area and landscape shall be preserved. The street and lot layout shall be adapted to the topography. Extensive grading and filling shall be avoided as far as possible. A. To ensure the Board understands the extent of protection or proposed alteration of the site landforms and landscaping, the following shall be clearly documented on the plans: 1. the net volume of all materials in cuts and fills, and the net volume of all materials brought in to or removed from the development site for changes including but not limited to foundations (other than building foundations), driveways, septic systems, drainage systems, and roads; 2. identification of all areas where elevations change more than 5 feet; and 3. the extent and volume of all grading work proposed outside the road right-of-way which is related to road construction and driveways. B. All proposed grading changes which affect bufferyards shall be designed to preserve and protect existing trees and natural landscaping and geological features within the buffer. C. Except under building footprints, changes in pre- and post-development ground elevation which exceed 10 feet may be permitted by the Board only when the applicant demonstrates why the change is necessary and provides an analysis to ensure there are no adverse impacts as a result. D. New slopes established by re-grading a site shall not exceed 20%, except for the allowed 33% shoulder slope along proposed roads.	*Sheet L2 illustrates proposed grading. All areas outside the existing wetland will be disturbed. A waiver has been provided, as identifying existing vegetation on the existing conditions plan would not affect the proposed site layout.* *The street and lot layout follow the existing topography, with proposed filling limited to what is necessary to achieve proper drainage and provide sufficient cover for runoff detention and utilities.* *A.* *1. The net change in volume of the proposed vs existing site has been provided on sheet L2.* *2. N/A* *3. See sheet L2.* *B. N/A.* *C. N/A.*

E. To the maximum extent possible, roads and driveways shall follow landform contours and minimize deep cuts. F. The Board shall require the applicant to show a grading design which preserves the natural landform and the application shall minimize the total landform disturbance. 7.3.2 The Planning Board may require the preservation of certain other natural characteristics, for example, that trees along northerly borders are retained to provide a natural wind buffer. 7.3.3 The plan shall, by notes on the final plan and deed restrictions, limit the clearing of trees to those areas designated on the plan. 7.3.4 The project shall be designed to maximize the habitat values of the property following development. This shall be based on the information presented in the report of the wildlife biologist as submitted per §6.3.16, and additional sources as the Board may find relevant. 7.3.5 Any public rights of access to the shoreline of a water body shall be maintained by means of easements or rights-of-way, or should be included in the open space, with provisions made for continued public access. 7.3.6 With respect to historic and/or archaeological resources, the Planning Board shall act to protect such resources. A. Where initial information indicates there may be significant resources on the site, the Board may require a comprehensive site analysis by a qualified professional. This shall be paid for by the applicant. B. The Board may require alteration of the proposed design and/or permanent protection of identified resources. It shall consider the information provided by the applicant, and may seek advice from the Historic District Commission, Maine Historic Preservation Commission, or other qualified sources. The Board shall weigh the relative significance of resources affected and the magnitude of impact on the proposed development in making its decision. C. The Board may require a plan note to address any archaeological findings discovered during site construction, as follows: **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.	*D. Waiver Provided.* *E. The street and lot layout follow the existing topography, with proposed filling limited to what is necessary to achieve proper drainage and provide sufficient cover for runoff detention and utilities.* *F. See Sheet L2* *7.3.2. N/A.* *7.3.3 N/A.* *7.3.4 N/A - See Beginning with Habitat map provided.* *7.3.5 N/A* *7.3.6 N/A*
6.3.8 A copy of the Initial Assessment of traffic impacts, where required per Zoning Article 15-A, and documentation this has been submitted to the Public Works Director for review.	*Provided*
6.3.9 A copy of the most recent deed for the property, and the source deed if the current deed differs from the source deed.	*Provided*
6.3.10 Proof of ownership or if the developer is not the owner of the property, evidence of the developer's right, title or interest to the property shall be submitted.	*Provided*
6.3.11 A copy of all easements, rights-of-way, or other encumbrances currently affecting the property shall be submitted.	*Provided on Kimball Boundary Survey.*
6.3.12 Phosphorous Pollution. Where a proposed development is located within the watershed of a great pond, the applicant shall provide information required to assess compliance with §1.2.18 and §7.27.	*N/A – the site is not located in the watershed of a great pond. See the attached York Surface Waters and Watersheds map.*
6.3.13 Scenic Resources. Provide information to identify any scenic resources identified and recommended for protection in the Comprehensive Plan, as addressed in §1.2.8 and §7.28.	*See attached comprehensive plan maps.*
6.3.14 Regarding historic and archaeological resources, the following information shall be provided:	*A.1. Within Village Centre Local Historic District.*

A. The applicant shall identify any of the following on the property or within 500' of the property: 1. Local Historic Districts or Landmarks; 2. National Historic Districts; 3. Properties listed on the National Register of Historic Places; and 4. Cemeteries or family burial plots. B. The application shall include written documentation from the York Historic District Commission (HDC) regarding the presence of any known or suspected historic resources on the property, and on the potential impact of this project on any resources identified in §6.3.14.A (above). The application shall include written documentation from the Maine Historic Preservation Commission (MHPC) regarding the presence of any known or suspected archaeological resources on the property, and on the potential impact of this project on any resources identified in §6.3.14.A (above). In the event historic or archaeological resources are or may be located on the property, the application shall be accompanied by an analysis from a qualified expert that describes the resources, outlines the significance of the resources, and provides options for the conservation of the resources.	*A.2. The site is located within York National Historic District.* *A.3. None Known* *A.4. None known* *B. See the attached review letters to YHDC and MHPC. YHDC yet to respond.*
6.3.15 Provide a map of sufficient scale to identify the location of the applicant's property with respect to watersheds in the Town. A map of the 8 major watersheds is found in the Natural Resources Chapter of the Inventory & Analysis Section of the Comprehensive Plan, and this may be used as a base.	*See attached York Watershed Map.*
6.3.16 Identify the location of the applicant's property with respect to Undeveloped Habitat Blocks, High Value Plant and Animal Habitats, and Focus Areas of Ecological Significance as mapped by the Maine Department of Inland Fisheries and Wildlife's Beginning With Habitat program. Where the property is found to be located within an Undeveloped Habitat Block of 500+ acres, coincides with any habitat identified on the High Value Plant and Animal Habitats map, or falls within the Mount Agamenticus or Greater Brave Boat Harbor/Gerrish Island focus areas, the application shall include an analysis of the property and the proposed development. This shall be prepared by a wildlife biologist with work experience in this region. The analysis shall be based on research of existing data and site visits made during the appropriate season(s). The report shall include recommendations with respect to the design of the development proposal in order to maximize the habitat values following development. This may include alteration of the on-site design to minimize off-site habitat impacts, such as but not limited to protecting a corridor which allows wildlife passage between undeveloped habitat blocks.	*See attached Beginning with Habitat map. The property is not located within an undeveloped habitat block.*
6.3.17 The locations, widths and names of any existing, filed or proposed streets or rights-of-way which are adjacent to the parcel or will be used as access to/from the development shall appear on the plan. There should also be a notation on the plan	*Provided on existing site plan L1.*

as to the status (i.e., Town road, private road, paper road) of every street that will be a regular travel way for traffic to/from the proposed development.	
6.3.18 Reserved.	
6.3.19 The proposed lot lines with approximate dimensions and approximate area of net developable acreage shall appear on the plan.	*N/A*
6.3.20 All parcels of land proposed to be dedicated to public use shall be depicted on the plan. An outline of the conditions of such dedication and provisions for maintenance and/or management must also be submitted.	*N/A - No portion of site to be dedicated to public use*
6.3.21 Reserved.	
6.3.22 If any portion of the Site Plan or Subdivision Plan is in a flood-prone area, the boundaries of any flood hazard areas and the 100-year flood elevation shall be delineated on the plan as determined through hydrological determinations. Determinations of flood-prone or flood hazard areas shall be in accordance with information provided by the Federal Emergency Management Agency	*The proposed work area is not located in a flood hazard area. See attached FEMA flood map.*
6.3.23 Reserved	
6.3.24 Indication of the type of sewage disposal to be used in the subdivision shall appear on the plan. **6.3.24.1** Public Sewage Disposal - When sewage disposal is to be accomplished by connection to the public sewer, a written statement from the Sewer District stating that the District has the capability to collect and treat the wastewater shall be submitted. **6.3.24.2** Private Sewage Disposal - When sewage disposal is to be accomplished by subsurface wastewater disposal systems, test pit analyses, prepared by a Licensed Site Evaluator shall be provided. The location of all test pits dug on the site (whether passing or not) shall be shown on the Site Plan or Subdivision Plan. The developer must submit evidence that the Local Plumbing Inspector has reviewed and approved the test pit log sheets (State of Maine form HHE-200) and septic system design for compliance with the State of Maine Subsurface Wastewater Disposal Rules (Chapter 241) and any local plumbing or subsurface wastewater disposal ordinance of the Town. **6.3.24.3** For subdivisions, a minimum of one acceptable test pit must be shown on each proposed lot, and two may be required per Article 7.9.2.1.	*6.3.24 The proposed lot is to be served by public sewer.* *6.3.24.1 A letter has been sent to the Sewer District to confirm available capacity. See attached response letter from York Sewer District.* *6.3.24.2 N/A* *6.3.24.3 N/A – Project on municipal sewer*
6.3.25 Indication of the type of water supply system(s) to be used in the proposed development shall appear on the plan. **6.3.25.1** Public Water - When water is to be supplied by public water supply, a written statement from the servicing water district shall be submitted indicating that there will be adequate supply and pressure for the subdivision for domestic purposes.	*6.3.25 N/A – The proposed lot is to be served by public water.* *6.3.25.1 A letter has been sent to the Water District to confirm available capacity.* *6.3.25.2 N/A, no wells are proposed.*

6.3.25.2 Wells – The required protective radius shall be delineated around each well.	
6.3.26 A letter from the Fire Chief is required. This letter shall indicate the fire safety concerns that the applicant must address prior to acceptance of the Final Plan. The Chief shall have broad latitude to address issues, including but not limited to provision of infrastructure (hydrants, fire ponds, etc.) design of the site (fire lanes, etc.), or sufficiency of existing department equipment to protect public safety.	*A letter has been sent to the Fire Chief along with a site plan for review. See attached response letter from York Fire Department.*
6.3.27 A sketch and narrative description prepared by a professional engineer, of the proposed stormwater drainage plan shall be submitted. This discussion shall contain a description of the measures to be taken to control stormwater leaving the property and a description of the expected total run-off being detained and leaving the site. This submission shall also indicate whether the drainage system will be underground or above ground, and shall include an indication of any swales, underground piping, detention structures, etc. proposed to be used to contain or direct stormwater. The capacity of abutting downstream properties to manage a 100 year storm shall be addressed by the applicant.	*Provided, see attached drainage narrative, analysis, and stormwater maintenance plan.*
6.3.28 The location and size of existing and proposed sewers and water mains, culverts, bridges and drainage ways on or adjacent to the property to be developed shall appear on the plan.	*Existing and proposed utilities provided on sheets EC1 and L3.*
6.3.29 Temporary markers adequate to enable staff or the Board to locate readily and appraise the basic layout in the field shall be placed on the site.	*Temporary markers will be placed as required.*
6.3.30 Sight distances for all new streets including driveways for commercial establishments shall be depicted on the plan. Whenever there is potential for an insufficient sight distance for a single-family residential driveway, the location of the driveway and the sight distance must appear on the plan.	*Sight distances will be provided with final submission. Sight distance to the north will be to Long Sands Rd intersection.*
6.3.31 Reserved	
6.3.32 A high intensity soil survey signed and sealed by a Maine Certified Soil Scientist, indicting the suitability of soil conditions for the uses proposed shall be submitted. This report must meet the Maine Association of Professional Soil Scientists Standards for Soil Surveys for a Class A Soil Survey (04/04/89 and as amended). The HISS plan shall indicate areas subject to the requirements of Article 7.4.2.	*Waiver Submitted*
6.3.33 For Site Plans or Subdivision Plans involving 40 or more parking spaces or projected to generate more than 400 vehicle trips per day, a traffic impact analysis, prepared by a Registered Professional Engineer with at least 3 years experience in traffic engineering, shall be submitted. The analysis shall indicate the expected average daily vehicular trips, peak hour volumes, access conditions at the site, distribution of traffic, types of	*N/A – Less than 40 parking spaces.* *An Initial Traffic Assessment has been provided.*

vehicles expected, effect upon the level of service of the street giving access to the site and neighboring streets which may be affected, and recommended improvements to maintain the required level of service on the affected streets. Trip generation rates used shall be the mean value reported in Table 3 of Development and Application of Trip Generation Rates, Kellerco, Inc. published by the Federal Highway Administration, January, 1985. (MAJOR)	
6.3.34 All requests for waivers from strict compliance with any of these regulations shall be submitted in writing. All such waiver requests must refer to the section of these regulations for which the waiver is being requested, and an explanation of the reasons such waiver is considered necessary	*Provided*

6.3.35 The Planning Board review fee, based on the fee schedule in Section 2.3.1 shall be submitted.	*The appropriate fee will be provided.*

CIVIL CONSULTANTS

P.O. Box 100 South Berwick, Maine 03908 207-384-2550

CIVIL CONSULTANTS MEMORANDUM

TO: **Town of York Planning Office**

FROM: **Geoffrey R. Aleva, PE – Sr. Project Engineer**

SUBJECT: **Waiver Request – Town of York Site Plan and Subdivision Regulations Ordinance**
Section 6.3.32 – High Intensity Soil Survey

DATE: **April 07, 2025**

PROJECT: **7 Woodbridge Road – Woodbridge Commons 2512000**

As part of the site plan review process, the project is requesting a waiver from the Site Plan and Subdivision Regulations Ordinance Section 6.3.32.

The requirement is presented below, along with justification for our request.

ARTICLE 6.3.32
A high intensity soil survey signed and sealed by a Maine Certified Soil Scientist, indicting the suitability of soil conditions for the uses proposed shall be submitted. This report must meet the Maine Association of Professional Soil Scientists Standards for Soil Surveys for a Class A Soil Survey (04/04/89 and as amended). The HISS plan shall indicate areas subject to the requirements of Article 7.4.2.

Justification for Waiver Request:

A high intensity soil survey will not provide additional value to the review of this project for the following reasons:

- The on-site wetlands have already been delineated in field by a Maine Certified Soil Scientist, identifying any resource areas that are relevant to the development.
- The WSS soil survey identifies Hydrologic Soil Group D throughout the site and surrounding areas. Any refinement of these soil delineation lines through a high intensity survey would not alter the project's hydrologic modeling or impact the stormwater design conclusions.
- The project does not include on-site wastewater disposal or any other soil-dependent systems.
- The project is designed so the developed will be built up above the existing ground elevation.
- Additional soil mapping at the detail required by Section 6.3.32, no matter the results, would not alter the project layout, or meaningfully assist the Planning Board with review.

Based on the above, the applicant respectfully requests that the Planning Board grant a waiver from Section 6.3.32.

CIVIL
CONSULTANTS
P.O. Box 100 South Berwick, Maine 03908 207-384-2550

CIVIL CONSULTANTS MEMORANDUM

TO: **Town of York Planning Office**

FROM: **Geoffrey R. Aleva, PE – Sr. Project Engineer**

SUBJECT: **Waiver Request – Town of York Site Plan and Subdivision Regulations Ordinance**
Section 7.3.1.D – New Slopes

DATE: **December 1, 2025**

PROJECT: **7 Woodbridge Road – Woodbridge Commons 2512000**

As part of the site plan review process, the project is requesting a waiver from the Site Plan and Subdivision Regulations Ordinance Section 7.3.1.D.

The requirement is presented below, along with justification for our request.

ARTICLE 7.3.1.D
New slopes established by re-grading a site shall not exceed 20%, except for the allowed 33% shoulder slope along proposed roads.

Justification for Waiver Request:

The proposed grading requires 3:1 (33%) slopes in order to efficiently utilize the developable area of the site and reduce wetland impacts. Due to shallow groundwater and necessary elevation changes, enforcing the 5:1 maximum slope would result in a loss of approximately 2,200 square feet of usable land. This reduction would likely limit the development to only two buildings or require the installation of a continuous retaining wall around the site, either of which would make the project impractical.

The use of 3:1 slopes has precedent in other approved projects within the Town of York and has been demonstrated long-term stabilization when constructed in accordance with standard engineering practices and the stabilization measures shown on Sheet L2/L8.

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CIVIL CONSULTANTS MEMORANDUM

TO: **Town of York Planning Office**

FROM: **Geoffrey R. Aleva, PE – Sr. Project Engineer**

SUBJECT: **Waiver Request – Town of York Site Plan and Subdivision Regulations Ordinance**
Section 7.3.3.A.4. – Existing Conditions Plan - 24" Trees

DATE: **December 19, 2025**

PROJECT: **7 Woodbridge Road – Woodbridge Commons 2512000**

As part of the site plan review process, the project is requesting a waiver from the Site Plan and Subdivision Regulations Ordinance Section 7.3.3.A.4.

The requirement is presented below, along with justification for our request.

ARTICLE 7.23.4.f.
6.3.3 An existing conditions plan depicting conditions on the property in its pre-application condition, and at a minimum shall include the following information in plan view:
4. vegetation in general, specifically noting any trees larger than 24" in diameter at breast height;

Justification for Waiver Request:

The site is proposed to be fully developed except for designated wetland areas. All non wetland portions of the site will be disturbed regardless of the presence of existing trees, therefore identifying individual trees with diameters of 24 inches or greater would not provide any practical benefit.

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CIVIL CONSULTANTS MEMORANDUM

TO: **Town of York Planning Office**

FROM: **Geoffrey R. Aleva, PE – Sr. Project Engineer**

SUBJECT: **Waiver Request – Town of York Site Plan and Subdivision Regulations Ordinance**
Section 9.8.6. – Stormwater Management - Minimum Pipe Size

DATE: **December 22, 2025**

PROJECT: **7 Woodbridge Road – Woodbridge Commons 2512000**

As part of the site plan review process, the project is requesting a waiver from the Site Plan and Subdivision Regulations Ordinance Section 9.8.6.

The requirement is presented below, along with justification for our request.

ARTICLE 9.8.6.

The minimum pipe size for any storm drainage pipe shall be 15 inches unless 12" diameter pipe is demonstrated to be more appropriate to the site conditions. Decision to allow pipe diameter size reduction shall be determined by the Planning Board. Maximum trench width at the pipe crown shall be the outside diameter of the pipe plus two feet. Pipe shall be bedded in a fine granular material, containing no stones larger than 3 inches, lumps of clay, or organic matter, reaching a minimum of six inches below the bottom of the pipe extending to six inches above the tope of the pipe.

Justification for Waiver Request:

Due to the minimal grade change across the site, culverts and stormwater storage elements have been set as high as practicable to ensure the system drains adequately. As a result, the available cover over the stormwater pipes is limited, and the use of 12" diameter pipe provides just sufficient cover while maintaining proper system function. Larger diameter pipe would result in inadequate cover and is not feasible given the site constraints.

HydroCAD modeling demonstrates that the proposed pipe sizes are hydraulically adequate and do not restrict system flows.

Limited cover over the R Tank system requires the use of the stronger RTank SD units. The system will consist of a single stack only, and per manufacturer specifications, the maximum allowable pipe diameter discharging into this system is 8 inches. Accordingly, pipes P6, P7, and P8 have been specified as 8" diameter to comply with manufacturer requirements and ensure structural performance of the system.

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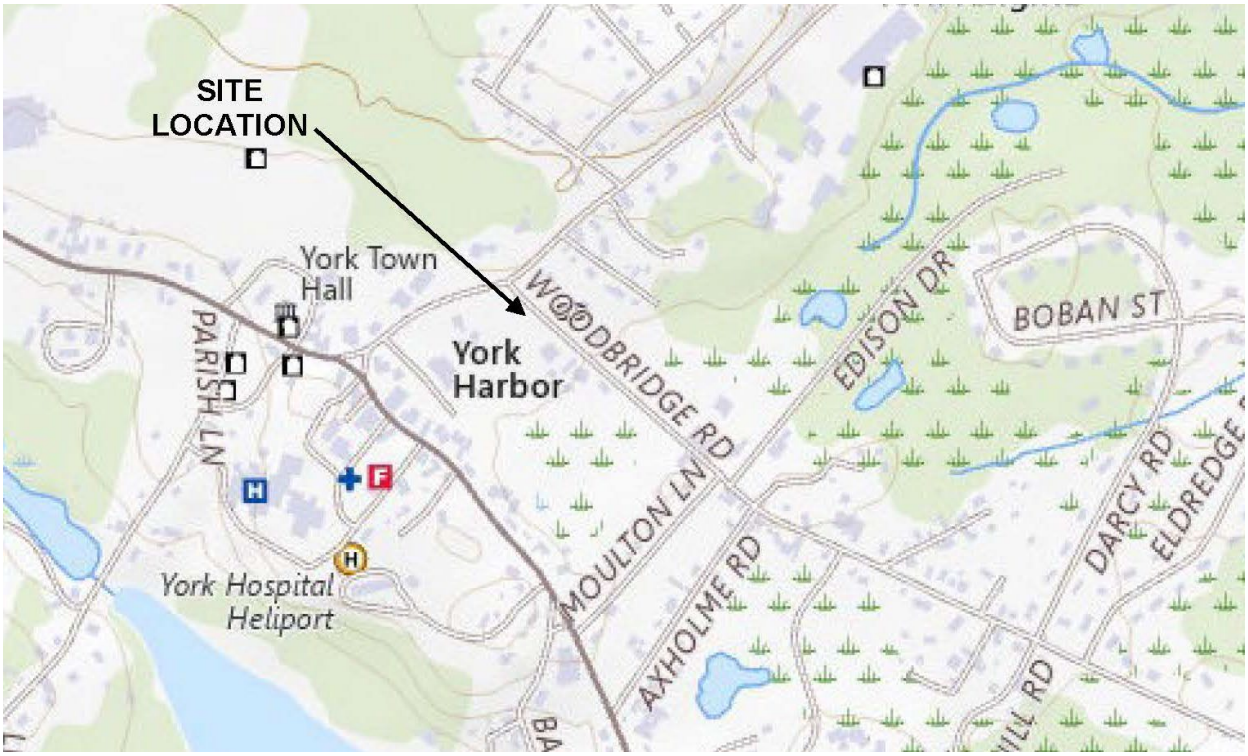
Assessment of Traffic Generation

JMP REALTY, LLC is proposing a mixed use development at 7 Woodbridge Road (Tax Map 50, Lot 111D) in York, Maine. The project includes the construction of four multi story buildings on an undeveloped 1.22 acre parcel. The development will consist of 14 residential units, each approximately 600 square feet, located on the upper floors. The ground level will include a total of 8,200 square feet of commercial space, primarily intended for office use. The site will be supported by new infrastructure, parking, and access to Woodbridge Road.

Per Section 15A.3 of the York Zoning Ordinance, an initial assessment of expected trip generation is required prior to Town approval of any application for establishment of a nonresidential use. If peak hour trip generation is 35 or more, Section 15A.3.E requires submission of a full traffic study. Additionally, Section 6.3.33 of the York Site Plan and Subdivision Regulations mandates a traffic impact analysis for site plans that include 40 or more parking spaces or are projected to generate more than 400 vehicle trips per day.

This memorandum evaluates projected traffic using the ITE Trip Generation Manual (11th Edition) and concludes that the proposed development falls below the above thresholds.

The following information provided is based on the Institute of Traffic Engineer – ITE Trip Generation Manual, 11th Edition:



PROPOSED DEVELOPMENT:

Residential: 14 low-rise multifamily units.

ITE Land Use Code 220 – Multifamily Housing (Low-Rise)

			Total	
Daily Trip Ends Weekday/ Unit	6.74 ave	(range 2.46-12.50)	94	Trips
Peak Hour AM Trip Ends Weekday/ Unit	0.47 ave	(range 0.25-0.98)	7	Trips
Peak Hour PM Trip Ends Weekday/ Unit	0.57 ave	(range 0.25-1.26)	8	Trips
Daily Trip Ends Saturday/ Unit	4.55 ave	(range 4.55-4.55)	64	Trips
Peak Hour Generator Trip Ends Saturday/ Unit	0.41 ave	(range 0.41-0.41)	6	Trips
Daily Trip Ends Sunday/ Unit	3.86 ave	(range 3.86-3.86)	54	Trips
Peak Hour Generator Trip Ends Sunday/ Unit	0.36 ave	(range 0.36-0.362)	5	Trips

Commercial: 8,200 SF total ground-floor space.

ITE Land Use Code 712 – Small Office Building

			Total	
Daily Trip Ends Weekday/ 1000 Sq.Ft.	14.39 ave	(range 4.44-50.91)	118	Trips
Peak Hour AM Trip Ends Weekday/ Unit	2.61 ave	(range 0.90-7.93)	21	Trips
Peak Hour PM Trip Ends Weekday/ Unit	3.15 ave	(range 0.56-9.14)	26	Trips

- Based upon the above, the highest average day figure would be the Daily Trip Ends Weekday rate of 118 + 94 trip ends = **212** ***trip ends each weekday.***

- Based upon the above, the highest peak hour figure would be the PM Peak Hour Weekday Trip Ends rate 8 + 26 trip ends in the peak hour = **34** ***trip ends in the peak hour***

CONCLUSION:

York Zoning Ordinance (Section 15-A.3.D): The threshold for a full traffic study is triggered by 35 or more vehicle trips during the peak hour. Based on the ITE trip generation rates, the proposed development is projected to generate 34 peak hour trips (26 PM peak hour trips from the commercial space + 8 PM peak hour trips from the residential units).

York Site Plan and Subdivision Regulations (Section 6.3.33): A traffic impact analysis is required for developments that:

- Include 40 or more parking spaces.

  33 parking spaces provided

- Are projected to generate more than 400 vehicle trips per day.

  The proposed development is expected to generate a maximum of 212 daily trip ends (118 from the commercial space + 94 from the residential units).

A full traffic impact analysis is not warranted, and the proposed development is unlikely to adversely affect adjacent roadways.

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CIVIL CONSULTANTS MEMORANDUM

TO: Town of York Planning Department

FROM: Geoffrey R. Aleva, P.E.

DATE: 11/25/2025

SUBJECT: Impact Statements – Preliminary Site Plan

PROJECT: 25-120.00 – 7 Woodbridge Rd, York – Tax Map 50, Lot 111D
Woodbridge Commons - Mixed-Use Development

The following is a memo with descriptions of impacts expected due to the proposed building addition, as outlined in the Town of York Site Plan and Subdivision Regulations Section 6.3.5 Impact Statements.

COMMENTS	RESPONSES
6.3.5 Impact Statements - The developer shall submit an impact statement which describes the impact of the proposed development on the community as a whole, and specifically on the following areas:	
a. Water supply for domestic consumption;	*The property will be serviced by municipal water. See the attached review letter response from York Water District.*
b. Water supply for fire protection;	*The lot is serviced by municipal water. See attached review letter response from York Fire Department.*
c. Wastewater treatment and disposal;	*The property will be connected to the municipal sewer system. See attached review letter response from the York Sewer District.*
d. Police, fire and ambulance services;	*See attached review letters sent to the department heads regarding the proposed development.*
e. stormwater management, with particular attention to watersheds that experience flooding at this time, with reference to culverts, streets, swales and retention areas;	*See attached Stormwater Management Plan.*
f. Transportation systems, focusing especially on anticipated traffic impacts on the street network near the project;	*See attached "Assessment of Traffic Generation".* *Minimal impact produced.*
g. On-site parking and potential for off-site parking impacts;	*All parking will be on site.* *Number as per Town of York Zoning Ordinance 15.3*
h. Water quality;	*Project stormwater controls with maintenance requirements. The development will not impact overall water quality.*

i. Environmental quality;	*Project development will not impact overall environmental quality.*
j. Historic and archeological resources;	*No resources were identified in the area. See review MHPC response letter.*
k. Anticipated fiscal impacts on the Town and district capital and operating budgets;	*The overall projection is for a positive fiscal contribution with no anticipated strain on Town resources.* *The development will activate an undeveloped property, creating jobs and new tax revenue for the Town.* *The direct entrance to Woodbridge Rd does not require town maintenance and two-bedroom apartments within the area are unlikely to attract families, therefore having minimal impact on public school enrollment.*
l. Scale of the project in terms of the expected number of residents, number of employees, size of buildings, and amount of impervious surface;	*Number of Dwelling Units: 14.* *Expected Residents: ~22-28.* *Number of Employees: ~8-12 full-time equivalent employees.* *Approximately 24,000 sf of impervious area will be added to the site.*
m. For applications with residential uses, address impacts on public school enrollment and bussing; and	*Two-bedroom apartments within the area are unlikely to attract families, therefore having minimal impact on public school enrollment.*
n. For applications with residential uses, address impacts on public recreation facilities and services.	*The development will have minimal impact on public recreation facilities and services.*
The information provided shall be utilized by the Board to evaluate the need for off-site improvements and impact mitigation by the applicant.	

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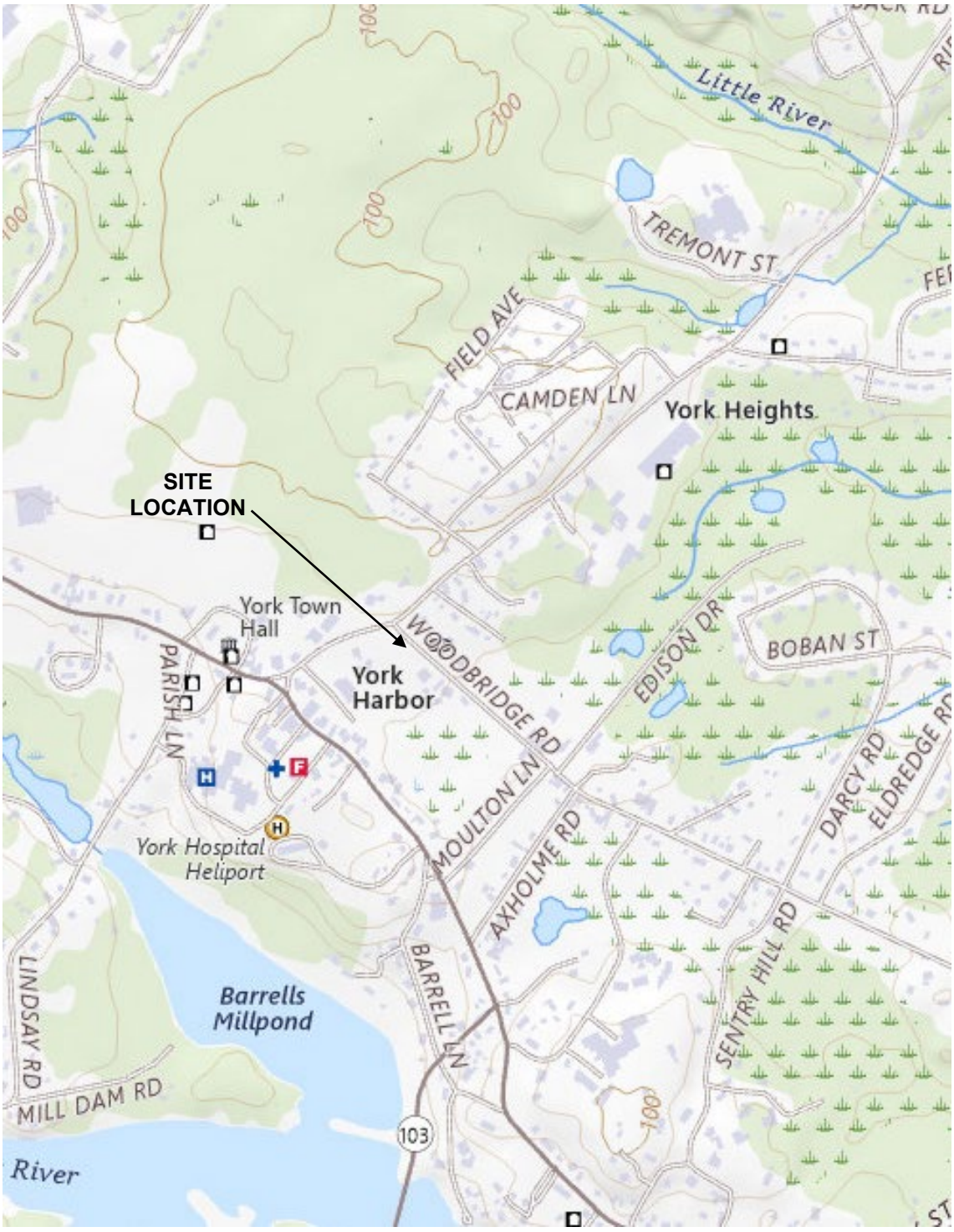

PORTION OF USGS MAP 7.5-Minute Topo York Harbor, Maine		PREPARED FOR:	JMP REALTY, LLC 40 Godfrey Cove Road, York, ME 03909
JOB NO: 25-120.00	NTS	DATE: Mar 2025	

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York, ME

1 inch = 100 Feet

0 100 200 300

March 17, 2025

CAI Technologies
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- Parcel Lines - Ortho
- Lot Number - Ortho
- LakePond
- SwampMarsh
- Streams
- FY19 - Overlay
- Manholes
- Sewer Pipes
- York Water Dist Hydrants
- York Water Mains
- Culvert
- Gravity
- Roof Drain

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19601 PG 147**
Instr # 2025003623
02/04/2025 08:15:17 AM
Pages 2 YORK CO

Maine R.E. Transfer Tax Paid

DLN: 2333291

DEED OF SALE
OF PERSONAL REPRESENTATIVE

JOHN E. VIELE, with a mailing address of 25 Miller Road, Kittery Point, Maine 03905, duly appointed PERSONAL REPRESENTATIVE of the **ESTATE OF NANCY E. VIELE**, who died on August 1, 2023, and whose Last Will and Testament was duly admitted to York County (Maine) Probate Court, Docket No. 2023-0730, by the power conferred by the Probate Code, and every other power, and **JOHN E. VIELE**, with a mailing address of 25 Miller Road, Kittery Point, Maine 03905, as TRUSTEE of the **S. THOMPSON VIELE FAMILY TRUST**, dated March 25, 1991, as amended by First Trust Amendment, dated June 24, 2003 and Second Trust Amendment, dated May 22, 2009, for consideration paid, GRANT to **J.M.P. REALTY LLC, a Maine Limited Liability Company**, with a mailing address of 40 Godfrey Cove Road, York, Maine 03909, all of their right, title, and interest, in the real property located in York, County of York, and State of Maine, labeled as Lot A on a Plan entitled "Division of Land Map 50, Lot 111C 2 Emerson Lane York, Maine" dated April 25, 2024, by Kimball Survey and Design, Inc., and recorded in the York County Registry of Deeds in Plan Book 440, Page 45, and more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

IN WITNESS WHEREOF, the said JOHN E. VIELE, PERSONAL REPRESENTATIVE of the ESTATE OF NANCY E. VIELE, and as TRUSTEE of the S. THOMPSON VIELE FAMILY TRUST, dated March 25, 1991, as amended by First Trust Amendment, dated June 24, 2003 and Second Trust Amendment, dated May 22, 2009, have signed this instrument on this 31st day of January, 2025

ESTATE OF NANCY E. VIELE and
THE S. THOMPSON VIELE FAMILY
TRUST

By: John E. Viele P.R and Trustee
John E. Viele, Personal Representative
and Trustee

STATE OF MAINE
COUNTY OF York January 31, 2025

Personally appeared the above-named JOHN E. VIELE in his capacity as PERSONAL REPRESENTATIVE of the ESTATE of NANCY E. VIELE and in his capacity as TRUSTEE of the S. THOMPSON VIELE FAMILY TRUST, dated March 25, 1991, as amended by First Trust Amendment, dated June 24, 2003 and Second Trust Amendment, dated May 22, 2009, acknowledged the foregoing to be his free act and deed in his said capacity and the free act and deed of said Estate, and free act and deed of said Trust.

LAUREN SCHOFF
My Commission Expires
04-17-2027
NOTARY PUBLIC

Before me,

Notary Public
Print Name: Lauren Schoff

1

EXHIBIT A
(Lot A)

A certain lot or parcel of land situated in the Town of York, County of York, and State of Maine, and bounded and described as follows:

BEGINNING at a nail set on the southwesterly sideline of Woodbridge Road at the land of The Ocean National Bank of Kennebunk as shown on a plan entitled "Division of Land Map 50, Parcel 111C, 2 Emerson Lane York, Maine" by Kimball Survey & Design, Inc. dated April 25, 2024.

THENCE along land of The Ocean National Bank of Kennebunk the following courses:

S50°28'11"W a distance of 200.00 feet to a point witnessed by an iron pipe;
S48°01'24"E a distance of 99.45 feet to a rebar with cap at land of
York Public Library Association;

THENCE along land of York Public Library Association the following courses:

S50°28'11"W a distance of 153.96 feet to a point witnessed by an iron pipe;
N19°12'45"W a distance of 113.69 feet to an iron pipe;

THENCE through the remaining land of Viele the following courses:

N69°24'25"E a distance of 22.76 feet to a rebar with cap;
N15°43'54"W a distance of 29.55 feet to a rebar with cap;
N37°29'28"W a distance of 129.20 feet to a rebar with cap at land of Mister T, LLC;

THENCE along land of Mister T, LLC the following courses:

N68°04'59"E a distance of 36.76 feet to a point witnessed by an iron pipe;
N43°21'26"E a distance of 166.02 feet to an iron pipe;
N04°25'34"E a distance of 46.29 feet to a point witnessed by an iron pipe on
the southwesterly sideline of Woodbridge Road;

THENCE S48°01'24"E along the southwesterly sideline of Woodbridge Road a distance of 202.00 feet to the point of beginning.

The basis of bearing for the above described parcel is Grid North.

The above described parcel contains 1.22 acres.

Being a portion of the premises described in 2 deeds.

1. A Deed from John E. Viele, Duly Appointed Personal Representative of the Estate of S. Thompson Viele to John E. Viele, as Trustee of the S. Thompson Viele Family Trust deeded February 23, 2021 and recorded in Deed Book 18571, Page 419.
2. A Deed from Nancy E. Viele to Nancy E. Viele & S. Thompson Viele deeded June 26, 2009 and recorded in Deed Book 15666, Page 193.

The Locus Parcel is subject to a landscaping easement to benefit Lot 111. As shown on plan referenced above.

MAINE
Department of the Secretary of State
Bureau of Corporations, Elections and Commissions

Corporate Name Search

Information Summary

Subscriber activity report

This record contains information from the CEC database and is accurate as of: Tue Nov 25 2025 15:01:26. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
J.M.P. REALTY LLC	20161104DC	LIMITED LIABILITY COMPANY	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
09/10/2015	N/A	MAINE

Other Names **(A=Assumed ; F=Former)**

NONE

Principal Home Office Address

Physical	Mailing
40 GODFREY COVE ROAD YORK, ME 03909	40 GODFREY COVE ROAD YORK, ME 03909

Clerk/Registered Agent

Physical	Mailing
JAMES PAOLINI 40 GODFREY COVE ROAD YORK, ME 03909	JAMES PAOLINI 40 GODFREY COVE ROAD YORK, ME 03909

New Search

Click on a link to obtain additional information.

List of Filings	View list of filings	
Obtain additional information:		
Certificate of Existence (Good Standing) (more info)	Short Form without amendments ($30.00)	Long Form with amendments ($30.00)
Certificate of Legal Existence (more info)	Short Form without amendments ($30.00)	Long Form with amendments ($30.00)

You will need Adobe Acrobat version 3.0 or higher in order to view PDF files.
If you encounter problems, visit the troubleshooting page.

Download

If you encounter technical difficulties while using these services, please contact the Webmaster. If you are unable to find the information you need through the resources provided on this web site, please contact the Division of Corporations, UCC & Commissions Reporting and Information Section at 207-624-7752 or e-mail.

© Department of the Secretary of State

Surface Waters and Watersheds

York Comprehensive Plan
Inventory and Analysis
Natural Resources Chapter
February 10, 2006

This map was created using information from the Town of York Assessors data as of December 19, 2005, the ME office of GIS, the United States Geological Survey, and Town of York GIS data.

Ogunquit
South Berwick
Eliot
Kittery

OGUNQUIT RIVER
CHICKS BROOK
HOOPERS BROOK
CHICKS BROOK
CLAY HILL BROOK
MUDDY BROOK
JOSIAS BROOK
WHITES MARSH BROOK
BELL MARSH RESERVOIR
FOLLY POND
MIDDLE POND
CHASES POND
CAPE NEDDICK RIVER
MACINTIRE JUNKINS BROOK
SMELT BROOK
BOULTER POND
SCITUATE POND
BAILEY BROOK
ROGERS BROOK
YORK RIVER
LITTLE RIVER
LIBBY BROOK
DOLLY GORDON BROOK
JOHNSON BROOK
SOUTHSIDE BROOK

Dam
Dam
Dam
Dam
Dam
Dam
Dam
Dam
Dam

Note: These are not included as Great Ponds because man-made ponds must 30 acres or greater in size in order to qualify.

SITE LOCATION

	Total Sq Miles	Area in York (sq. mi)	Other Towns in Watershed	Flowing Out of York	Flowing Into York
York River Watershed	33	23	Kittery, Eliot, & S. Berwick	Yes	Yes
Cape Neddick River Watershed	9	9		No	No
Josias River Watershed	8	8	Ogunquit	Yes	Yes
Ogunquit River Watershed	24	1	Ogunquit, S. Berwick, & Wells	Yes	Yes
Great Works River Watershed	42	3	S. Berwick	Yes	Yes
N. Coastal Watershed	Site Location	3	Ogunquit	Yes	No
C. Coastal Watershed	7	7		No	No
S. Coastal Watershed	2	2		Yes	Yes

Streams
Official Great Ponds

Major Watershed

Cape Neddick River Watershed
Coastal Watershed - North
Coastal Watershed - Central
Coastal Watershed - South
Great Works River Watershed
Josias River Watershed
Ogunquit River Watershed
York River Watershed

1 Inch equals 1/2 mile

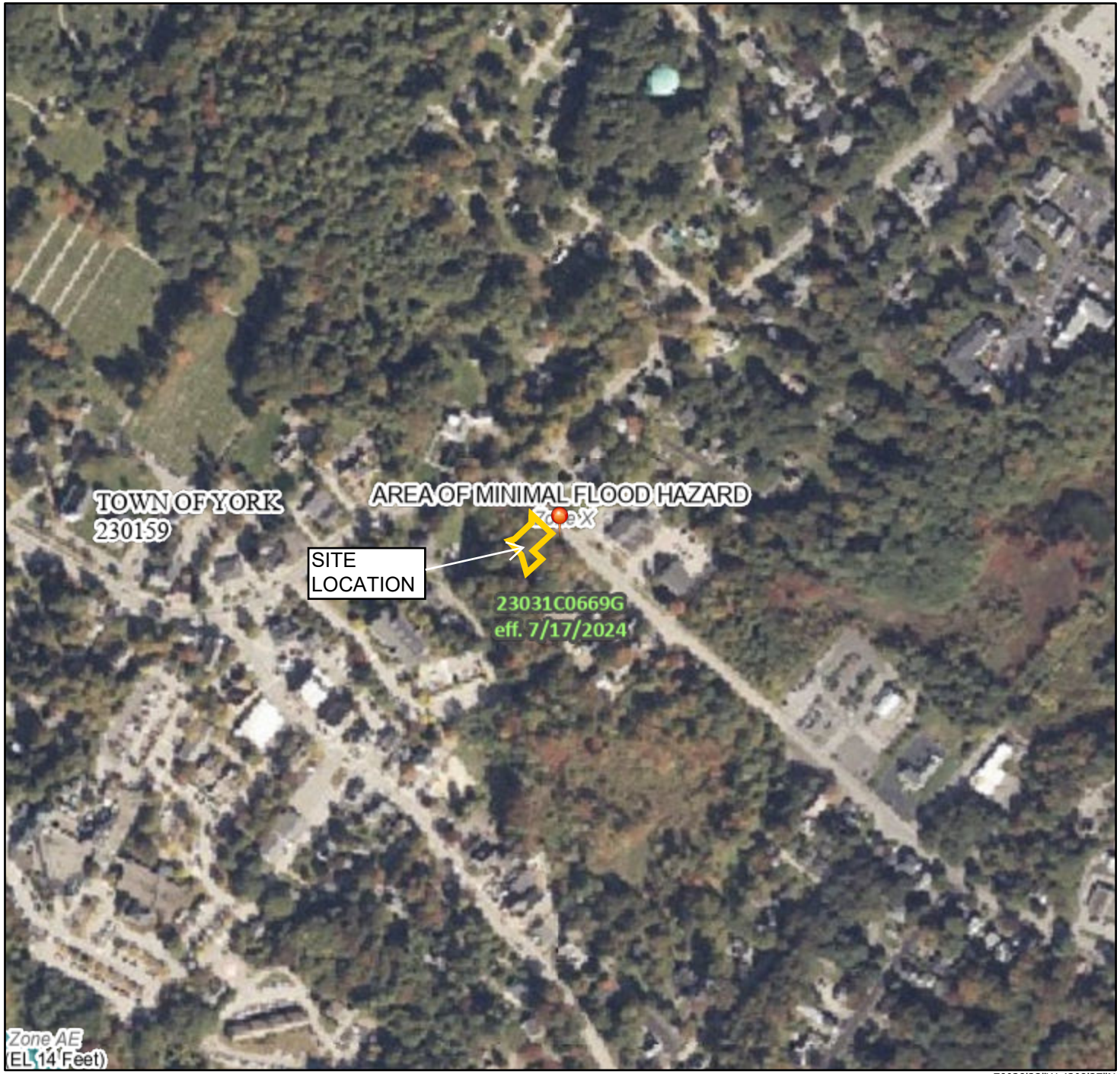
0 3,750 7,500 15,000 22,500 30,000 Ft

Map By: Town of York Planning Department

National Flood Hazard Layer FIRMette

FEMA

70°39'10"W 43°8'54"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

70°38'32"W 43°8'27"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/23/2025 at 7:49 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Beginning With Habitat

March 17, 2025

- Parcels- Unorganized Townships
- Parcels- Organized Towns\Cities
- Developed Land/Impervious Surfaces
- City/Township
- Aquifers
- National Wetlands Inventory Wetlands
- Shellfish Beds
- Stream Buffer (75 feet)
- Great Ponds, Rivers and Coastal Buffer (250 feet)
- Atlantic Salmon Habitat
- Wild Brook Trout Habitat
- Shorebird Habitat
- Seabird Nesting Island
- Tidal Waterfowl / Wading Bird Habitat
- Inland Waterfowl / Wading Bird Habitat
- Significant Vernal Pools
- Deer Wintering Areas
- Essential Wildlife Habitats
- Endangered, Threatened, and Special Concern Species
- Natural Communities
- Rare Plants and Natural Communities
- Focus Areas- Overlapping Organized Towns
- Conserved Lands
- Highway Bridge Connectors

Riparian Connectors
- Less than 2000 Vehicles/Day
- More than 2000 Vehicles/Day

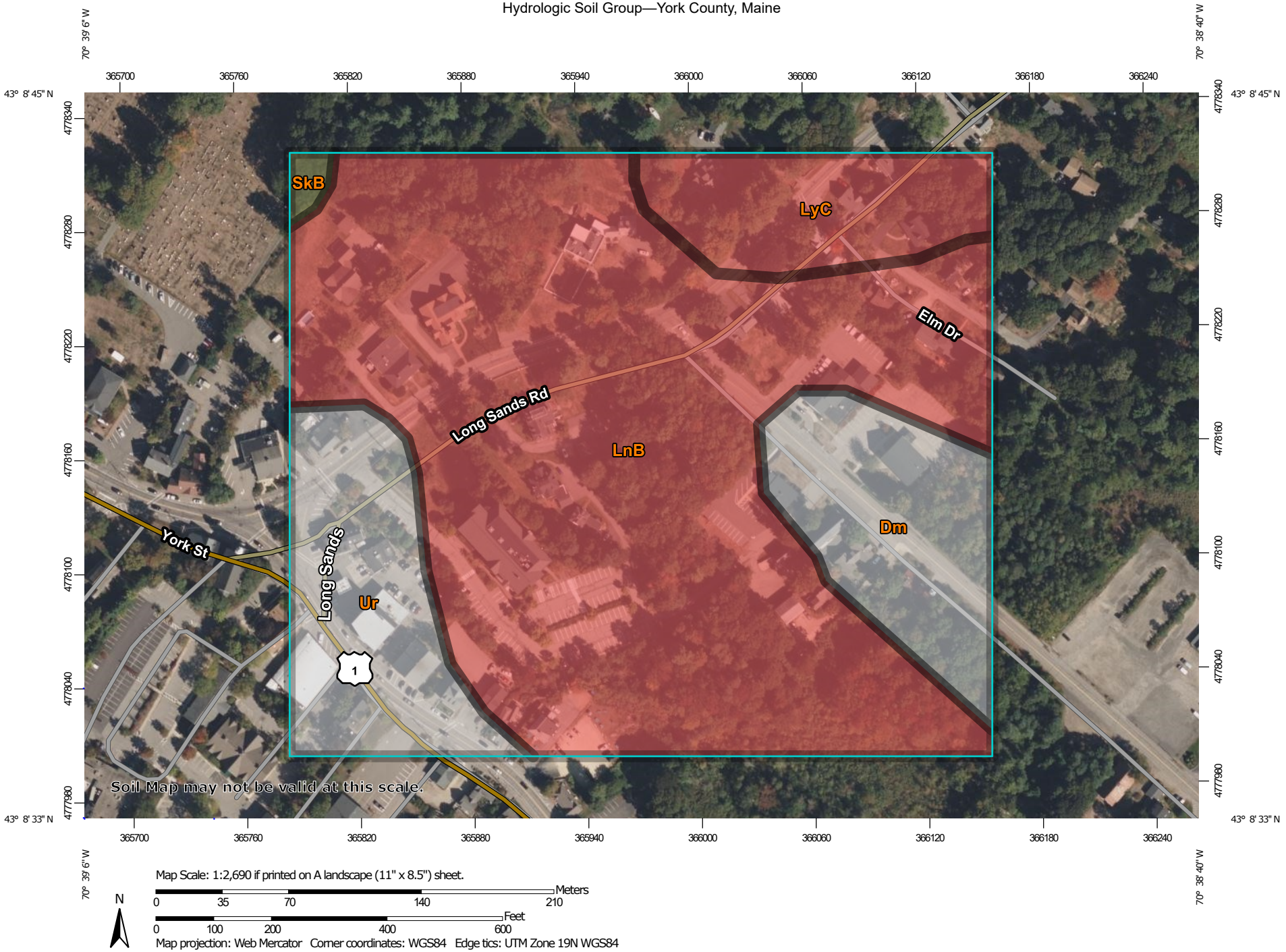
Undeveloped Block Connectors
- Less than 2000 Vehicles/Day
- More than 2000 Vehicles/Day
- Undeveloped Habitat Blocks

1:18,056

0 0.15 0.3 0.6 mi

0 0.23 0.45 0.9 km

Beginning with Habitat Program for Planning Purposes Only
Map Created With BWH Map Viewer



Map Scale: 1:2,690 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 35 70 140 210

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Lines

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Points

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: York County, Maine
Survey Area Data: Version 23, Aug 26, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 19, 2020—Sep 20, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Dm	Dumps		3.3	11.3%
LnB	Lyman loam, 3 to 8 percent slopes, rocky	D	19.6	66.9%
LyC	Lyman-Rock outcrop complex, 8 to 15 percent slopes	D	2.6	8.8%
SkB	Skerry fine sandy loam, 0 to 8 percent slopes	C/D	0.2	0.6%
Ur	Urban land		3.6	12.4%
Totals for Area of Interest			**29.2**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

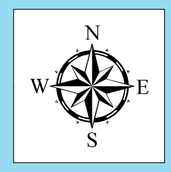
Tie-break Rule: Higher

Cemeteries and Family Burial Grounds

York Comprehensive Plan
Inventory and Analysis
Municipal Capacity Chapter
November 2009

This map was created using information from the following sources:

1. Wright-Pierce Map, 'Family Burial Plots Map of York, Maine'
2. 'Maine Cemetery Inscriptions York County Volume 3', Maine Old Cemeteries Association, 1995
3. Volunteers from VFW and American Legion
4. Old York Historical Society
5. Town of York GIS
6. The Currier and Unknown Cemetery were provided by David Currier and are not yet numbered.



Ogunquit

South Berwick

Eliot

Kittery

OGUNQUIT ROAD
MOUNTAIN ROAD
CLAY HILL ROAD
NORTON RD
JOSIAH
NORTH VILLAGE ROAD
LOGGING ROAD
ROUTE 1
SHORE ROAD
PINE HILL ROAD
CIDER HILL ROAD
BIRCH HILL ROAD
CAPE NEDDICK ROAD
CHASES POND ROAD
I-95
BEECH RIDGE ROAD
YORK STREET
ORGANUG ROAD
SOUTHSIDE ROAD
SEABURY ROAD
ROUTE 103
OLD POST ROAD
RIDGE ROAD
LONG BEACH AVE
LONG SANDS ROAD

YORK BEACH VETERANS MEMORIAL
REVOLUTIONARY WAR MEMORIAL
VIETNAM WAR MEMORIAL

SITE LOCATION

This site is suspected to be the first burying yards in York. There is evidence of skeletal remains having been excavated during the construction of the Emerson Hotel a century ago. In addition, there are references in Charles Banks' History of York. At this time it is unknown whether or not any remains exist at this site.

Legend

- Memorial
- Veteran Cemetery
- Cemetery

Note: The cemeteries are listed by name and number as designated by the Maine Old Cemetery Association

1	TRAFTON	33	JUNKINS	65	YOUNG	96	LITTLEFIELD	128	MOODY	160	HUTCHINS	192	TOWN FARM
2	TRAFTON	34	JOHNSON	66	REDDEN	97	PERKINS	129	WINN	161	BRAGDON	193	CHICK
3	FURBISH	35	ADAMS	67	GAREY	98	PERKINS	130	WINN	162	FREEMAN	194	SIMPSON
4	MCINTIRE	36	LEAVITT	68	YOUNG	99	STAPLES	131	BOSTON	163	WEBBER	195	MUGRIDGE
5	MCINTIRE	37	MCINTIRE	69	PARSON	100	BROOKS	132	WINN	164	MENDUM	196	LORD
6	SPINNEY	38	GOWEN	70	PARSONS	101	LITTLEFIELD	133	ALLEN	165	TODD	197	ANONYMOUS*
7	JUNKINS	39	MOULTON	71	RAMSDELL	102	PERKINS	134	BOSTON	166	FARISH	198	JELLISON
8	GRACE	40	YOUNG	72	TRAFTON	103	PERKINS	135	WOODWARD	167	MOULTON	199	JUNKINS
9	CAME	41	YOUNG	73	BEAL	104	WEARE	136	LUNT	168	FURBISH	200	FREETHY
10	SHAW	42	YOUNG	74	PREBLE	105	PERKINS	137	PREBLE	169	BROOKS	201	SAYWARD
11	SHAW	43	NOWELL	75	FITZGERALD	106	WEARE	138	DONNELL	170	PLAISTED	202	MOULTON
12	SHAW	44	JUNKINS	76	BRACY	107	WEARE	139	PHILLIPS	171	VINCENT	203	BLAISDELL
13	MANSON	45	BRAGDON	77	FITZGERALD	108	WEARE	140	PATCH	172	GRANT	204	ADAMS
14	RAYNES	46	MOODY	78	PLAISTED	109	GOODWIN	141	GORDON	173	JUNKINS	205	CURRIER
15	MOORE	47	MCINTIRE	79	LEWIS	110	FREEMAN	142	MAIN	174	SIMPSON	206	ANONYMOUS
16	TOMBS	48	GRANT	80	FITZGERALD	111	MOULTON	143	BARRELL	175	SIMPSON	208	O'CONNOR
17	PREBLE	49	NOWELL	80 A	MOORE	112	NORMAN	144	TRAFTON	176	WINN	209	PAYNE
18	THOMPSON	50	SHAW	81	STEVENS	113	GRANT	145	AUSTIN	177	PLAISTED	210	MOORE
19	LEAVITT	51	LEAVITT	82	MOULTON	114	COX	146	JUNKINS	178	PREBLE	211	SCHNABLE
20	MCINTIRE	52	SMITH	83	WELCH	115	PERKINS	147	YOUNG	179	MOULTON	212	ST GEORGES
21	MCINTIRE	53	BLAISDELL	84	TRAFTON	116	LAURENT	148	MOODY	180	BRECKINRIDGE	213	ANONYMOUS
22	PLAISTED	54	CHASE	85	BRIDGES	117	WILSON	149	DONNELL	181	ANONYMOUS	214	SOUTHSIDE CEMETERY
23	PLAISTED	55	CHASE	86	SWETT	118	PERKINS	150	FREEMAN	182	STEWART	215	FIRST PARISH
24	ROBERTS	56	CHASE	87	PARSONS	119	WILSON	151	NORTON	183	ANONYMOUS	216	OLD BURIAL YARD
25	YOUNG	57	CARD	88	YORK BEACH	120	SIMPSON	152	MATTHEWS	184	ANONYMOUS	217	JUNKINS
26	GRANT	58	DIXON	89	TALPEY	121	PERKINS	153	AVERY	185	LORD	218	KNICKERBOCKER
27	PAUL	59	WINN	90	CASWELL	122	RAMSDELL	154	NORTON	186	GROVER	*CURRIER*	*CURRIER*
28	ROGERS	60	GAREY	91	CLARK ROAD	123	WELCH	155	SIMPSON	187	CARTER	*UNKNOWN*	*UNKNOWN*
29	KINGSBURY	61	COOK	92	RIVER ROAD	124	RAMSDELL	156	TALPEY	188	BLAISDELL		
30	JUNKINS	62	JUNKINS	93	FREEMAN	125	LITTLEFIELD	157	NORTON	189	PERKINS		
31	NOWELL	63	WILLIAMS	94	WEARE	126	ADAMS	158	NORTON	190	BROOKS		
32	NOWELL	64	HUTCHINS	95	WEARE	127	SWETT	159	PREBBLE	191	ANONYMOUS		

* These graves were moved to the 1st Parish Cemetery before the construction of the Bell Marsh Reservoir

0 4,600 9,200 18,400 27,600 36,800 Ft

Map By: Town of York Community Development Department

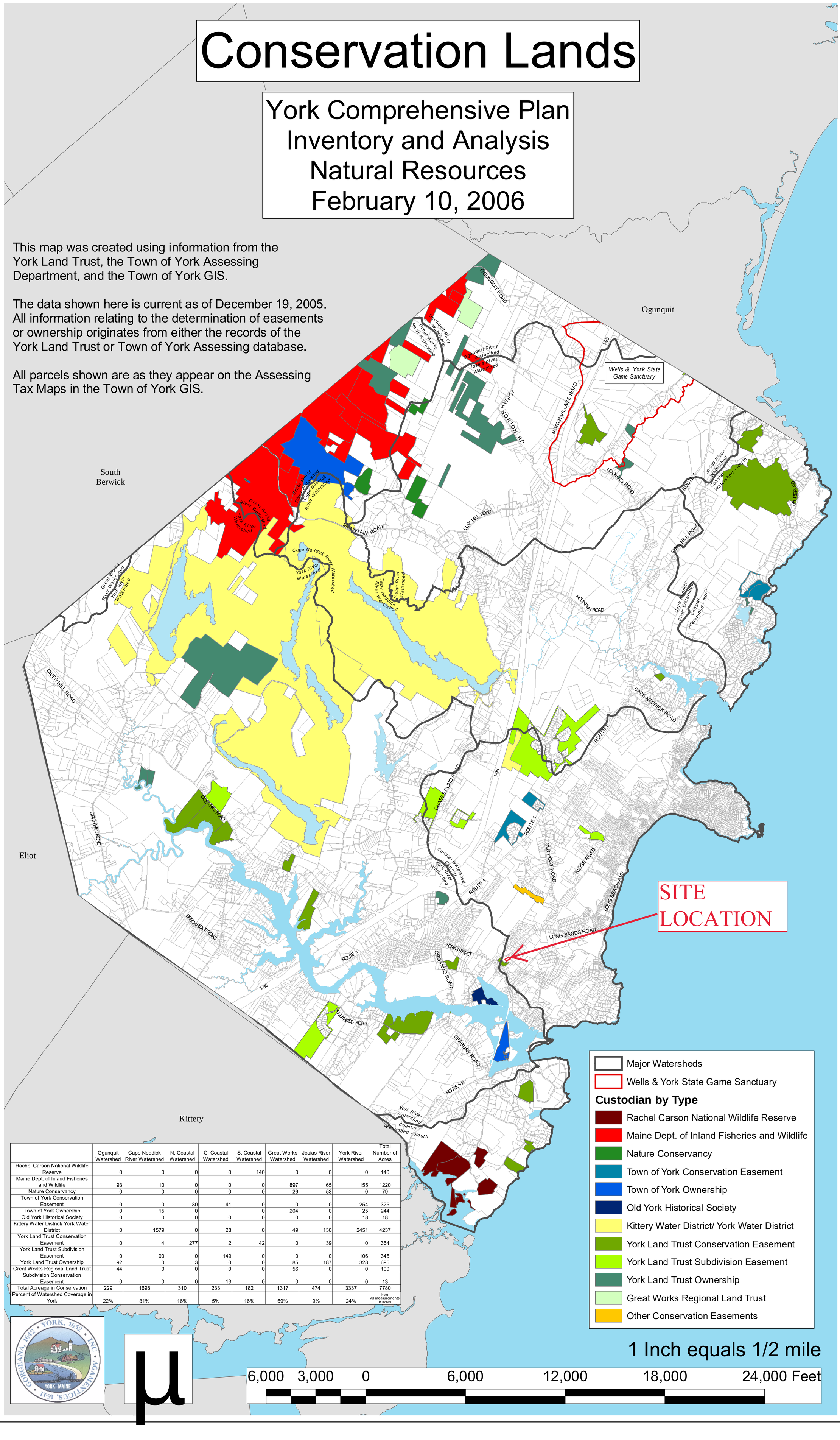
Conservation Lands

York Comprehensive Plan
Inventory and Analysis
Natural Resources
February 10, 2006

This map was created using information from the York Land Trust, the Town of York Assessing Department, and the Town of York GIS.

The data shown here is current as of December 19, 2005. All information relating to the determination of easements or ownership originates from either the records of the York Land Trust or Town of York Assessing database.

All parcels shown are as they appear on the Assessing Tax Maps in the Town of York GIS.

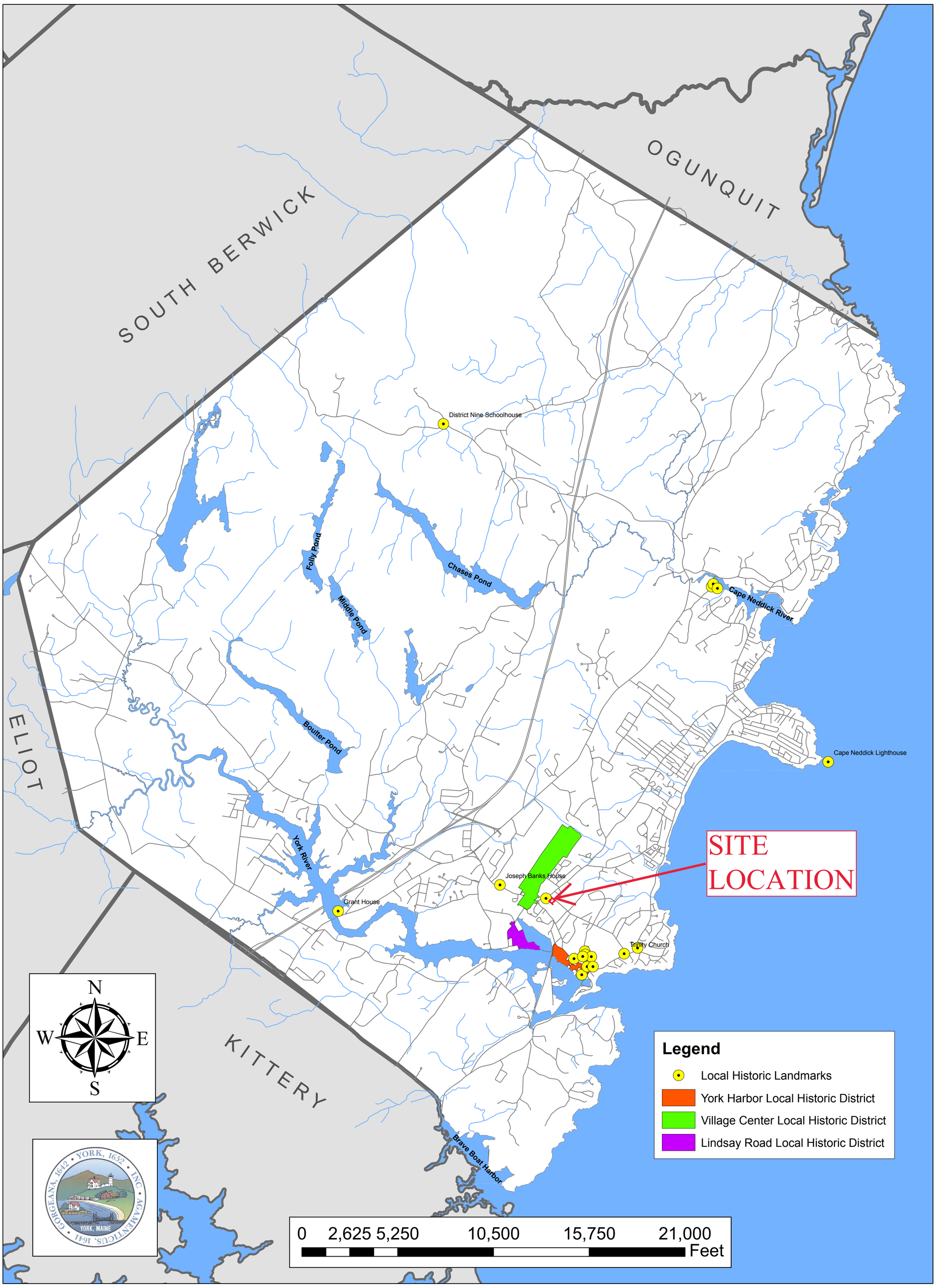


	Ogunquit Watershed	Cape Neddick River Watershed	N. Coastal Watershed	C. Coastal Watershed	S. Coastal Watershed	Great Works Watershed	Josias River Watershed	York River Watershed	Total Number of Acres
Rachel Carson National Wildlife Reserve	0	0	0	0	140	0	0	0	140
Maine Dept. of Inland Fisheries and Wildlife	93	10	0	0	0	897	65	155	1220
Nature Conservancy	0	0	0	0	0	26	53	0	79
Town of York Conservation Easement	0	0	30	41	0	0	0	254	325
Town of York Ownership	0	15	0		0	204	0	25	244
Old York Historical Society	0	0	0	0	0	0	0	18	18
Kittery Water District/ York Water District	0	1579	0	28	0	49	130	2451	4237
York Land Trust Conservation Easement	0	4	277	2	42	0	39	0	364
York Land Trust Subdivision Easement	0	90	0	149	0	0	0	106	345
York Land Trust Ownership	92	0	3	0	0	85	187	328	695
Great Works Regional Land Trust	44	0	0	0	0	56	0	0	100
Subdivision Conservation Easement	0	0	0	13	0	0	0	0	13
Total Acreage in Conservation	229	1698	310	233	182	1317	474	3337	7780
Percent of Watershed Coverage in York	22%	31%	16%	5%	16%	69%	9%	24%	Note: All measurements in acres

Map By: Town of York Planning Department

Locally Designated Historic Resources

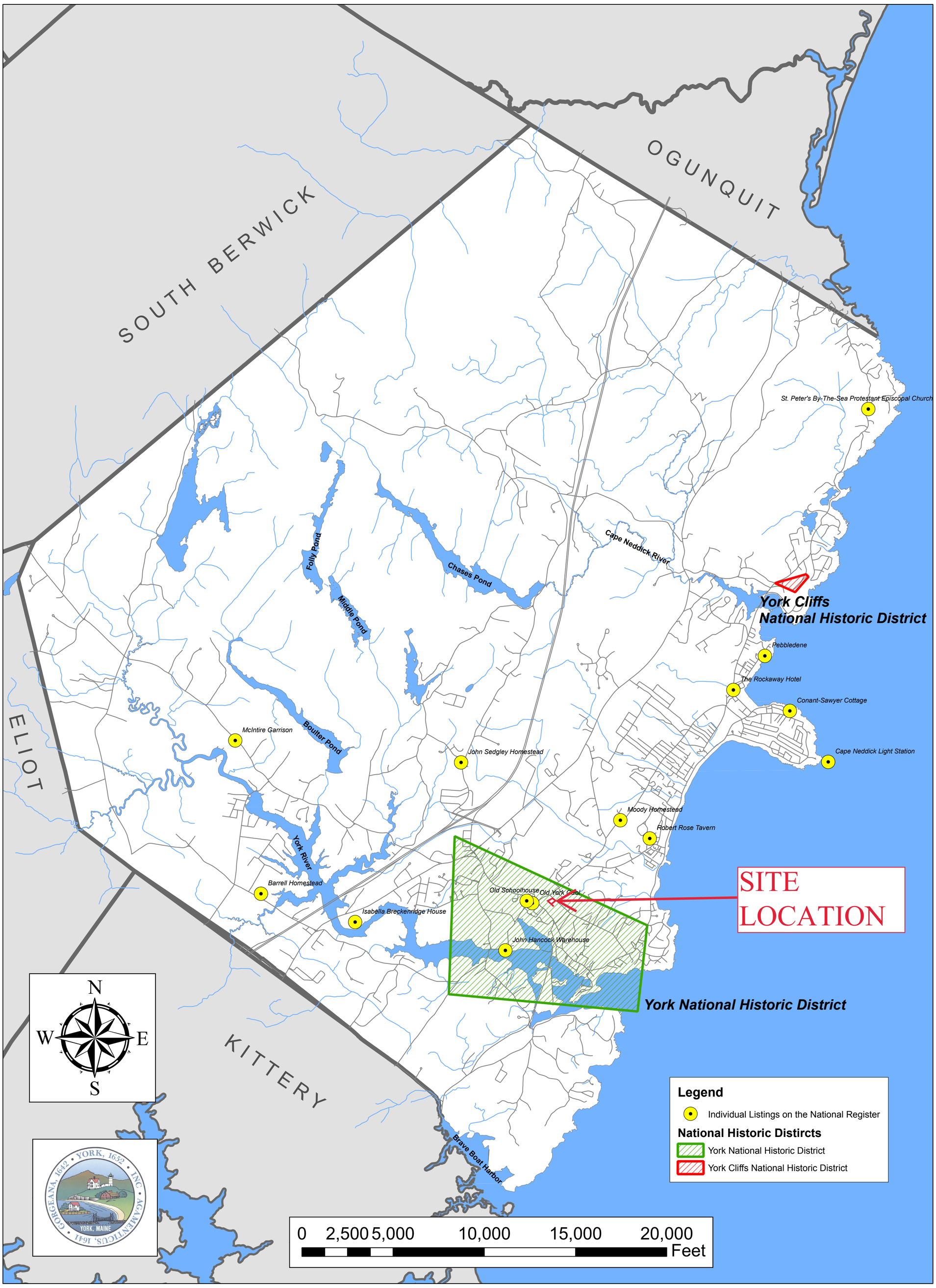
York Comprehensive Plan
Inventory and Analysis
Historic and Archeological Resources Chapter
November 6, 2007



Planning Department
Draft: 1/2/2007

National Register Districts & Individual Listings

York Comprehensive Plan
Inventory and Analysis
Historic and Archeological Resources Chapter
November 6, 2007



The Boon Island Light Station is individually listed on the National Register, but is not shown on this map for the sake of clarity.

Planning Department
Draft: 1/2/2007

CIVIL
CONSULTANTS

P. O. Box 100
South Berwick
Maine
03908
207-384-2550
FAX 384-2112

June 19, 2025

Don Neumann, Superintendent
York Water District
86 Woodbridge Road
York, Maine 03909
Email: dneumann@yorkwaterdistrict.org

RE: **JMP Realty, LLC**
7 Woodbridge Road, York, York County, Maine
Tax Map 50, Lot 111-D

Dear Mr. Neumann:

JMP REALTY, LLC proposes the development of a currently vacant 1.22-acre lot with four two-story buildings. The upper floors will contain 14 residential units, while the ground floors will offer commercial space intended for professional office use, with the possibility of future retail occupancy.

Public sewer and water will be connected at Woodbridge Rd to serve the property with the total proposed water flow for the development estimated at 7,560 GPD. See below for breakdown of estimation.

Upper Residential
Maine State Plumbing code – 120 GPD / Bedroom (Multiple Unit Housing)
120 * 2 * 14 = 3,360 GPD

Lower Offices
Estimated as exact application is unknown – 500 GPD / 1000SF
Total building footprint = 8,200 sf
8.2 * 500 = 4,100 GPD

In accordance with Town requirements, we are requesting your review and comments to clarify that the York Water District has sufficient capacity to serve the proposed development. Attached please find the proposed site plan, USGS location map, and York GIS map.

Should you have any questions or comments, please call at your convenience. Thank you for your time.

Respectfully,
Lachlan Ellwood
CIVIL CONSULTANTS

Enclosures: Sheet L1, USGS Map, York GIS Map
J:\aaa\2025\2512000\PLANNING BOARD\REVIEW LETTERS\Water\20250618-2512000-WATER-DISTRICT-LETTER.docx

CIVIL CONSULTANTS

P. O. Box 100
South Berwick
Maine
03908
207-384-2550
FAX 384-2112

June 19, 2025

Philip Tucker, Superintendent
York Sewer District
PO Box 1039
York Beach, Maine 03910
Email: ptucker@yorksewerdistrict.org

RE: **JMP Realty, LLC**
7 Woodbridge Road, York, York County, Maine
Tax Map 50, Lot 111-D

Dear Mr. Tucker:

JMP REALTY, LLC proposes the development of a currently vacant 1.22-acre lot with four two-story buildings. The upper floors will contain 14 residential units, while the ground floors will offer commercial space intended for professional office use, with the possibility of future retail occupancy.

Public sewer and water will be connected at Woodbridge Rd to serve the property with the total proposed water flow for the development estimated at 7,560 GPD. See below for breakdown of estimation.

Upper Residential
Maine State Plumbing code – 120 GPD / Bedroom (Multiple Unit Housing)
120 * 2 * 14 = 3,360 GPD

Lower Offices
Estimated as exact application is unknown – 500 GPD / 1000SF
Total building footprint = 8,200 sf
8.2 * 500 = 4,100 GPD

In accordance with Town requirements, we are requesting your review and comments to clarify that the York Sewer District has sufficient capacity to serve the proposed development. Attached please find the proposed site plan, USGS location map, and York GIS map.

Should you have any questions or comments, please call at your convenience. Thank you for your time.

Respectfully,
Lachlan Ellwood
CIVIL CONSULTANTS

Enclosures: Sheet L1, USGS Map, York GIS Map
J:\aaa\2025\2512000\PLANNING BOARD\REVIEW LETTERS\Sewer\20250618-2512000-SEWER-DISTRICT-LETTER.docx

BOARD OF TRUSTEES:
ROBERT HOYT, CHAIRMAN
WAYNE MCINTIRE, VICE CHAIRMAN
BARRY DAVIS, TREASURER
NICHOLAS DONIS, CLERK
ROBERT KNOWLES, TRUSTEE

ADMINISTRATION OFFICE
21 BAY HAVEN ROAD
(207) 363-4232
TREATMENT PLANT
106 MAIN STREET

YORK SEWER DISTRICT

PO. BOX 1039
YORK BEACH, MAINE 03910

Lachlan Ellwood, P.E.
Civil Consultants
P.O. Box 100
South Berwick, ME 03908
lachlan.ellwood@civcon.com

July 2, 2025

Re: JMP Realty, LLC
7 Woodbridge Road, York, York County, ME.
Tax Map 50, Lot 111-D

Dear Mr. Ellwood,

I have reviewed your letter dated June 19, 2025, regarding the proposed project at 7 Woodbridge Road, which consists of four mixed-use, two-story buildings. The York Sewer District has ample capacity to serve the proposed development. However, there are a couple of conditions that must be met prior to construction for the District to issue final approval:

1. **Sewer Connection**
   The proposed development must tie into the sewer system at Sewer Manhole (SMH) 896, which is located directly across from the property.
2. **Impact Fee**
   According to District records, this property has not previously been connected to the public sewer system and will therefore be subject to an impact fee.
   - The District accepts your estimated usage calculations for the commercial spaces.
   - For the residential units, fees will be assessed based on the number of bedrooms, in accordance with the District's impact fee schedule.

A copy of the current fee schedule is embedded in the email accompanying this letter. Please feel free to reach out if you have any questions or need additional information.

Sincerely,
Philip J Tucker

Philip J. Tucker
Superintendent

CIVIL CONSULTANTS

P. O. Box 100
South Berwick
Maine
03908
207-384-2550
FAX 384-2112

June 19, 2025

Dean Lessard, P.E.
Director of Public Works
York Department of Public Works
115 Chase's Pond Road
York, Maine 03909

RE: **JMP Realty, LLC**
7 Woodbridge Road, York, York County, Maine
Tax Map 50, Lot 111-D

Dear Mr. Lessard:

JMP REALTY, LLC proposes the development of a currently vacant 1.22-acre lot with four two-story buildings. The upper floors will contain 14 residential units, while the ground floors will offer commercial space intended for professional office use.

In accordance with Town requirements, we are requesting your review and comments.

The property will be serviced by the existing water and sewer on Woodbridge Road. On behalf of JMP REALTY, LLC, CIVIL CONSULTANTS is submitting this preliminary site plan application, and your review and comments are requested. We have provided the proposed site plan, traffic impact memorandum, a USGS location map, and a York GIS map. The traffic generation is not expected to exceed the requirement for a full traffic study.

Please feel free to contact me with any questions or feedback. Thank you for your time.

Respectfully,
Lachlan Ellwood
CIVIL CONSULTANTS

Enclosures: Sheet L1, Traffic Impact Memo, USGS Map, York GIS Map
J:\aaa\2025\2512000\PLANNING BOARD\REVIEW LETTERS\Public_Works\20250618-2512000-PUBLIC-WORKS-LETTER.docx

CIVIL CONSULTANTS

P. O. Box 100
South Berwick
Maine
03908
207-384-2550
FAX 384-2112

June 19, 2025

Steven J. Spofford, Deputy Chief
York Police Department
9 Hannaford Drive
York, Maine 03909

RE: **JMP Realty, LLC**
7 Woodbridge Road, York, York County, Maine
Tax Map 50, Lot 111-D

Deputy Chief Spofford,

JMP REALTY, LLC proposes the development of a currently vacant 1.22-acre lot with four two-story buildings. The upper floors will contain 14 residential units, while the ground floors will offer commercial space intended for office use, with the possibility of future retail occupancy.

Access will be provided via a 22-foot-wide driveway off Woodbridge Road, with pedestrian access continuing through the rear of the site to the adjacent Town of York Library parcel.

Attached is the proposed site plan, a USGS location map, and a York GIS map.

On behalf of JMP REALTY, LLC, CIVIL CONSULTANTS is submitting this preliminary site plan application, and your review and comments are requested.

Please feel free to contact me with any questions or feedback. Thank you for your time.

Respectfully,
Lachlan Ellwood
CIVIL CONSULTANTS

Enclosures: Sheet L1, USGS Map, York GIS Map
J:\aaa\2025\2512000\PLANNING BOARD\REVIEW LETTERS\Police\20250618-2512000-POLICE-LETTER.docx

Outlook

Re: REVIEW - 7 WOODBRIDGE RD (CC2512000)

From Steven J. Spofford <sspofford@yorkpolice.org>
Date Mon 6/23/2025 10:26 AM
To Lachlan Ellwood <lachlan.ellwood@civcon.com>

2 attachments (15 KB)
Outlook-3cfqodjh; Outlook-cid_image0;

Lachlan,

The York Police Department has no issues or questions regarding the proposed development at 7 Woodbridge Road.

Thank you,

Steve

Steven J. Spofford
Deputy Chief
Town of York, ME Police Department
9 Hannaford Drive, York, ME 03909-6244
i: www.yorkpolice.org
e: sspofford@yorkpolice.org
p: (207) 363-1031
f: (207) 363-1035

From: Lachlan Ellwood <lachlan.ellwood@civcon.com>
Sent: Thursday, June 19, 2025 8:07 AM
To: Steven J. Spofford <sspofford@yorkpolice.org>
Cc: CC Out <ccout@civcon.com>
Subject: REVIEW - 7 WOODBRIDGE RD (CC2512000)

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Deputy Chief Spofford,

Attached please find a request for review of a proposed project, along with the required background materials. Feel free to reach out with any questions. Thanks,

Lachlan Ellwood

603.294.3443

CIVIL CONSULTANTS
Engineers · Planners · Surveyors
P.O. Box 100 · 293 Main Street
South Berwick, ME 03908
tel 207-384-2550 · *fax* 207-384-2112

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CIVIL CONSULTANTS

P. O. Box 100
South Berwick
Maine
03908
207-384-2550
FAX 384-2112

June 18, 2025

Scott Stevens, Chair
York Historic District Commission
186 York Street
York, Maine 03909
Email: klagasse@yorkmaine.org

RE: **JMP Realty, LLC**
7 Woodbridge Road, York, York County, Maine
Tax Map 50, Lot 111-D

Dear Mr. Stevens:

JMP REALTY, LLC proposes the development of a currently vacant 1.22-acre lot with four two-story buildings. The upper floors will contain 14 residential units, while the ground floors will offer commercial space intended for professional office use, with the possibility of future retail occupancy.

Please review your records and advise us as to whether or not there are any recorded historic areas located on or adjacent to the site. We have attached a USGS Location Map, York GIS map, and proposed site plan for your review.

Should you have any questions or comments, please call at your convenience. Thank you for your time.

Respectfully,
Lachlan Ellwood
CIVIL CONSULTANTS

Enclosures: Sheet L1, USGS Map, York GIS Map
J:\aaa\2025\2512000\PLANNING BOARD\REVIEW LETTERS\YHDC\20250618-2512000-YHDC-LETTER.docx

CIVIL CONSULTANTS

P. O. Box 100
South Berwick
Maine
03908
207-384-2550
FAX 384-2112

June 19, 2025

Kirk F. Mohney, Director
Maine Historic Preservation Commission
55 Capitol Street
65 State House Station
Augusta, ME 04333-0065
Email: MHPCprojectreview@maine.gov

RE: **JMP Realty, LLC**
7 Woodbridge Road, York, York County, Maine
Tax Map 50, Lot 111-D

Mr Mohney,

JMP REALTY, LLC proposes the development of a currently vacant 1.22-acre lot with four two-story buildings parking, access, and associated infrastructure,

Attached is the proposed site plan, a USGS location map, and a York GIS map.

On behalf of JMP REALTY, LLC, CIVIL CONSULTANTS is submitting this preliminary site plan application and requests your review and comments.

Please feel free to contact me with any questions or feedback. Thank you for your time.

Respectfully,
Lachlan Ellwood
CIVIL CONSULTANTS

Enclosures: Sheet L1, USGS Map, York GIS Map
J:\aaa\2025\2512000\PLANNING BOARD\REVIEW LETTERS\MHPC\20250618-2512000-MHPC-LETTER.docx

CIVIL
CONSULTANTS

P. O. Box 100
South Berwick
Maine
03908
207-384-2550
FAX 384-2112

RECEIVED
JUN 20 2025
By 1105-25

June 19, 2025

Kirk F. Mohney, Director
Maine Historic Preservation Commission
55 Capitol Street
65 State House Station
Augusta, ME 04333-0065
Email: MHPCprojectreview@maine.gov

RE: **JMP Realty, LLC**
7 Woodbridge Road, York, York County, Maine
Tax Map 50, Lot 111-D

Mr Mohney,

JMP REALTY, LLC proposes the development of a currently vacant 1.22-acre lot with four two-story buildings parking, access, and associated infrastructure,

Attached is the proposed site plan, a USGS location map, and a York GIS map.

On behalf of JMP REALTY, LLC, CIVIL CONSULTANTS is submitting this preliminary site plan application and requests your review and comments.

Please feel free to contact me with any questions or feedback. Thank you for your time.

Respectfully,
Lachlan Ellwood
CIVIL CONSULTANTS

Enclosures: Sheet L1, USGS Map, York GIS Map
J:\aaa\2025\2512000\PLANNING BOARD\REVIEW LETTERS\MHPC\20250618-2512000-MHPC-LETTER.docx

As proposed, the project will not adversely affect historic properties. Pursuant to 800.5 (c), if no consulting parties object to this finding within the 30-day review period, the project may proceed, as proposed, unless resources are discovered during project implementation pursuant to 800.13.

Kirk F. Mohney
State Historic Preservation Officer

Date: 7/9/25

CIVIL CONSULTANTS

P. O. Box 100
South Berwick
Maine
03908
207-384-2550
FAX 384-2112

June 19, 2025

David Apgar, Fire Chief
York Village Fire Department
1 Firehouse Drive
York, Maine 03909
Email: dapgar@yorkmaine.org

RE: **JMP Realty, LLC**
7 Woodbridge Road, York, York County, Maine
Tax Map 50, Lot 111-D

Chief Apgar,

JMP REALTY, LLC proposes the development of a currently vacant 1.22-acre lot with four two-story buildings. The upper floors will contain 14 residential units, while the ground floors will offer commercial space intended for professional office use.

The project includes associated infrastructure, parking, and site access. Public sewer and water will be extended to serve the property.

Access will be provided via a 22-foot-wide driveway off Woodbridge Road, with pedestrian access continuing through the rear of the site to the adjacent Town of York Library parcel.

Fire protection will be provided by an existing hydrant on Woodbridge Road, located at the western edge of the accessway. The farthest building is approximately 250 feet from the hydrant, avoiding obstructions. All buildings will be equipped with fire suppression sprinkler systems.

The development will be served by the York Water District and the York Sewer District.

Attached is the proposed site plan, a USGS location map, and a York GIS map. On behalf of JMP REALTY, LLC, CIVIL CONSULTANTS is submitting this preliminary site plan application, and your review and comments are requested.

Please feel free to contact me with any questions or feedback. Thank you for your time.

Respectfully,
Lachlan Ellwood
CIVIL CONSULTANTS

Enclosures: Sheet L1, USGS Map, York GIS Map
J:\aaa\2025\2512000\PLANNING BOARD\REVIEW LETTERS\Fire\20250618-2512000-FIRE-LETTER.docx

Outlook

RE: REVIEW - 7 WOODBRIDGE RD (CC2512000)

From David Apgar <dapgar@yorkmaine.org>
Date Mon 6/23/2025 3:00 PM
To Lachlan Ellwood <lachlan.ellwood@civcon.com>
Cc Geoff Aleva <geoff@civcon.com>; CC Out <ccout@civcon.com>

Thank you for your review and feedback. The responses below reflect the requested adjustments.

Section E.3 – Hydrant Distance
Comment: The furthest building is approximately 250 feet from the existing hydrant (measured as usable distance). While this exceeds the 100-foot maximum, we are exploring whether a hydrant flow test could demonstrate sufficient firefighting capacity and allow compliance based on performance rather than strict distance.
Response: A hydrant flow test to verify adequacy is acceptable. However, since a waterline extension is already anticipated, please consider adding a yard hydrant as an option.

Section G – Access and Walkways
Comment: As shown on Sheet L1, 4-foot-wide concrete walkways are provided around all accessible building sides, and ladder truck access is maintained within 30 feet of each structure. Due to wetland constraints, this represents the most practical access configuration. Does this meet the intent of the access requirement?
Response: The concrete sidewalks at the rear of the buildings will allow for safe and efficient placement and operation. This configuration is acceptable.

Section I – Standpipes
Comment: All buildings are two and a half stories, townhouse-style, with no shared corridors or common hallways. Each unit has a private entrance and is fully sprinklered. Given the layout and lack of interior common space, we believe standpipes would offer limited benefit. Is there flexibility on this requirement?
Response: Given that the larger building consists of individual units separated by compliant firewalls, the requirement for standpipes is waived.

Please let me know if any further clarification or revisions are needed.

David Apgar
Chief of Department

From: Lachlan Ellwood <lachlan.ellwood@civcon.com>
Sent: Monday, June 23, 2025 1:11 PM
To: David Apgar <dapgar@yorkmaine.org>
Cc: Geoff Aleva <geoff@civcon.com>; CC Out <ccout@civcon.com>
Subject: RE: REVIEW - 7 WOODBRIDGE RD (CC2512000)

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Dear Chief Apgar,
Thanks for your prompt reply.

We've reviewed the Fire Department's safety requirements and had a few project-specific considerations.

Section E 3 - The furthest building from the existing hydrant is approximately 250 feet away (measured as usable distance). Although this exceeds the 100-foot maximum noted, we are wondering whether a hydrant flow test could be used to demonstrate adequacy for firefighting purposes and allow for compliance through performance rather than distance alone.

Section G - As shown on Sheet L1, we have included 4-foot-wide concrete walkways around all possible building sides and ensured ladder truck access is available within 30 feet of each structure. Due to the site's wetland constraints, this configuration reflects the maximum practical access possible. From your perspective, does this arrangement meet the intent of the access requirement?

Section I – All buildings are proposed to be two and a half stories with no common hallways or shared corridors (townhouse style). Each unit will have a private entrance and automatic sprinkler systems. Given the building layout, non-existent interior common space, and full sprinkler coverage, we believe the inclusion of standpipes would offer limited practical benefits. Is there room for discretion on this item?

We appreciate your time and guidance.

Thanks, Lachlan

Lachlan Ellwood

603.294.3443

CIVIL CONSULTANTS
Engineers · Planners · Surveyors
P.O. Box 100 · 293 Main Street
South Berwick, ME 03908
tel 207-384-2550 · *fax* 207-384-2112

From: David Apgar <dapgar@yorkmaine.org>
Sent: Thursday, June 19, 2025 8:51 PM

To: Lachlan Ellwood <lachlan.ellwood@civcon.com>
Subject: RE: REVIEW - 7 WOODBRIDGE RD (CC2512000)

Dear Mr. Elwood,

Enclosed are the Fire Department Safety Requirements for this project. Please review them at your earliest convenience and let me know if you have any questions or concerns.

Additionally, kindly provide a full-size copy of the completed plans once they are available.

Thank you.

Best regards,

David Apgar
Chief of Department
Town of York, ME Fire Department
1 Firehouse Drive, York, ME 03909
e: dapgar@yorkmaine.org
p: (207) 363-1015
c: (207) 451-8258

From: Lachlan Ellwood <lachlan.ellwood@civcon.com>
Sent: Thursday, June 19, 2025 7:49 AM
To: David Apgar <dapgar@yorkmaine.org>
Subject: REVIEW - 7 WOODBRIDGE RD (CC2512000)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Chief Apgar,

Attached please find a request for review of a proposed project, along with the required background materials. Feel free to reach out with any questions. Thanks,

Lachlan Ellwood

603.294.3443

CIVIL CONSULTANTS
Engineers · Planners · Surveyors
P.O. Box 100 · 293 Main Street
South Berwick, ME 03908
tel 207-384-2550 · *fax* 207-384-2112

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CIVIL
CONSULTANTS

P. O. Box 100
South Berwick
Maine
03908
207-384-2550
FAX 384-2112

June 19, 2025

Joshua Allen, Chief of Operations
York Ambulance Association
PO Box 238
York, Maine 03909
Email: chief@yorkambulance.com

RE: **Real Estate Holdings, LLC**
336 U.S. Route 1, York, ME 03909
Tax Map 59, Lot 22G

Dear Chief Allen:

JMP REALTY, LLC proposes the development of a currently vacant 1.22-acre lot with four two-story buildings. The upper floors will contain 14 residential units, while the ground floors will offer commercial space intended for professional office use, with the possibility of future retail occupancy.

The project includes associated infrastructure, parking, and site access. Public sewer and water will be extended to serve the property.

Access will be provided via a 22-foot-wide driveway off Woodbridge Road, with pedestrian access continuing through the rear of the site to the adjacent Town of York Library parcel.

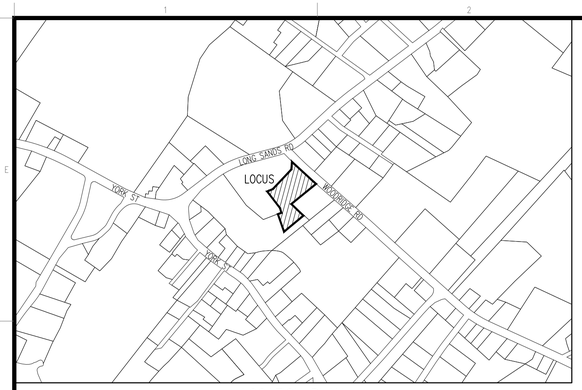
In accordance with Town requirements, we are requesting your review and comments. We have provided a proposed site plan along with USGS and York GIS mapping for your review. Please review these materials and advise us as to any items of note for this site.

Please feel free to contact us with any questions.

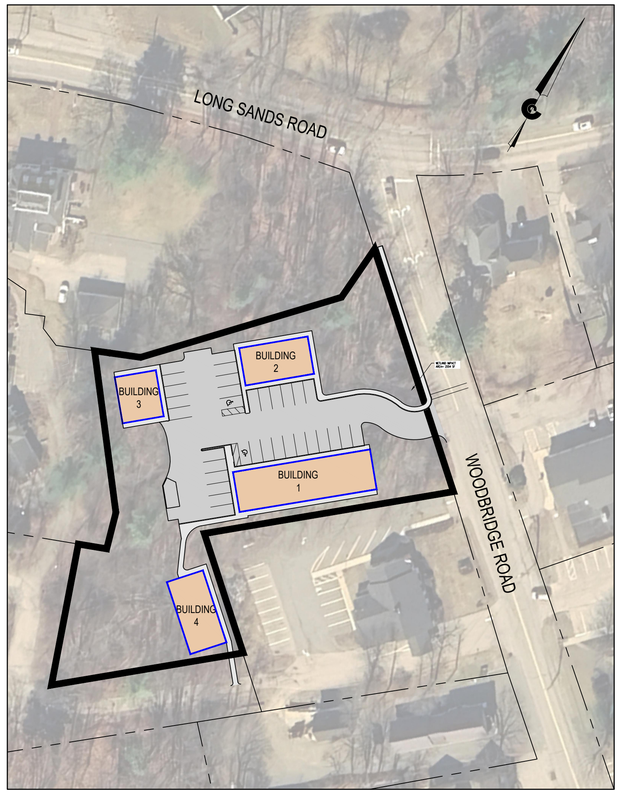
Respectfully,
Lachlan Ellwood
CIVIL CONSULTANTS

Enclosures: Sheet L1, USGS Map, York GIS Map
J:\aaa\2025\2512000\PLANNING BOARD\REVIEW LETTERS\York Ambulance\20250618-2512000-AMBULANCE-ASSOCIATION-LETTER.docx

WOODBRIDGE COMMONS
WOODBRIDE ROAD
YORK, MAINE
MULTI-USE DEVELOPMENT
TAX MAP50, LOT 111-D



LOCATION PLAN
(NOT TO SCALE)



AERIAL SITE PLAN
SCALE: 1"=60'

PREPARED FOR:
JMP REALTY, LLC

PROJECT SCOPE:

THIS PROJECT PROPOSES THE DEVELOPMENT OF A 1.22-ACRE PARCEL AT 7 WOODBRIDGE ROAD INTO A MIXED-USE SITE FEATURING FOUR TWO-STORY BUILDINGS WITH 14 UPPER-LEVEL RESIDENTIAL UNITS AND GROUND-FLOOR COMMERCIAL SPACE SUITABLE FOR PROFESSIONAL OFFICE OR RETAIL USE.

SHEET NUMBER	SHEET TITLE
	KIMBALL BOUNDARY SURVEY
EC1	EXISTING CONDITIONS PLAN
L1	SITE PLAN
L2	GRADING AND EROSION CONTROL PLAN
L3	BUILDING ELEVATION PLAN
L4	SUBSURFACE DRAIN LAYOUT
L5	WATER / SEWER DETAILS
L6	CONSTRUCTION DETAILS
L7	CONSTRUCTION DETAILS
L8	MAINTENANCE NOTES

TAX MAP NO. 50 LOT NO. 0111D

PREPARED FOR:
PRELIMINARY
APPROVAL
NOT FOR
CONSTRUCTION
12/22/2025

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

NO.	REVISIONS	INT.	DATE
1			

RECORD OWNER:
RICHARD J. VIELE
FAMILY TRUST
JOHN E. VIELE, TRUSTEE

OWNER ADDRESS:
25 MILLER ROAD
KITTERY POINT, ME 03905

SITE PLAN
MIXED-USE DEVELOPMENT
LAND OF VIELE FAMILY TRUST
7 WOODBRIDGE ROAD, YORK, YORK COUNTY, MAINE

PREPARED FOR:
JMP REALTY, LLC
CLIENT ADDRESS: 40 GODFREY COVE ROAD, YORK, ME 03909

1"=60'
0' 60'

DATE: 12/22/2025
DRAWN BY: NJR/LTE
CHECKED BY: GRA
APPROVED BY:

COVER SHEET

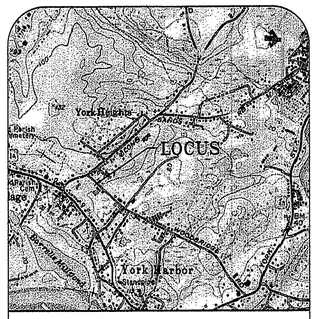
PROJECT NO: 2512000

T1

SHEET: 1 OF 1

COORDINATE FILE: J:\AAA\(JOB NO)\CARLSON\SURVEYING\

CADD FILE: J:\aaa\2025\2512000\CARLSON\ENGR\DWG\2512000E.dwg



LOCUS MAP
SCALE: 1" = 2000'

N

GRID NORTH

N/F
MISTER T, LLC
16488/814
MAP 50, LOT 111

LOT A
53,239 S.F.
1.22 AC.

N/F
THE OCEAN NATIONAL BANK OF KENNEBUNK
6260/309
MAP 50, LOT 111B

REMAINING LAND OF VIELE
18571/419
15666/193
MAP 50, LOT 111C
27,577 S.F.
0.63 AC.

N/F
YORK PUBLIC LIBRARY ASSOCIATION
9957/147
MAP 50, LOT 111A

WOODBRIDGE ROAD

EMERSON LANE

LANDSCAPING EASEMENT SEE NOTE 7.A.4

LANDSCAPING EASEMENT SEE NOTE 7.A.2

DRAINAGE & SEWER EASEMENT SEE NOTE 7.A.5

20' WIDE UTILITY EASEMENT SEE NOTE 7.A.1

10' WIDE UTILITY EASEMENT SEE NOTE 7.B.3

ACCESS EASEMENT SEE NOTE 7.A.3

50' WIDE RIGHT-OF-WAY

GRAVEL AREA

PAVED AREA

PAVED DRIVE

2 STORY DWELLING

PATIO

PROPANE TANK

LAWN ENCROACHES ON LOCUS PARCEL

PAVEMENT ENCROACHES ON LOCUS

NAIL SET

LINE TABLE		
LINE	BEARING	LENGTH
L1	S27°47'54"E	18.22'
L2	N67°40'09"E	15.96'
L3	S21°55'01"E	9.65'
L4	S67°05'01"E	16.86'
L5	N68°04'59"E	30.82'
L6	N68°04'59"E	36.76'
L7	N68°04'59"E	25.00'
L8	N27°41'36"E	38.73'
L9	N21°55'01"W	15.00'
L10	S68°04'59"W	43.07'
L11	N76°50'10"W	35.67'
L12	S32°57'12"W	50.23'
L13	S05°00'57"E	21.20'
L14	N37°29'28"W	70.00'
L15	N37°29'28"W	88.07'
L16	N15°43'54"W	21.86'
L17	S58°37'12"W	93.00'

YORK ss REGISTRY OF DEEDS
RECEIVED June 28 2024
AT 10 H 36 M A M., AND
RECORDED IN BOOK 440 PAGE 45
ATTEST: Wendy Cainzzo
Deputy REGISTER

LEGEND

- REBAR W/ CAP TO BE SET
- IRON PIPE FOUND (SIZE AS NOTED)
- UTILITY POLE (NUMBER AS NOTED)
- WELL
- SEWER MANHOLE
- WATER SHUTOFF
- FIRE HYDRANT
- SIGN
- LIGHT POLE
- BOUNDARY LINE
- ABUTTER OR RIGHT-OF-WAY LINE
- STREAM
- STONE WALL
- WETLAND
- OHU — OVERHEAD UTILITIES
- EXISTING LIDAR CONTOUR
- N/F — NOW OR FORMERLY
- 1234/567 — DEED BOOK & PAGE
- A.G. — ABOVE GROUND
- B.G. — BELOW GROUND

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS NAD83 MAINE STATE PLANE COORDINATE SYSTEM–WEST ZONE, U.S. SURVEY FEET.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE YORK COUNTY REGISTRY OF DEEDS (YCRD).
3. REFERENCE IS MADE TO THE FOLLOWING DEEDS:
   A. A DEED FROM JOHN E. VIELE, DULY APPOINTED PERSONAL REPRESENTATIVE OF THE ESTATE OF S. THOMPSON VIELE TO JOHN E. VIELE, AS TRUSTEE OF THE S. THOMPSON VIELE FAMILY TRUST DEEDED FEBRUARY 23, 2021 AND RECORDED IN DEED BOOK 18571, PAGE 419.
   B. A DEED FROM NANCY E. VIELE TO NANCY E. VIELE & S. THOMPSON VIELE DEEDED JUNE 26, 2009 AND RECORDED IN DEED BOOK 15666, PAGE 193.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
   A. "DIVISION OF LAND FOR NANCY E. VIELE & S. THOMPSON VIELE LONG SANDS ROAD YORK, MAINE" BY ANDERSON LIVINGSTON ENGINEERS, INC. DATED AUGUST 2012 AND RECORDED IN PLAN BOOK 358, PAGE 29.
5. THE PARCEL SURVEYED IS IDENTIFIED ON THE TOWN OF YORK ASSESSORS MAP 50, PARCEL 111C. SAID PARCEL IS 1.855 ACRES.
6. THE SUBJECT PARCEL IS LOCATED IN THE YVC–1 ZONE:
   MIN. LOT SIZE = 5,000 SQUARE FEET
   MIN. STREET FRONTAGE = 50 FEET
   MIN. FRONT SETBACK = NONE
   MIN. SIDE & REAR SETBACK = 6 FEET (12 FEET COMBINED)
   MAX. BUILDING HEIGHT = 35 FEET
   MAX. LOT COVERAGE = 75%
   MAX. BUILDING FOOTPRINT = 7,000 SQUARE FEET

   THE DIMENSIONAL REQUIREMENTS SHOWN HEREON ARE TO BE VERIFIED WITH THE CODE OFFICE PRIOR TO DESIGN AND CONSTRUCTION. ADDITIONAL RESTRICTIONS MAY APPLY.

7.A. REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OF RECORD FOUND IN DEED BOOK 18571 PAGE 419:
   1. LOCUS PARCEL IS BENEFITED BY A 20 FOOT WIDE UTILITY EASEMENT OVER PARCEL 111.
   2. LOCUS PARCEL IS BENEFITED BY A LANDSCAPING EASEMENT ON PARCEL 111.
   3. LOCUS PARCEL IS BENEFITED BY AN ACCESS EASEMENT ON EMERSON LANE OVER PARCEL 111–A.
   4. LOCUS PARCEL IS SUBJECT TO A LANDSCAPING EASEMENT FOR PARCEL 111.
   5. LOCUS PARCEL IS SUBJECT TO A DRAINAGE AND SEWER EASEMENT.

7.B. REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OF RECORD FOUND IN DEED 9957 PAGE 147
   1. LOCUS PARCEL IS BENEFITED BY THE RIGHT AND EASEMENT TO MAINTAIN, REPAIR, AND REPLACE THE EXISTING UNDERGROUND WATER LINE.
   2. LOCUS PARCEL IS BENEFITED BY THE RIGHT AND EASEMENT TO MAINTAIN, REPAIR, AND REPLACE THE EXISTING OVERHEAD UTILITY LINES AND POLES FROM LONG SANDS ROAD TO LOCUS PARCEL
   3. LOCUS PARCEL IS BENEFITED BY THE APPURTENANT SEWER SYSTEM AND SURFACE WATER DRAINAGE SYSTEM RIGHT AND EASEMENT OVER LOT 111A.
   4. LOCUS PARCEL IS BENEFITED BY THE RIGHT AND EASEMENT TO USE ANY ACCESS ROADS AND WAYS WHICH MAY BE CONSTRUCTED TO GET TO THE LOCUS PROPERTY.

8. EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.
9. THE BOUNDARY SHOWN HEREON IS THE OPINION OF THIS SURVEYOR BASED ON THE INFORMATION DISCOVERED DURING THE PERIOD OF WORK AND MAY BE SUBJECT TO CHANGE IF ADDITIONAL INFORMATION BECOMES AVAILABLE.
10. EXCEPTIONS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS ARE AS FOLLOWS:
   A. NO SURVEY REPORT WAS PREPARED.
   B. MONUMENTS WERE NOT SET AT ALL ANGLE POINTS

NO.	DATE	BY:	DESCRIPTION

STATE OF MAINE · ISAIAH K. BALL · LS 2334 · REGISTERED PROFESSIONAL LAND SURVEYOR

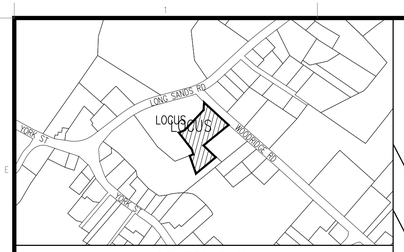
KIMBALL
SURVEY & DESIGN, INC.
30 FROST HILL ROAD
YORK, MAINE 03909
207-363-0266
ISAIAH@KIMBALLLANDSURVEYING.COM
WWW.KIMBALLLANDSURVEYING.COM
PROFESSIONAL LAND SURVEYING

Owner of Record:
S. Thompson Viele Family Trust
& Estate of Nancy Viele
25 Miller Road
Kittery Point, Maine 03905

Division of Land
Map 50, Lot 111C
2 Emerson Lane
York, Maine

DATE: APRIL 25, 2024
PROJECT NO. 2480
SCALE: 1" = 20'
CAD FILE: 2480.dwg

SHEET 1 OF 1



LOCATION PLAN
(NOT TO SCALE)

NOTES:

1. ASSESSOR'S INFORMATION:
   TOWN OF YORK ASSESSOR'S MAP 50 LOT 0111D
2. RECORD OWNER:
   JMP REALTY, LLC
   40 GODFREY COVE ROAD,
   YORK, ME 03909
3. DEED REFERENCE:
   Y.C.R.D. 19601/147
4. ZONING INFORMATION:
   YVC-1 ZONE W/ PUBLIC WATER AND SEWER

LOT SIZE:	53,238 S.F.
MINIMUM FRONTAGE:	0'
SETBACKS:	
FRONT YARD:	N/A*
MAX FRONT YARD	15'
SIDE YARD:	6'
REAR YARD:	6'
MAXIMUM BUILDING HEIGHT:	35'
MAXIMUM LOT COVERAGE:	75%
LOT AREA =	53,238 SF

5. THE PARCEL IS LOCATED IN FLOOD HAZARD ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF YORK, COMMUNITY PANEL NO 23031C0669G, EFFECTIVE DATE 07/17/2024. FLOOD HAZARD ZONE X IS DEFINE AS "AREA OF MINIMAL FLOOD HAZARD".
6. LOCUS PARCEL CONTAINS 1.22 ACRES MORE OR LESS.
7. UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONTACT DIGSAFE (1-888-344-7233) FOR LOCATION OF ALL EXISTING UTILITIES.
8. THE WETLAND DELINEATIONS SHOWN WERE CONDUCTED IN JULY 2023 BY MAINELY SOILS LLC.

N/F
J.M.P. REALTY, LLC
19601/147
MAP 50, LOT 111D
53,239 S.F.
1.22 AC.

N/F
MISTER T, LLC
16488/814
MAP 50, LOT 111

N/F
CYNTHIA R. PETERSEN
19461/98
MAP 50, LOT 111C

N/F
KENT E. KILGORE
19300/788
MAP 50, LOT 62

N/F
PARSONS REALTY COMPANY
MAP 50, LOT 63C

N/F
KENNEBUNK SAVINGS BANK
7299/74
MAP 50, LOT 63E

N/F
THE OCEAN NATIONAL BANK OF KENNEBUNK
6260/309
MAP 50, LOT 111B

N/F
YORK PUBLIC LIBRARY ASSOCIATION
9957/147
MAP 50, LOT 111A

N/F
15 WOODBRIDGE ROAD REALTY, LLC
17163/582
MAP 50, LOT 110

N/F
MH PARSONS & SONS LUMBER
6099/98
MAP 50, LOT 106

EMERSON LANE
WOODBRIDGE RD
31 LONG SANDS ROAD
45 LONG SANDS ROAD
2 EMERSON LANE
10 WOODBRIDGE ROAD
11 WOODBRIDGE ROAD
15 WOODBRIDGE ROAD

APPROVAL OF THE PLANNING BOARD, YORK MAINE

CHAIR DATE

TAX MAP NO. 50 LOT NO. 0111D

PREPARED FOR:
PRELIMINARY
APPROVAL
NOT FOR
CONSTRUCTION
12/22/2025

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

NO.	REVISIONS	INT.	DATE
1			

RECORD OWNER:
RECOMPENSE VIELE
FAMILY TRUST
JOHN E. VIELE, TRUSTEE

OWNER ADDRESS:
25 MILLER ROAD
KITTERY POINT, ME 03905

SITE PLAN
MIXED-USE DEVELOPMENT
LAND OF VIELE FAMILY TRUST
7 WOODBRIDGE ROAD, YORK, YORK COUNTY, MAINE

PREPARED FOR:
JMP REALTY, LLC
CLIENT ADDRESS: 40 GODFREY COVE ROAD, YORK, ME 03909

1"=25'
0' 25'

DATE: 12/22/2025
DRAWN BY: NJR/LTE
CHECKED BY: GRA
APPROVED BY:

EXISTING CONDITIONS

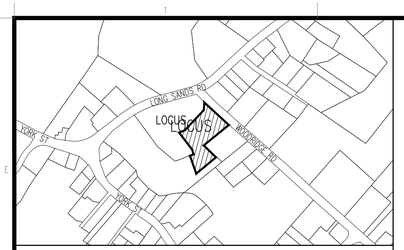
PROJECT NO: 2512000

EC1

SHEET: 1 OF 1

COORDINATE FILE: J:\AAA\(JOB NO)\CARLSON\SURVEYING\

CADD FILE: J:\aaa\2025\2512000\CARLSON\ENGR\DWG\2512000E.dwg



LOCATION PLAN
(NOT TO SCALE)

NOTES:

1. ASSESSOR'S INFORMATION:
   TOWN OF YORK ASSESSOR'S MAP 50 LOT 0111D
2. RECORD OWNER:
   JMP REALTY, LLC
   40 GODFREY COVE ROAD,
   YORK, ME 03909
3. DEED REFERENCE:
   Y.C.R.D. 19601/147
4. ZONING INFORMATION:
   YVC–1 ZONE W/ PUBLIC WATER AND SEWER
   LOT SIZE: 53,238 S.F.

MINIMUM FRONTAGE:	0'
SETBACKS:	
FRONT YARD:	N/A*
MAX FRONT YARD	15'
SIDE YARD:	6'
REAR YARD:	6'
MAXIMUM BUILDING HEIGHT:	35'
MAXIMUM LOT COVERAGE:	75%

5. THE PARCEL IS LOCATED IN FLOOD HAZARD ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF YORK, COMMUNITY PANEL NO 2303IC0669G, EFFECTIVE DATE 07/17/2024. FLOOD HAZARD ZONE X IS DEFINE AS "AREA OF MINIMAL FLOOD HAZARD".
6. LOCUS PARCEL CONTAINS 1.22 ACRES MORE OR LESS.
7. UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONTACT DIGSAFE (1–888–344–7233) FOR LOCATION OF ALL EXISTING UTILITIES.
8. THE WETLAND DELINEATIONS SHOWN WERE CONDUCTED IN JULY 2023 BY MAINELY SOILS LLC.

PROJECT NOTES:

1. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING TREES ON THE PROPERTY THAT HAVE A DIAMETER OF 24 INCHES AT BREAST HEIGHT NOR ANY LEDGE OUTCROPPINGS.
2. 1,990 SF OF WETLAND IMPACT IS PROPOSED TO ESTABLISH THE REQUIRED CONNECTION TO WOODBRIDGE ROAD. IMPACT IS DELINEATED ON PLAN, NO FURTHER WETLAND WILL BE IMPACTED.

LOT COVERAGE:

- SOILS: PER SCS SOIL MAP, SOILS ARE EITHER SOMEWHAT EXCESSIVELY DRAINED OR WELL DRAINED. BOTH CONDITIONS ARE CONSIDERED 100% CONTRIBUTORY TOWARD THE CALCULATION OF NET BUILDABLE SITE ACREAGE.
- LOT AREA: 53,238 SF
- WETLANDS ON SITE: 18,919 SF
- NET BUILDABLE SITE AREA: 34,339 SF
- TOTAL IMPERVIOUS ON SITE: 24,127 SF

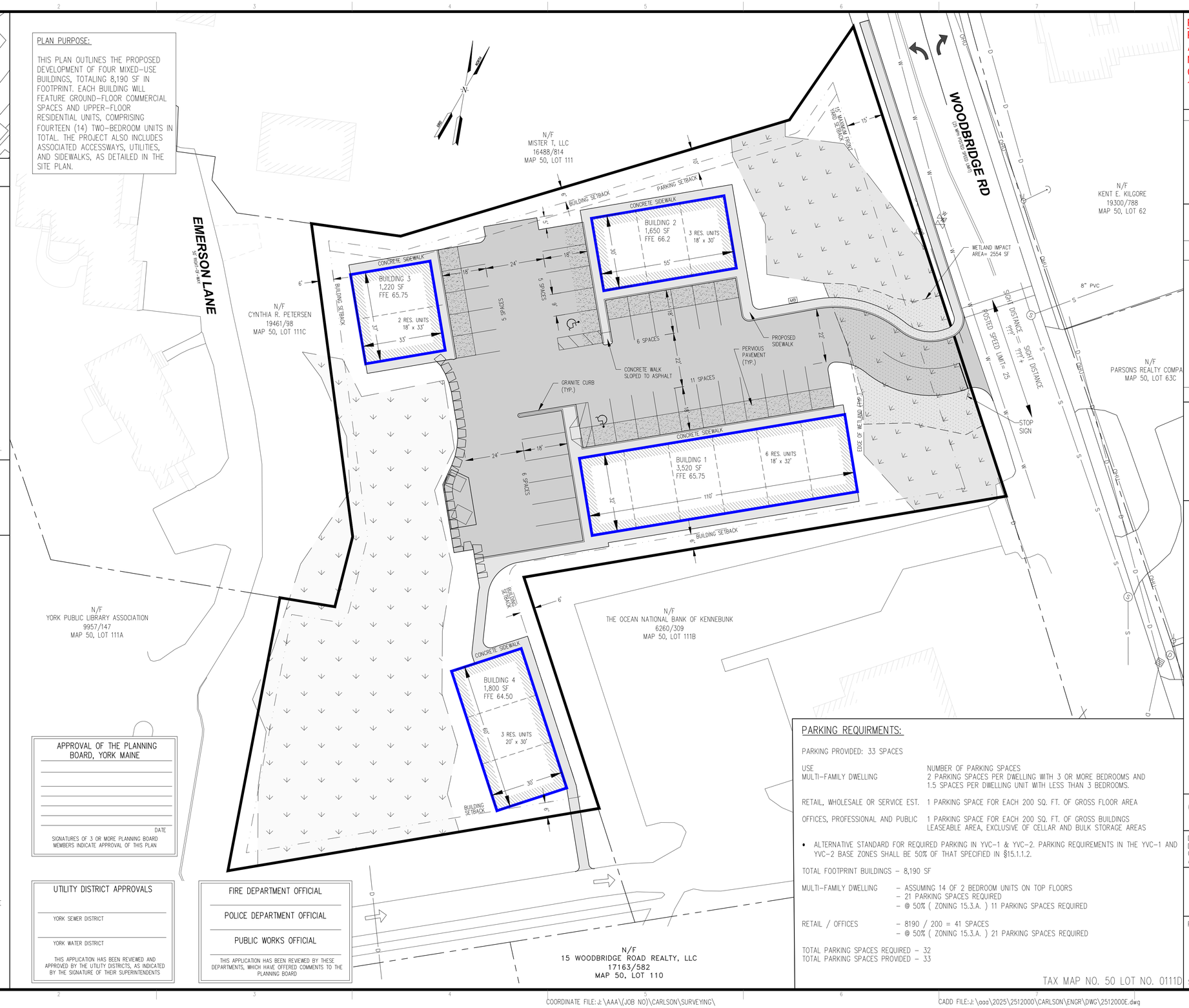
LOT COVERAGE: 70.26%

LEGEND:

6897/327	DEED VOLUME / PAGE NUMBER
N/F	NOW OR FORMERLY
REF.	REFERENCE
S.F.	SQUARE FEET
Y.C.R.D.	YORK COUNTY REGISTRY OF DEEDS
CONC.	CONCRETE
	UTILITY POLE
OHU	OVERHEAD WIRES
SMH	STORM WATER MANHOLE
	FOUND SURVEY MONUMENT
S	SEWER MANHOLE
P	SEWER PUMP STATION
	HYDRANT
	SIGN
WV	WATER GATE VALVE
+ 79.1'	SPOT ELEVATION
MB	MAILBOX
	GUY WIRE
	LOCUS BOUNDARY LINE
	APPROXIMATE ADJOINING BOUNDARY LINE
	WETLAND/VERNAL POOL SETBACK
	PERVIOUS ASPHALT
N163,432.84 FT. E:2,812,359.42 FT.	MAINE STATE PLANE COORDINATES
	WETLAND IMPACT
	WETLAND

PLAN PURPOSE:

THIS PLAN OUTLINES THE PROPOSED DEVELOPMENT OF FOUR MIXED–USE BUILDINGS, TOTALING 8,190 SF IN FOOTPRINT. EACH BUILDING WILL FEATURE GROUND–FLOOR COMMERCIAL SPACES AND UPPER–FLOOR RESIDENTIAL UNITS, COMPRISING FOURTEEN (14) TWO–BEDROOM UNITS IN TOTAL. THE PROJECT ALSO INCLUDES ASSOCIATED ACCESSWAYS, UTILITIES, AND SIDEWALKS, AS DETAILED IN THE SITE PLAN.



APPROVAL OF THE PLANNING BOARD, YORK MAINE

DATE

SIGNATURES OF 3 OR MORE PLANNING BOARD MEMBERS INDICATE APPROVAL OF THIS PLAN

UTILITY DISTRICT APPROVALS

YORK SEWER DISTRICT

YORK WATER DISTRICT

THIS APPLICATION HAS BEEN REVIEWED AND APPROVED BY THE UTILITY DISTRICTS, AS INDICATED BY THE SIGNATURE OF THEIR SUPERINTENDENTS

FIRE DEPARTMENT OFFICIAL

POLICE DEPARTMENT OFFICIAL

PUBLIC WORKS OFFICIAL

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

PARKING REQUIRMENTS:

PARKING PROVIDED: 33 SPACES

USE	NUMBER OF PARKING SPACES
MULTI–FAMILY DWELLING	2 PARKING SPACES PER DWELLING WITH 3 OR MORE BEDROOMS AND 1.5 SPACES PER DWELLING UNIT WITH LESS THAN 3 BEDROOMS.
RETAIL, WHOLESALE OR SERVICE EST.	1 PARKING SPACE FOR EACH 200 SQ. FT. OF GROSS FLOOR AREA
OFFICES, PROFESSIONAL AND PUBLIC	1 PARKING SPACE FOR EACH 200 SQ. FT. OF GROSS BUILDINGS LEASEABLE AREA, EXCLUSIVE OF CELLAR AND BULK STORAGE AREAS

- ALTERNATIVE STANDARD FOR REQUIRED PARKING IN YVC–1 & YVC–2. PARKING REQUIREMENTS IN THE YVC–1 AND YVC–2 BASE ZONES SHALL BE 50% OF THAT SPECIFIED IN §15.1.1.2.

TOTAL FOOTPRINT BUILDINGS – 8,190 SF

MULTI–FAMILY DWELLING
- ASSUMING 14 OF 2 BEDROOM UNITS ON TOP FLOORS
- 21 PARKING SPACES REQUIRED
- @ 50% (ZONING 15.3.A.) 11 PARKING SPACES REQUIRED

RETAIL / OFFICES
- 8190 / 200 = 41 SPACES
- @ 50% (ZONING 15.3.A.) 21 PARKING SPACES REQUIRED

TOTAL PARKING SPACES REQUIRED – 32
TOTAL PARKING SPACES PROVIDED – 33

TAX MAP NO. 50 LOT NO. 0111D

PREPARED FOR:
PRELIMINARY APPROVAL
NOT FOR CONSTRUCTION
12/22/2025

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

NO.	REVISIONS	INT.	DATE
1			

RECORD OWNER:
EVAN MCCOSKY WELE
FAMILY TRUST
JOHN E. WELE, TRUSTEE

OWNER ADDRESS:
25 MILLER ROAD
KITTERY POINT, ME 03905

SITE PLAN
MIXED-USE DEVELOPMENT
LAND OF VIELE FAMILY TRUST
7 WOODBRIDGE ROAD, YORK, YORK COUNTY, MAINE

PREPARED FOR:
JMP REALTY, LLC
40 GODFREY COVE ROAD, YORK, ME 03909

CLIENT ADDRESS:

1"=20'
0' 20'

DATE: 12/22/2025
DRAWN BY: LTE
CHECKED BY: GRA
APPROVED BY:

SITE PLAN

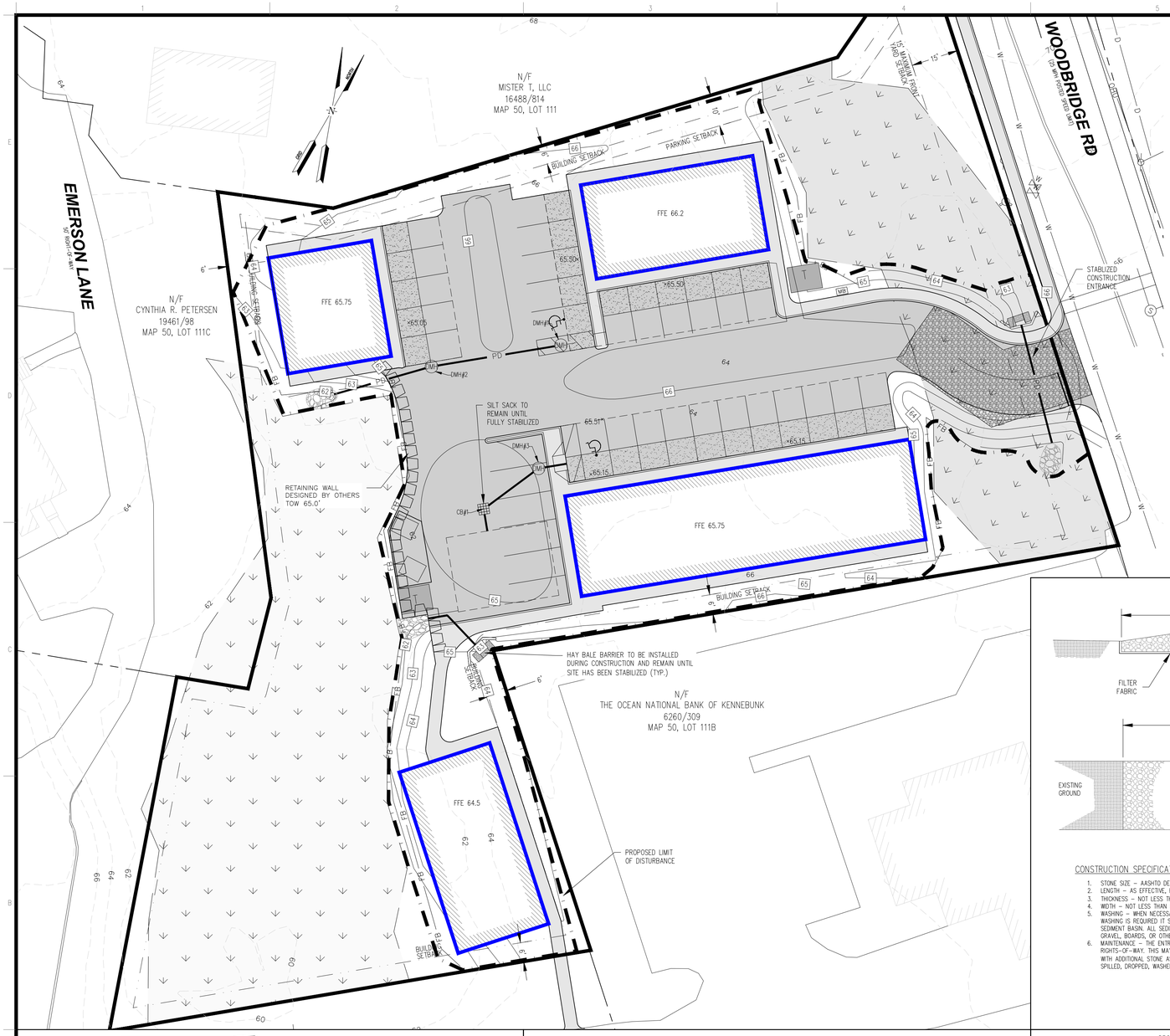
PROJECT NO: 2512000

L1

SHEET: 1 OF 8

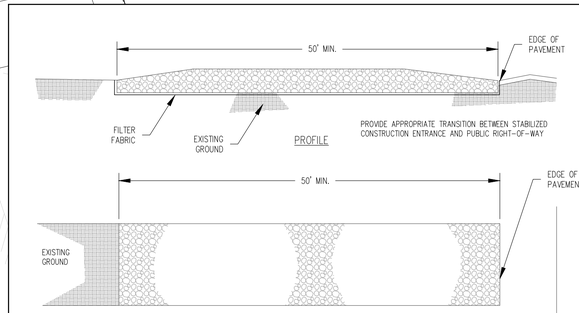
COORDINATE FILE: J: \AAA\(JOB NO)\CARLSON\SURVEYING\

CADD FILE: J: \aaa\2025\2512000\CARLSON\ENGR\DWG\2512000E.dwg



LEGEND:

- SEWER MANHOLE
- SEWER PUMP STATION
- HYDRANT
- SIGN
- WATER GATE VALVE
- SPOT ELEVATION
- MAILBOX
- GUY WIRE
- LOCUS BOUNDARY LINE
- APPROXIMATE ADJOINING BOUNDARY LINE
- WETLAND/VERNAL POOL SETBACK
- PERVIOUS ASPHALT
- MAINE STATE PLANE COORDINATES (N:163,432.84 FT. E:2,812,359.42 FT.)
- WETLAND IMPACT
- WETLAND
- EXISTING CONTOUR (LIDAR)
- PROPOSED CONTOUR
- PROPOSED PAVEMENT
- PROPOSED GRAVEL/RIPRAP
- PROPOSED BUFFER
- FILTER BERM
- RIPRAP OUTLET
- PROPOSED DRAINAGE CULVERT
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED SEWER FORCE MAIN
- HAY BALE SEDIMENT BARRIER
- UNDERGROUND ELECTRIC
- CATCH BASIN
- TRANSFORMER PAD
- UNDERGROUND GRAVEL STORAGE
- CONSTRUCTION ENTRANCE
- LIMIT OF DISTURBANCE

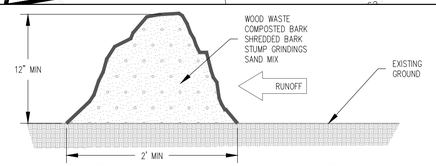


CONSTRUCTION SPECIFICATIONS

1. STONE SIZE – AASHTO DESIGNATION M43, SIZE NO 2 (2-1/2" TO 1-1/2"). USE CRUSHED STONE.
2. LENGTH – AS EFFECTIVE, BUT NOT LESS THAT 50 FEET.
3. THICKNESS – NOT LESS THAN EIGHT (8) INCHES.
4. WIDTH – NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WASHING – WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATER COURSE THROUGH USE OF SAND BAGS, GRAVEL BOARDS, OR OTHER APPROVED METHODS.
6. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED, ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

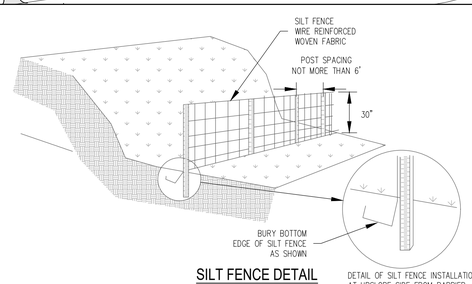


NOTES:

1. THIS BERM MAY BE USED IN PLACE OF FILTER FENCE WHERE APPLICABLE. THE MIXTURE OF THE BERM MATERIAL NEEDS TO BE A WELL-GRADE BLEND OF ORGANIC & MINERAL SUBSTANCE CONFORMING TO THE FOLLOWING STANDARDS:
   ORGANIC MATTER CONTENT: BETWEEN 80% AND 100%
   MOISTURE CONTENT: 30%-60%
   PH: BETWEEN 5.0 AND 8.0
   PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 5" SCREEN AND A MINIMUM OF 70% MAXIMUM OF 85% PASSING A 0.75" SCREEN. LARGE PORTION OF SILTS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE MIX
2. THE BERM SHALL BE PLACED ALONG A RELATIVELY LEVEL CONTOUR WHEREVER POSSIBLE. THE EXISTING SURFACE MUST BE SCOURED AND THE MIXTURE KEYED IN LIKE ANY OTHER SEDIMENT CONTROL MEASURE.

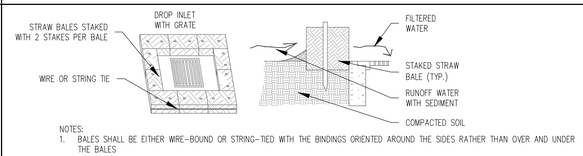
FILTER BERM DETAIL

NOT TO SCALE



SILT FENCE DETAIL

NOT TO SCALE



NOTES:

1. BALES SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES
2. BALES SHALL BE PLACED LENGTHWISE IN A SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.
3. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET THE WIDTH OF A BALE TO A MINIMUM DEPTH OF 4 INCHES. AFTER THE BALES ARE STAKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE BARRIER.
4. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.
5. LOOSE STRAW SHALL BE WEDGED BETWEEN BALES TO PREVENT WATER FROM ENTERING BETWEEN BALES.

CATCH BASIN HAY BALE BARRIER

NOT TO SCALE

EROSION AND SEDIMENT CONTROL PRACTICES:

1. NO SOIL SHALL BE DISTURBED DURING THE PERIOD OF MARCH 1 THROUGH APRIL 15, NOR DURING ANY OTHER PERIOD WHEN SOILS ARE SATURATED DUE TO RAIN OR SNOW MELT.
2. DISTURBED SOILS 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 OR EROSION CONTROL BLANKET, OR OTHER COMPARABLE MEASURES.
3. HAY OR STRAW MULCH SHALL BE APPLIED AT A RATE OF AT LEAST ONE (1) BALE PER 500 SQUARE FEET (1-2 TONS PER ACRE).
4. IF MULCH IS LIKELY TO BE REMOVED DUE TO TO STEEP SLOPES OR WIND, IT SHALL BE ANCHORED WITH NETTING, PEG OR TWINE, OR OTHER SUITABLE METHOD AND SHALL BE MAINTAINED UNTIL A CATCH OF VEGETATION IS ESTABLISHED OVER THE ENTIRE DISTURBED AREA.
5. IN ADDITION TO PLACEMENT OF RIPRAP, MULCH OR EROSION CONTROL BLANKETS, ADDITIONAL STEPS SHALL BE TAKEN WHERE NECESSARY IN ORDER 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, STAKED HAY BALES AND OTHER SEDIMENTATION CONTROL MEASURES, WHERE PLANNED FOR, SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF WORK, BUT SHALL ALSO BE INSTALLED WHEREVER NECESSARY DUE TO SEDIMENTATION.
6. MULCH OR OTHER TEMPORARY MEASURES SHALL BE MAINTAINED UNTIL THE SITE IS PERMANENTLY STABILIZED WITH VEGETATION OR OTHER PERMANENT CONTROL MEASURES AFTER WHICH TEMPORARY MEASURES WILL BE REMOVED.
7. PERMANENT RE-VEGETATION 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. RIRRAP, ROAD SURFACES, ETC.). THE VEGETATIVE COVER SHALL BE MAINTAINED.
8. DISPOSAL OF COLLECTED DEBRIS MUST BE IN CONFORMANCE WITH MAINE SOLID WASTE LAW, TITLE 38 MRSA SECTION 1301 ET. SEQ.
9. LIME AND FERTILIZER APPLICATION RATES SHALL NOT EXCEED THE FOLLOWING:

   GROUND LIMESTONE: 3 TONS/ACRE (130 LBS./1000 S.F.)
   FERTILIZER, 10-10-10 OR EQUIVALENT: 600 LBS./ACRE (14 LBS./1000 S.F.)

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 6" DEEP OVER AREAS TO BE RECLAIMED. THE FOLLOWING SEED MIXTURE SHALL BE USED:

LAWNS:

KENTUCKY BLUEGRASS	1.60 LBS./1000 S.F.
PERENNIAL RYE GRASS	0.40 LBS./1000 S.F.
TOTAL	2.00 LBS./1000 S.F.

APPLY LIME AND FERTILIZER AS SPECIFIED UNDER THE EROSION AND SEDIMENTATION CONTROL NOTES. WORK INTO THE TOP (4) INCHES OF SOIL PRIOR TO SEEDING. AFTER SEEDING, APPLY MULCH HAY AS SPECIFIED. ON FLAT AREAS AND NOT EXPOSED TO WIND, THE MULCH WILL BE ANCHORED BY WETTING 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 15 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.

NET VOLUME OF ALL MATERIALS IN CUTS AND FILLS:

CUT VOLUME: 550.3 C.F., 20.38 C.Y.
FILL VOLUME: 41,858.8 C.F., 1,550.33 C.Y.

AREA IN CUT : 2,233.7 S.F., 0.05 ACRES
AREA IN FILL: 28,960.8 S.F., 0.66 ACRES
AREA EXACTLY IN DAYLIGHT: 1,347.8 S.F., 0.03 ACRES
TOTAL INCLUSION AREA: 32,542.2 S.F., 0.75 ACRES

AVERAGE CUT DEPTH: 0.25 FEET
AVERAGE FILL DEPTH: 1.45 FEET
CUT TO FILL RATIO: 0.01
IMPORT VOLUME: 1,529.9 C.Y.

MAX CUT: 1.185 FEET
MAX FILL: 3.437 FEET

APPROVAL OF THE PLANNING BOARD, YORK MAINE

CHAIR DATE

TAX MAP NO. 50 LOT NO. 0111D

PREPARED FOR:
PRELIMINARY APPROVAL
NOT FOR CONSTRUCTION
12/22/2025

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NO.	REVISIONS	INT.	DATE
1			

RECORD OWNER:
FAMILY TRUST
JOHN E. WELE, TRUSTEE

OWNER ADDRESS:
25 MILLER ROAD
KITTERY POINT, ME 03905

SITE PLAN
MIXED-USE DEVELOPMENT
LAND OF VIELE FAMILY TRUST
7 WOODBRIDGE ROAD, YORK, YORK COUNTY, MAINE

PREPARED FOR:
JMP REALTY, LLC
40 GODFREY COVE ROAD, YORK, ME 03909

CLIENT ADDRESS:

1"=20'
0' 20'

DATE: 12/22/2025
DRAWN BY: LTE
CHECKED BY: GRA
APPROVED BY:

GRADING AND EROSION CONTROL

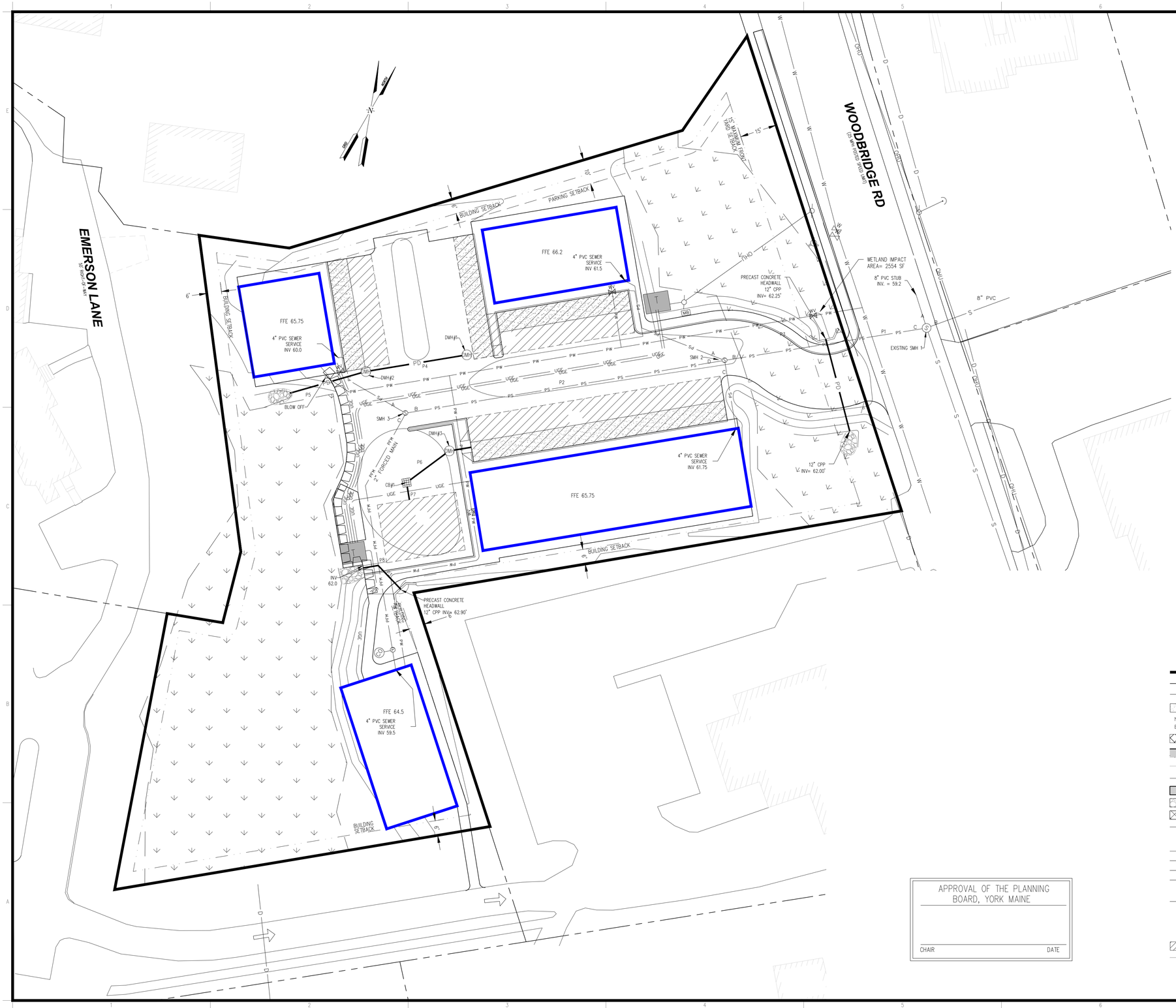
PROJECT NO: 2512000

L2

SHEET: 2 OF 8

COORDINATE FILE: J:\AAA\(JOB NO)\CARLSON\SURVEYING\

CADD FILE: J:\aaa\2025\2512000\CARLSON\ENGR\DWG\2512000E.dwg



SEWER STRUCTURE SCHEDULE

SMH 1
RIM 64.80
INV A 59.10
INV B 59.00
INV C 59.20

SMH 2
RIM 66.10
INV A 59.69
INV B 59.59
INV C 59.69
INV D 59.69

SMH 3
RIM 65.32
INV A 60.42
INV B 60.32
INV C 60.42

STORM DRAIN STRUCTURE SCHEDULE

NOTE:

	UPSTREAM STRUCTURE	RIM	INV. IN	INV. OUT	PIPE SIZE & MATERIAL	PIPE #
	DMH1 2X2 PRECAST	65.8	62.40		4" PVC	U.D. (B)
				62.40	12" CPP	P4
*	DMH2 2X2 PRECAST	55.25	62.17		4" PVC	U.D. (C)
			62.17		12" CPP	P4
				62.17	12" CPP	P5
	DMH3 2X2 PRECAST	65.25	62.54		4" PVC	U.D. (D)
				62.54	12" CPP	P6
*	CB#1 4' DIA		62.33		12" CPP	P6
				62.23	12" CPP	P7

*SNOUT DEBRIS HOODS TO BE FITTED TO OUTLETS OF CB#1 AND DMH2

PIPE SCHEDULE

PIPE #	INV. IN	INV. OUT	PIPE SIZE & MATERIAL	PIPE LENGTH	PIPE SLOPE
P1 – SWR	59.59	59.20	6" SDR-35	80'	.005'/'
P2 – SWR	60.32	59.69	6" SDR-35	129'	.005'/'
P3 – STM	62.25	62.0	12" CPP	42'	.006'/'
P4 – STM	62.40	62.17	12" CPP	46'	.005'/'
P5 – STM	62.17	62	12" CPP	31'	.006'/'
P6 – STM	62.54	62.33	8" CPP	20'	.011'/'
P7 – STM	62.23	62.10	8" CPP	7'	.019'/'
P8 – STM	62.10	62.00	8" CPP	7'	.019'/'

LEGEND:

- SEWER MANHOLE
- SEWER PUMP STATION
- HYDRANT
- SIGN
- WATER GATE VALVE
- SPOT ELEVATION
- MAILBOX
- GUY WIRE
- LOCUS BOUNDARY LINE
- APPROXIMATE ADJOINING BOUNDARY LINE
- WETLAND/VERNAL POOL SETBACK
- PERVIOUS ASPHALT
- N:163,432.84 FT. E:2,812,359.42 FT. — MAINE STATE PLANE COORDINATES
- WETLAND IMPACT
- WETLAND
- 100 — EXISTING CONTOUR (LIDAR)
- 100 — PROPOSED CONTOUR
- PROPOSED PAVEMENT
- PROPOSED GRAVEL/RIPRAP
- PROPOSED BUFFER
- FB — FILTER BERM
- RIPRAP OUTLET
- D — PROPOSED DRAINAGE CULVERT
- PW — PROPOSED WATER LINE
- PS — PROPOSED SEWER LINE
- PFM — PROPOSED SEWER FORCE MAIN
- HAY BALE SEDIMENT BARRIER
- UGE — UNDERGROUND ELECTRIC
- CATCH BASIN
- T — TRANSFORMER PAD
- UNDERGROUND GRAVEL STORAGE
- OHU — OVERHEAD WIRES

APPROVAL OF THE PLANNING BOARD, YORK MAINE

CHAIR DATE

TAX MAP NO. 50 LOT NO. 0111D

PREPARED FOR:
PRELIMINARY APPROVAL
NOT FOR CONSTRUCTION
12/22/2025

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Maine
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RECORD OWNER:
JMP REALTY, LLC

OWNER ADDRESS:
40 CODFREY COVE ROAD,
YORK, ME 03909

SITE PLAN
MIXED-USE DEVELOPMENT
LAND OF VIELE FAMILY TRUST
7 WOODBRIDGE ROAD, YORK, YORK COUNTY, MAINE

PREPARED FOR:
JMP REALTY, LLC
40 CODFREY COVE ROAD, YORK, ME 03909

CLIENT ADDRESS:

1"=20'
0' 20'

DATE: 12/22/2025
DRAWN BY: LTE
CHECKED BY: GRA
APPROVED BY:

UTILITY PLAN

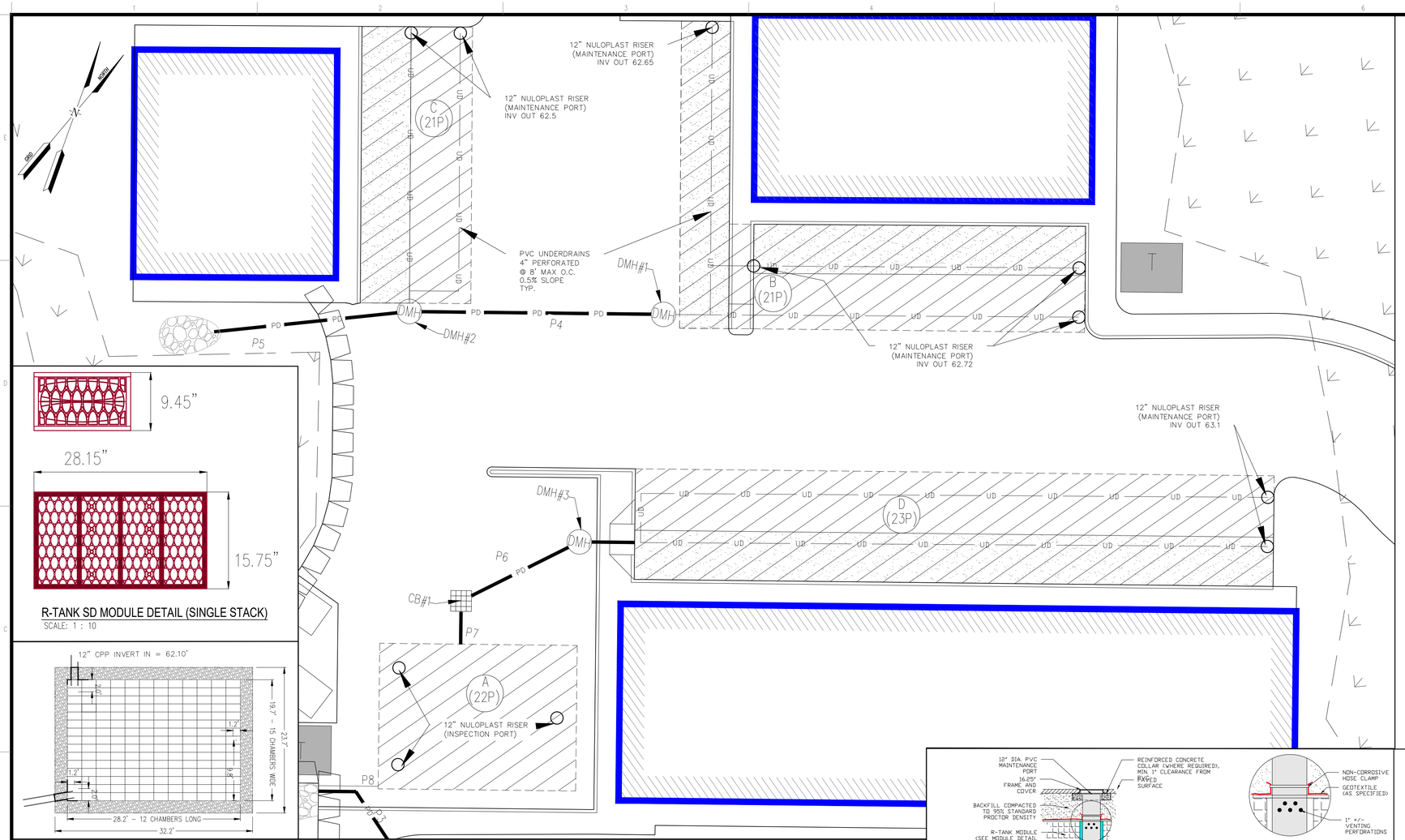
PROJECT NO: 2512000

L3

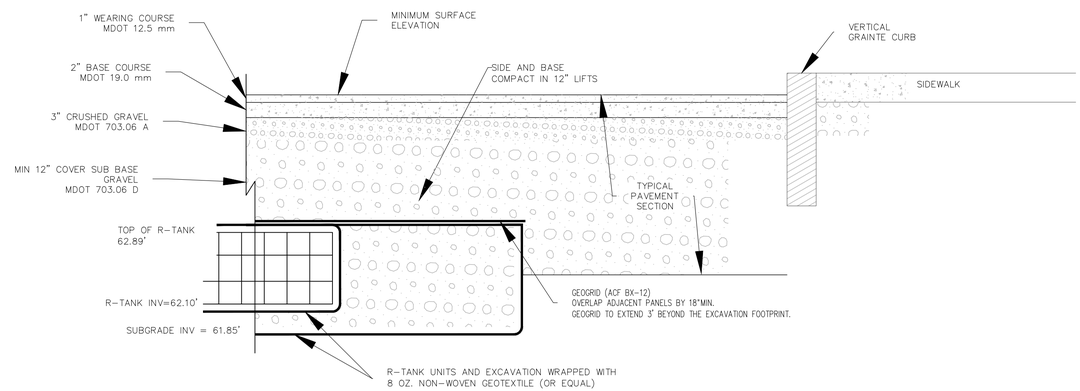
SHEET: 3 OF 8

COORDINATE FILE: J:\AAA\(JOB NO)\CARLSON\SURVEYING\

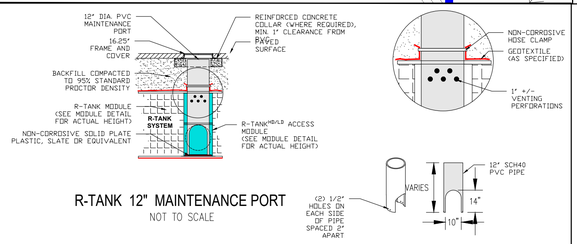
CADD FILE: J:\aaa\2025\2512000\CARLSON\ENGR\DWG\2512000E.dwg



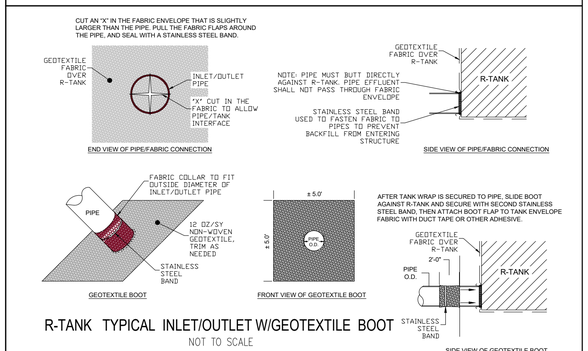
R-TANK SD MODULE DETAIL (SINGLE STACK)
SCALE: 1 : 10



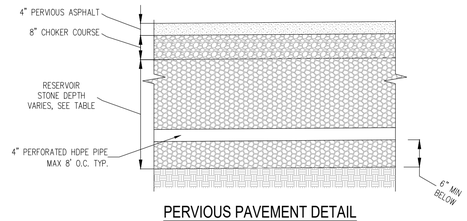
R-TANK SD UNDER PAVEMENT
NOT TO SCALE



R-TANK 12" MAINTENANCE PORT
NOT TO SCALE



R-TANK TYPICAL INLET/OUTLET W/GEOTEXTILE BOOT
NOT TO SCALE



PERVIOUS PAVEMENT DETAIL
NOT TO SCALE

FROM TABLE 2 OF PERVIOUS ASPHALT PAVEMENT AND INFILTRATION BEDS DESIGN SPECIFICATIONS – UNH STORMWATER CENTER (OCT 2014 – REVISED SEPT 2016)

US STANDARD SIEVE SIZE INCHES/MM	PERCENT PASSING (%) CHOKER COURSE (AASHTO NO. 57)	RESERVOIR COURSE (AASHTO NO. 3)	RESERVOIR COURSE ALTERNATE* (AASHTO NO. 5)
6/150	–	–	
2½/63	–	100	–
2/50	–	90–100	–
1½/37.5	100	35–70	100
1/25	95–100	0–15	90–100
¾/19	–	–	20–55
½/12.5	25–60	0–5	0–10
⅜/9.5	–	–	0–5
#4/4.75	0–10	–	
#8/2.36	0–5	–	
#200/0.075			
% COMPACTION ASTM D698 / AASHTO T99	95	95	95

* ALTERNATE GRADATIONS (e.g. AASHTO NO. 5) MAY BE ACCEPTED UPON ENGINEERS APPROVAL.
** PREFERABLY LESS THAN 4% FINES

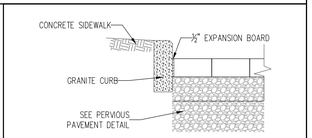
PERVIOUS ASPHALT SECTION DETAILS

AREA	BOTTOM STONE AT COLLECTOR	MIN. STONE THICKNESS	UNDER DRAIN	PIPE INVERT (LOWEST POINT)	BOTTOM OF CHOKER COURSE	SHOW @ OUTLET	SHOW/RESERVOIR SEPARATION
A–22P	61.60	29"	4" PVC	62.01	64.00		
B–21P	61.70	28"	4" PVC	62.41	64.00		
C–21P	61.70	28"	4" PVC	62.14	64.00		
D–23P	61.89	29"	4" PVC	62.39	64.21		

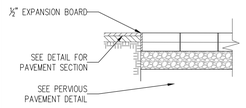
PERVIOUS PAVEMENT MAINTENANCE NOTES:

VACUUM SWEEPING: AREAS OF PERVIOUS ASPHALT SHALL BE CLEANED USING A VACUUM SWEEPER 2–4 TIMES ANNUALLY. POWER WASHING MAY BE NECESSARY TO DISLODGE TRAPPED PARTICLES.

SURFACE CONDITION MAINTENANCE: AREAS OF PERVIOUS ASPHALT SHALL NOT BE SEALED OR REPAVED WITH IMPERMEABLE MATERIALS. PERVIOUS ASPHALT SHALL BE INSPECTED ANNUALLY FOR PAVEMENT DETERIORATION OR SPALLING.



POROUS PAVING CURB DETAIL
NOT TO SCALE



POROUS PAVING TRANSITION DETAIL
NOT TO SCALE

APPROVAL OF THE PLANNING BOARD, YORK MAINE

CHAIR DATE

TAX MAP NO. 50 LOT NO. 0111D

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NO.	REVISIONS	INT.	DATE
1			

RECORD OWNER:
ROBERT J. VIELE
FAMILY TRUST
JOHN E. WELL, TRUSTEE

OWNER ADDRESS:
25 MILLER ROAD
KITTERY POINT, ME 03905

SITE PLAN
MIXED-USE DEVELOPMENT
LAND OF VIELE FAMILY TRUST
7 WOODBRIDGE ROAD, YORK, YORK COUNTY, MAINE

PREPARED FOR:
JMP REALTY, LLC
40 GODFREY COVE ROAD, YORK, ME 03909

CLIENT ADDRESS:

AS NOTED
0' 1"

DATE: 12/22/2025
DRAWN BY: LTE
CHECKED BY: GRA
APPROVED BY:

SUBSURFACE
DRAIN LAYOUT

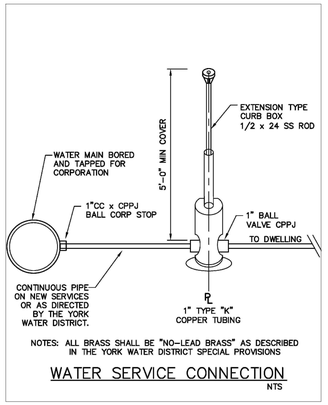
PROJECT NO: 2512000

L4

SHEET: 4 OF 8

COORDINATE FILE: J: \AAA\(JOB NO)\CARLSON\SURVEYING\

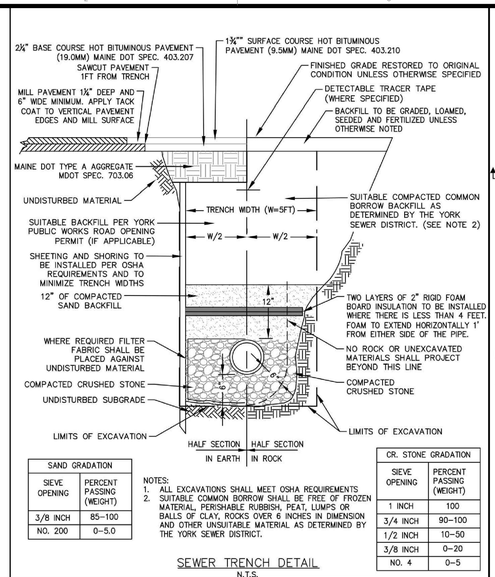
CADD FILE: J: \aaa\2025\2512000\CARLSON\ENGR\DWG\2512000E.dwg



NOTES: ALL BRASS SHALL BE "NO-LEAD BRASS" AS DESCRIBED IN THE YORK WATER DISTRICT SPECIAL PROVISIONS

WATER SERVICE CONNECTION

NTS



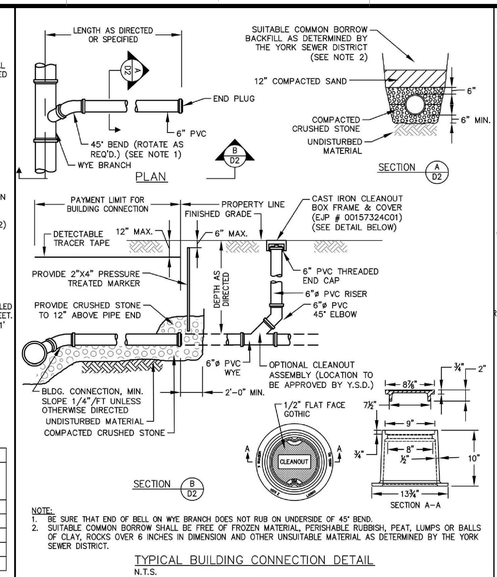
SAND GRADATION	
SIEVE OPENING	PERCENT PASSING (WEIGHT)
3/8 INCH	85–100
NO. 200	0–5.0

CR. STONE GRADATION	
SIEVE OPENING	PERCENT PASSING (WEIGHT)
1 INCH	100
3/4 INCH	90–100
1/2 INCH	10–50
3/8 INCH	0–20
NO. 4	0–5

NOTES:
1. ALL EXCAVATIONS SHALL MEET OSHA REQUIREMENTS
2. SUITABLE COMMON BORROW SHALL BE FREE OF FROZEN MATERIAL, PERISHABLE RUBBISH, PEAT, LUMPS OR BALLS OF CLAY, ROCKS OVER 6 INCHES IN DIMENSION AND OTHER UNSUITABLE MATERIAL AS DETERMINED BY THE YORK SEWER DISTRICT.

SEWER TRENCH DETAIL

N.T.S.

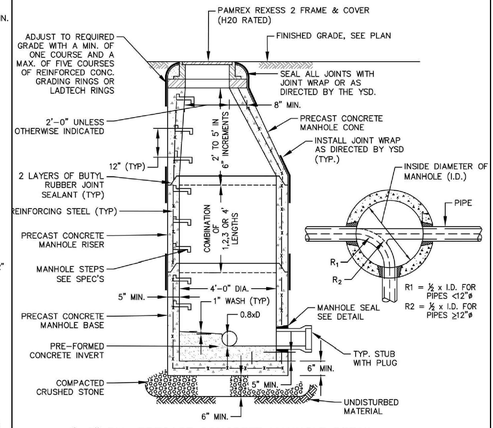


NOTE:
1. BE SURE THAT END OF BELL ON WYE BRANCH DOES NOT RUB ON UNDERSIDE OF 45° BEND.
2. SUITABLE COMMON BORROW SHALL BE FREE OF FROZEN MATERIAL, PERISHABLE RUBBISH, PEAT, LUMPS OR BALLS OF CLAY, ROCKS OVER 6 INCHES IN DIMENSION AND OTHER UNSUITABLE MATERIAL AS DETERMINED BY THE YORK SEWER DISTRICT.

TYPICAL BUILDING CONNECTION DETAIL

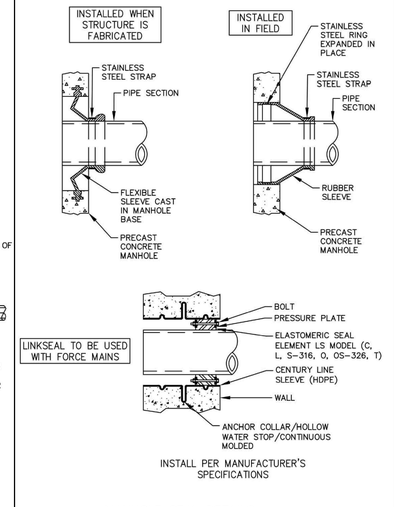
N.T.S.

NOTES:
1. THE EXTERIOR SURFACE OF ALL PRECAST MANHOLE BASES, WALLS AND CONES SHALL BE GIVEN AT LEAST TWO SHOP COATS OF BITUMINOUS DAMP PROOFING. MANHOLES SHALL BE DAMP PROOFED WITH A COAL TAR BASE BITUMINOUS COATING. THE COAL TAR SHALL BE BITUMASTIC 50 AS MANUFACTURED BY KOPPERS CO., TAR JET BLACK XX 32–B–50 AS MANUFACTURED BY PENNSBURY COATING CORP., BRIGGS BITUMINOUS COMPOSITION CO. OR APPROVED EQUAL.
2. ALL HOLES USED FOR HANDLING THE PRE–CAST SECTIONS SHALL BE THOROUGHLY PLUGGED WITH MASTERSEAL 590 (WATERPLUG) OR APPROVED EQUAL.



4'–0" DIA. PRECAST CONCRETE MANHOLE DETAIL

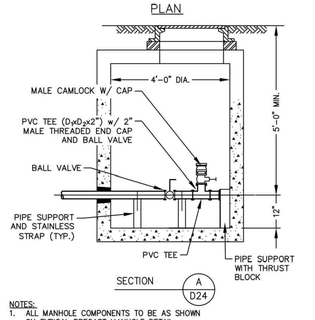
N.T.S.



INSTALL PER MANUFACTURER'S SPECIFICATIONS

MANHOLE SEAL DETAILS

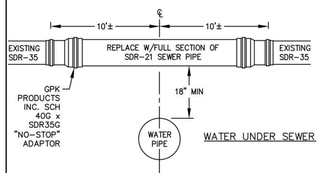
N.T.S.



NOTES:
1. ALL MANHOLE COMPONENTS TO BE AS SHOWN ON TYPICAL PRECAST MANHOLE DETAIL.
2. PROVIDE ADAPTING FITTINGS AS REQUIRED.

PRESSURE SEWER TERMINAL\FLUSHING CONNECTION

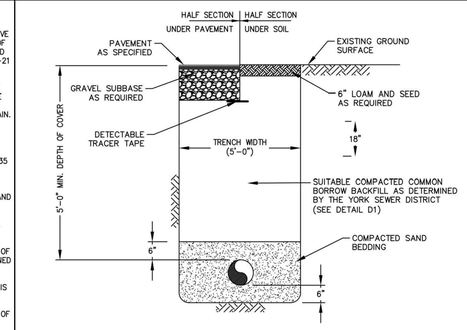
N.T.S.



SEWER/WATER CROSSING DETAIL

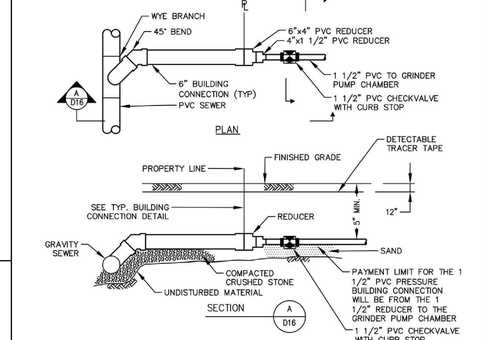
N.T.S.

NOTES:
1. ANYTIME A SEWER LINE IS ABOVE A WATER MAIN, THE SECTION OF SEWER PIPE MUST BE REPLACED WITH A FULL SECTION OF SDR–21 WATER QUALITY PIPE.
2. FULL SECTION OF SDR–21 PIPE SHALL BE CENTERED UPON THE CROSSING TO MAXIMIZE JOINT DISTANCE FROM THE WATER MAIN.
3. GPK PRODUCTS, INC. SCH40 x SDR–35 "NO STOP" ADAPTORS (OR APPROVED EQUIVALENT) MUST BE USED FOR ALL SDR–35 TO SDR–21 CONNECTIONS. CONNECTIONS OF SDR–21 TO OTHER TYPES OF SEWER PIPE SHALL USE SOLID COUPLINGS AND BE APPROVED BY THE YORK WATER DISTRICT. NO FLEXIBLE COUPLINGS WILL BE PERMITTED.
4. IF THE SEWER CROSSES UNDER AN EXISTING WATER MAIN, 18" OF SEPARATION MUST BE MAINTAINED FROM THE TOP OF THE SEWER PIPE TO THE BOTTOM OF THE EXISTING WATER MAIN. IF THIS IS NOT FEASIBLE, THE CROSSING MUST BE INSTALLED IN ACCORDANCE WITH THE STATE OF MAINE DRINKING WATER PROGRAM'S REQUIREMENTS UTILIZING SDR–21 WATER QUALITY PIPE.
5. ALL ALTERATIONS OF SEWER LINES MUST BE INSPECTED BY YORK SEWER DISTRICT PRIOR TO BACKFILLING.



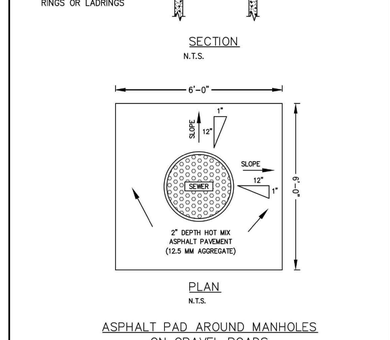
PRESSURE SEWER TRENCH DETAIL
(PRESSURE SEWER, PRESSURE SERVICE)

N.T.S.



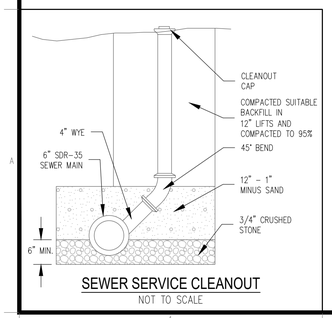
(PREFERRED OPTION)
PVC PRESSURE TO GRAVITY SEWER DETAIL

N.T.S.



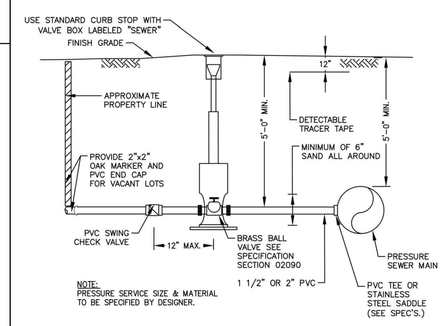
ASPHALT PAD AROUND MANHOLES ON GRAVEL ROADS

N.T.S.



SEWER SERVICE CLEANOUT

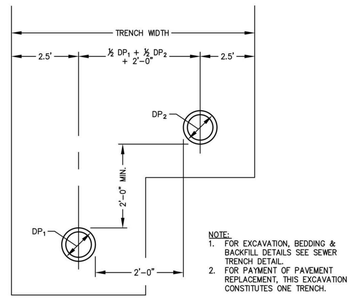
NOT TO SCALE



NOTE:
PRESSURE SERVICE SIZE & MATERIAL TO BE SPECIFIED BY DESIGNER.

TYPICAL PRESSURE BUILDING CONNECTION DETAIL

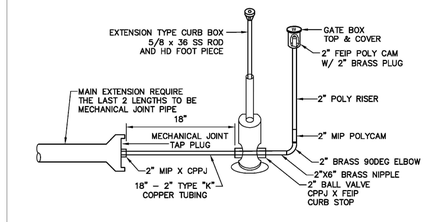
N.T.S.



NOTE:
1. FOR EXCAVATION, BEDDING & BACKFILL DETAILS SEE SEWER TRENCH DETAIL.
2. FOR PAYMENT OF PAVEMENT REPLACEMENT, THIS EXCAVATION CONSTITUTES ONE TRENCH.

SEWER AND FORCE MAIN IN SAME TRENCH EXCAVATION

N.T.S.



NOTES: ALL BRASS SHALL BE "NO–LEAD BRASS" AS DESCRIBED IN THE YORK WATER DISTRICT SPECIAL PROVISIONS

MANUAL BLOWOFF ASSEMBLY

NTS

APPROVAL OF THE PLANNING BOARD, YORK MAINE

CHAIR DATE

TAX MAP NO. 50 LOT NO. 0111D

PREPARED FOR:
PRELIMINARY APPROVAL
NOT FOR CONSTRUCTION
12/22/2025

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

NO.	REVISIONS	INT.	DATE
1			

RECORD OWNER:
JMP REALTY TRUST
JOHN E. WELE, TRUSTEE

OWNER ADDRESS:
25 MILLER ROAD
KITTERY POINT, ME 03905

SITE PLAN
MIXED-USE DEVELOPMENT
LAND OF VIELE FAMILY TRUST
7 WOODBRIDGE ROAD, YORK, YORK COUNTY, MAINE

CLIENT ADDRESS:
PREPARED FOR:
JMP REALTY, LLC
40 GODFREY COVE ROAD, YORK, ME 03909

AS NOTED
0' 1"

DATE: 12/22/2025
DRAWN BY: LTE
CHECKED BY: GRA
APPROVED BY:

WATER / SEWER DETAILS

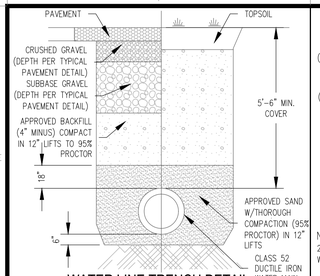
PROJECT NO: 2512000

L5

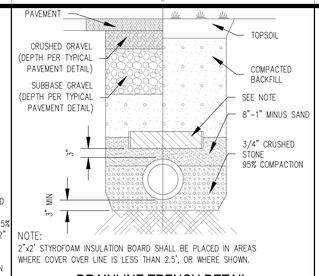
SHEET: 5 OF 8

COORDINATE FILE: J:\AAA\(JOB NO)\CARLSON\SURVEYING\

CADD FILE: J:\aaa\2025\2512000\CARLSON\ENGR\DWG\2512000E.dwg



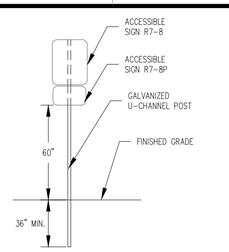
WATER LINE TRENCH DETAIL
NOT TO SCALE



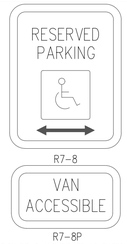
NOTE:
2"x2" STYROFOAM INSULATION BOARD SHALL BE PLACED IN AREAS WHERE COVER OVER LINE IS LESS THAN 2.5', OR WHERE SHOWN.

DRAINLINE TRENCH DETAIL
NOT TO SCALE

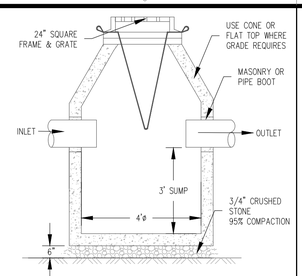
NOTES:
1. ALL SIGNAGE SHALL BE TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND MDOT STANDARDS.
2. SIGN, HARDWARE, AND INSTALLATION TO CONFORM TO MDOT STANDARD SPECIFICATIONS, SECTION 719 – SIGNING MATERIAL.
3. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS/ CATALOGUE CUTS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ERECTING SIGNS.



ACCESSIBLE VAN SIGN & SIGN POST
NOT TO SCALE

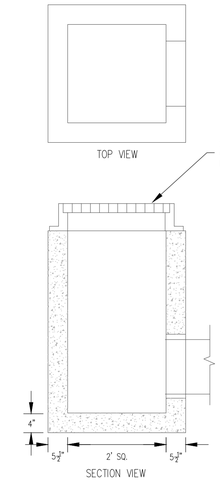


SIGN R7-8 AND R7-8P AS SHOWN IN THE MUTCD. INSTALLATION WILL BE IN ACCORDANCE WITH THE MUTCD AND MDOT STANDARD SPECIFICATIONS SECTION 719 – SIGNING MATERIAL.



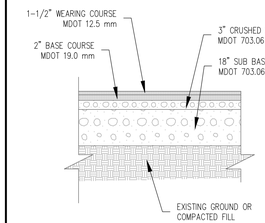
NOTE:
SILT SACK TO BE INSTALLED TO COLLECT SEDIMENT FROM CATCH BASIN. ROUTINE INSPECTION WILL BE REQUIRED TO REMOVE SEDIMENT. TO BE REMOVED ONCE SITE IS STABILIZED.

CATCH BASIN W/ SILT SACK
NOT TO SCALE

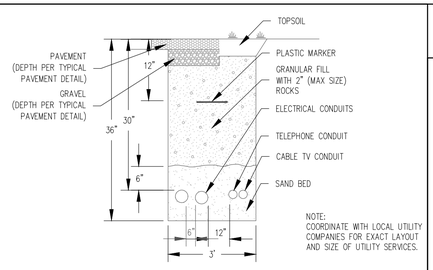


NOTES
1. CONCRETE 4,000 PSI AFTER 28 DAYS
2. REINFORCING; H-20 LOADING, 4X4/4X4 W.W.M.

FIELD INLET DETAIL
NOT TO SCALE

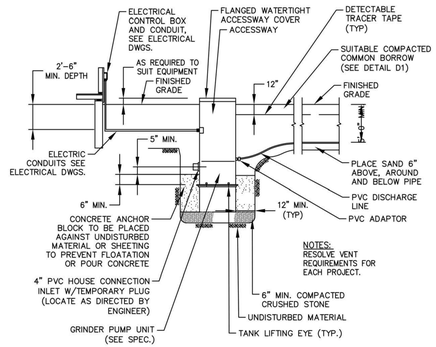


PAVED PARKING/DRIVEWAY SECTION
NOT TO SCALE

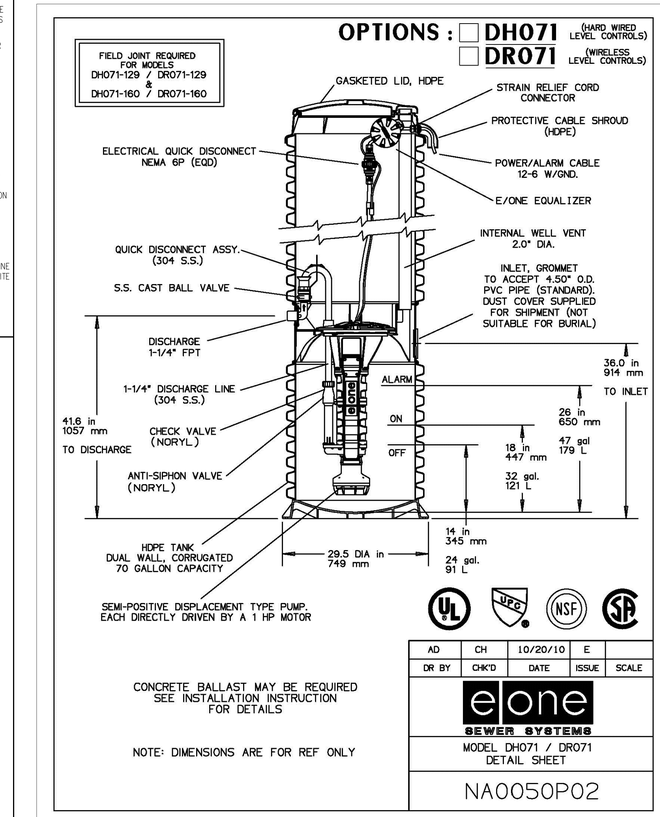


NOTE:
COORDINATE WITH LOCAL UTILITY COMPANIES FOR EXACT LAYOUT AND SIZE OF UTILITY SERVICES.

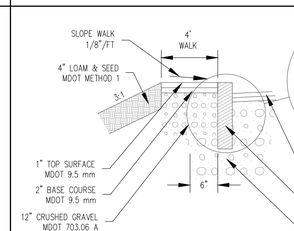
ELECTRIC & TELEPHONE TRENCH DETAIL
NOT TO SCALE



TYPICAL GRINDER PUMP INSTALLATION
N.T.S.

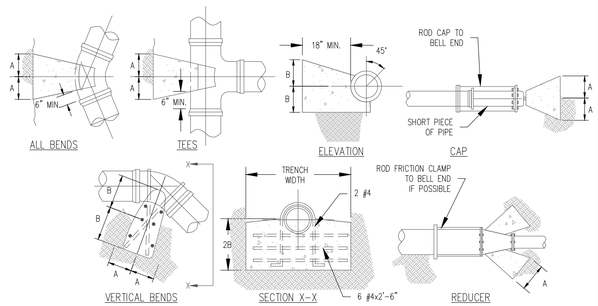


PUMP STATION DETAIL
NOT TO SCALE



VERTICAL GRANITE CURB WITH SIDEWALK DETAIL
NOT TO SCALE

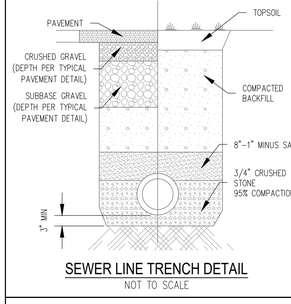
MUTCD R1-1
NOT TO SCALE



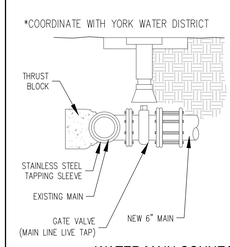
PIPE SIZE	90° BEND		45° BEND		22-1/2° BEND		11-1/4° BEND		TEE		VERTICAL BEND (DOWN)		PLUG		REDUCER	
	A	B	A	B	A	B	A	B	A	B	A	B	A	B	A	B
4"	15"	12"	12"	9"	9"	6"	6"	6"	12"	12"	12"	12"	12"	12"	12"	12"
6"	15"	12"	12"	9"	9"	6"	6"	6"	12"	12"	12"	12"	12"	12"	12"	12"
8"	20"	15"	14"	12"	9"	9"	9"	6"	18"	12"	18"	12"	14"	14"	18"	12"
10"	21"	21"	18"	15"	15"	9"	9"	9"	20"	18"	20"	18"	16"	16"	20"	18"
12"	27"	24"	23"	15"	15"	12"	12"	9"	25"	18"	25"	18"	18"	18"	25"	18"
16"	37"	30"	30"	21"	21"	15"	13"	12"	32"	24"	32"	24"	22"	22"	32"	24"

NOTES:
1. THRUST BLOCK SIZES SHOWN ARE BASED ON A SOIL BEARING CAPACITY OF 2000 PSF AND TEST PRESSURES OF 180 PSI.
2. ALL BENDS, TEES, WYES, HYRANTS AND DEAD ENDS SHALL BE BRACED WITH CONCRETE THRUST BLOCKS.
3. RODDING MAY BE REQUIRED.

THRUST BLOCK DETAIL
NOT TO SCALE

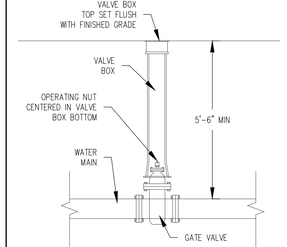


SEWER LINE TRENCH DETAIL
NOT TO SCALE

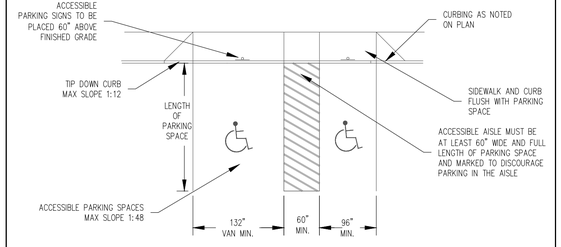


NOTES:
1. ALL MATERIAL SHALL CONFORM TO WATER DISTRICT SPECIFICATIONS.
2. A DOUBLE CHECK VALVE MUST BE INSTALLED ON THE SPRINKLER SYSTEM. ASSEMBLIES MUST MEET ALL YORK WATER DISTRICT AND MAINE PUBLIC UTILITIES COMMISSION STANDARDS AND REGULATIONS, AND MUST BE INSTALLED TO THE SATISFACTION OF THE WATER DISTRICT.
3. ALL NEW OR DEWATERED LINES LARGER THAN 2"ø MUST BE TESTED AND DISINFECTED IN ACCORDANCE WITH AWWA C600, AWWA C651 AND ALL YORK WATER DISTRICT STANDARDS TO THE SATISFACTION OF THE DISTRICT.
4. SPRINKLER SERVICE TO BE FLUSHED AND TESTED TO NFPA STANDARDS.

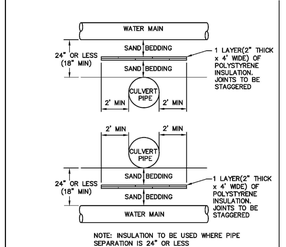
WATER MAIN CONNECTION DETAIL & NOTES (SPRINKLER SYSTEM)
NOT TO SCALE



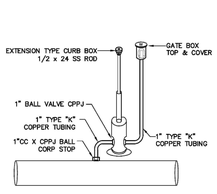
GATE VALVE DETAIL
NOT TO SCALE



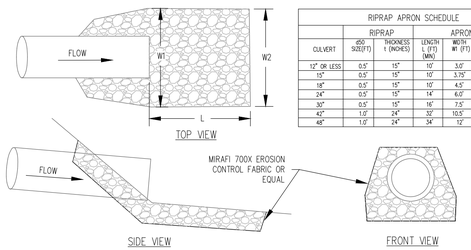
ACCESSIBILE VAN & CAR PARKING DETAIL
NOT TO SCALE



CULVERT CROSSING DETAIL
NOT TO SCALE



1" AIR RELEASE
NOT TO SCALE



RIPRAP APRON SCHEDULE					
	RIPRAP		APRON		
CULVERT	d50 SIZE(FT)	THICKNESS t (INCHES)	LENGTH L (FT) (MIN)	WIDTH W1 (FT)	WIDTH W2 (FT)
12" OR LESS	0.5'	15"	10'	3.0'	12'
15"	0.5'	15"	10'	3.75'	12'
18"	0.5'	15"	10'	4.5'	12'
24"	0.5'	15"	14'	6.0'	16'
30"	0.5'	15"	16'	7.5'	19'
42"	1.0'	24"	32'	10.5'	36'
48"	1.0'	24"	34'	12'	38'

RIPRAP APRON PIPE OUTLET DETAIL
NOT TO SCALE

APPROVAL OF THE PLANNING BOARD, YORK MAINE

CHAIR DATE

TAX MAP NO. 50 LOT NO. 0111D

PREPARED FOR:
PRELIMINARY APPROVAL
NOT FOR CONSTRUCTION
12/22/2025

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

NO.	REVISIONS	DATE	INT.
1			

RECORD OWNER:
CHAMPLAIN VIELE FAMILY TRUST
JOHN E. VIELE, TRUSTEE

OWNER ADDRESS:
25 MILLER ROAD
KITTERY POINT, ME 03905

SITE PLAN
MIXED-USE DEVELOPMENT
LAND OF VIELE FAMILY TRUST
7 WOODBRIDGE ROAD, YORK, YORK COUNTY, MAINE

PREPARED FOR:
JMP REALTY, LLC
CLIENT ADDRESS: 40 GODFREY COVE ROAD, YORK, ME 03909

AS NOTED
0' 1"

DATE: 12/22/2025
DRAWN BY: LTE
CHECKED BY: CRA
APPROVED BY:

CONSTRUCTION DETAILS

PROJECT NO: 2512000

L6

SHEET: 6 OF 8

COORDINATE FILE: J:\AAA\(JOB NO)\CARLSON\SURVEYING\

CADD FILE: J:\aaa\2025\2512000\CARLSON\ENGR\DWG\2512000E.dwg

YORK PLAN NOTES

1. APPLICATION ACCEPTANCE. THE PLAN WAS INITIALLY ACCEPTED FOR REVIEW BY THE PLANNING BOARD ON 5/23/24. THE REGULATIONS IN EFFECT AS OF THIS DATE SHALL APPLY.

2. ZONING. A PORTION OF THE PROPERTY IS LOCATED IN THE BUSINESS 2 (BUS-2) ZONE. THE REMAINING PORTION OF THE PROPERTY IS LOCATED IN THE 250 LIMITED RESIDENTIAL SHORELAND OVERLAY ZONE.

3. USE. THE EXISTING AND PROPOSED USE OF THE PROPERTY IS A COMMERCIAL USE MOTEL/HOTEL.

4. SUPPLEMENTAL PLANS. SEE THIS SHEET FOR THE LIST OF PROJECT DRAWINGS:

5. WAIVERS. NONE

6. AMENDMENTS. ANY AMENDMENT OF THIS PLAN SHALL REQUIRE PRIOR APPROVAL OF THE PLANNING BOARD. EXCEPT AS NOTED UNDER "FIELD CHANGES" AMENDMENTS REQUIRE FORMAL APPLICATION TO THE BOARD, PER §5.6 OF THE TOWN'S SITE AND SUBDIVISION REGULATIONS.

7. 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 PLANNING BOARD. 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 BOARD SHALL CONSIDER THE FIELD CHANGE DURING "FIELD CHANGES" 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.

8. 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.

9. TOPSOIL. NO TOPSOIL SHALL BE REMOVED FROM THIS SITE.

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

11. FLOOD-PRONE LOTS. ON LOTS WHOLLY OR PARTIALLY WITHIN A SPECIAL FLOOD HAZARD AREA, ALL STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ARTICLE VI OF YORK'S FLOODPLAIN MANAGEMENT ORDINANCE. ALL SUCH REQUIREMENTS SHALL BE INCLUDED IN ANY DEED, LEASE, PURCHASE AND SALE AGREEMENT, OR DOCUMENT TRANSFERRING OR EXPRESSING AN INTENT TO TRANSFER ANY INTEREST IN REAL ESTATE OR STRUCTURE, INCLUDING BUT NOT LIMITED TO A TIME-SHARE INTEREST. THE CONDITIONS SHALL CLEARLY ARTICULATE THAT THE TOWN MAY ENFORCE ANY VIOLATION OF THE CONSTRUCTION REQUIREMENT AND THAT FACT SHALL ALSO BE INCLUDED IN THE DEED OR ANY OTHER DOCUMENT PREVIOUSLY DESCRIBED. THE CONSTRUCTION REQUIREMENT SHALL ALSO BE CLEARLY STATED ON ANY MAP, PLAT, OR PLAN TO BE SIGNED BY THE PLANNING BOARD AS PART OF THE APPROVAL PROCESS. (FOR SUBDIVISIONS ONLY, INSERT THE FOLLOWING AS THE SECOND SENTENCE: "FURTHER, ALL PRINCIPAL STRUCTURES IN THE DEVELOPMENT SHALL BE CONSTRUCTED WITH THEIR LOWEST FLOOR, INCLUDING THE BASEMENT, AT LEAST 2 FEET ABOVE THE 100-YEAR FLOOD ELEVATION.")

12. EXPIRATION OF APPROVAL. PER SITE PLAN & SUBDIVISION REGULATION §5.5.5, 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.

13. PERFORMANCE GUARANTEE. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THE DEVELOPER SHALL PROVIDE THE TOWN OF YORK A PERFORMANCE GUARANTEE.

14. PRE-CONSTRUCTION MEETING. NO CONSTRUCTION SHALL COMMENCE UNTIL A PRE-CONSTRUCTION MEETING IS HELD BETWEEN TOWN STAFF, THE TOWN'S INSPECTION ENGINEER, 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
   - HAVE PAID THE PERFORMANCE GUARANTEE AND OR AN INSPECTION FEE.
   - HAVE PAID ANY OUTSTANDING FEES INCURRED DURING THE REVIEW PROCESS

17. 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. WHEN LOT LINES ARE TO BE CHANGED OR NEW LOTS CREATED 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.

18. 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.

19. OCCUPANCY PERMITS. THE APPLICANT SHALL BE REQUIRED TO PROVIDE TO THE CEO AND PLANNING BOARD A CERTIFICATION OF COMPLETION FROM EACH STATE-LICENSED DESIGN PROFESSIONAL (PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT) WHO CERTIFIED ANY DESIGN-COMPONENT OF THIS PLAN SET (IDENTIFY EACH HERE IN THE FINAL VERSION OF THE PLAN NOTE). (ANOTHER EQUALLY-QUALIFIED LICENSED PROFESSIONAL MAY PROVIDE THE CERTIFICATION IF SO AUTHORIZED BY THE PLANNING BOARD.) THE CERTIFICATION SHALL BE A REPORT THAT STATES WHETHER OR NOT THE PROJECT HAS BEEN BUILT IN FULL COMPLIANCE WITH THE APPROVED PLANS, AND IDENTIFIES ANY AREAS WHERE THE ACTUAL CONSTRUCTION DEVIATES FROM THE APPROVED PLANS. EACH DESIGN PROFESSIONAL SHALL ATTEST ONLY TO THOSE ASPECTS OF THE PLAN FOR WHICH THEY ARE RESPONSIBLE FOR THE DESIGN (FOR EXAMPLE, THE PROFESSIONAL ENGINEER ATTESTS ONLY TO ENGINEERING-RELATED ISSUES, THE ARCHITECT ATTESTS ONLY TO ARCHITECTURAL ISSUES, AND SO FORTH). THIS CERTIFICATION SHALL BE CERTIFIED BY STAMP AND SIGNATURE OF THE PROFESSIONAL. AS THE TOWN IS RELYING ON THE STATE LICENSED PROFESSIONALS TO SELF-POLICE THEIR PROJECTS, ANY MIS-REPRESENTATION IN A CERTIFICATION SHALL BE REPORTED BY THE PLANNING BOARD TO THE RELEVANT STATE LICENSING BOARD.

20. FINAL OCCUPANCY PERMIT. IN ORDER FOR A FINAL OCCUPANCY PERMIT TO BE ISSUED, THE CERTIFICATION OF COMPLETION MUST INDICATE EACH DESIGN PROFESSIONAL'S EVALUATION THAT THE PROJECT HAS BEEN COMPLETED IN FULL COMPLIANCE WITH THE APPROVED PLANS, AND THE CEO AND/OR TOWN'S INSPECTION ENGINEER MUST CONCUR.

21. NON-COMPLIANT PROJECTS. IN THE EVENT THERE ARE DIFFERENCES IN THE COMPLETED PROJECT AND THE APPROVED PLANS, THE CERTIFICATION OF COMPLETION SHALL INDICATE EACH POINT OF DIFFERENCE. IN THIS EVENT, THE PLANNING BOARD SHALL EVALUATE THE SIGNIFICANCE OF THE DIFFERENCE, AND IF THE CHANGES ARE ACCEPTABLE TO THE BOARD, MAY PROVIDE WRITTEN AUTHORIZATION TO THE CEO TO ISSUE A FINAL OCCUPANCY PERMIT. IF THE CHANGES ARE NOT ACCEPTABLE TO THE BOARD, THE BOARD SHALL DECIDE HOW TO RESOLVE THE MATTER.

22. TEMPORARY OCCUPANCY PERMIT. IN THE EVENT THE APPLICANT SEEKS TO OBTAIN A TEMPORARY OCCUPANCY PERMIT PRIOR TO COMPLETION OF ALL WORK, EACH DESIGN PROFESSIONAL MAY SUBMIT AN INTERIM CERTIFICATION OF COMPLETION WHICH EVALUATES COMPLIANCE OF WORK COMPLETED TO DATE, IDENTIFIES WORK REMAINING, AND ADDRESSES MEANS OF ENSURING TIMELY COMPLETION. THE CEO MAY ISSUE A TEMPORARY OCCUPANCY PERMIT ONLY WHEN ALL WORK TO DATE HAS BEEN CERTIFIED AS FULLY COMPLIANT, AND REMAINING INCOMPLETE WORK WILL NOT ADVERSELY AFFECT PUBLIC HEALTH OR SAFETY. THE TEMPORARY OCCUPANCY PERMIT SHALL BE ISSUED FOR A PERIOD NOT EXCEEDING 6 MONTHS. THE CEO SHALL NOT GRANT ANY EXTENSIONS OR ISSUE SUCH PERMITS FOR LONGER DURATION WITHOUT EXPRESS AUTHORIZATION OF THE PLANNING BOARD.

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

24. MAINTENANCE OF STORMWATER FACILITIES: IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, OR DRAINAGE EASEMENT HOLDER IF APPLICABLE, TO INSPECT AND MAINTAIN ALL STORMWATER MANAGEMENT FACILITIES ON THE PROPERTY.

25. COMPLIANCE REQUIREMENTS FOR STORMWATER MANAGEMENT. ANY PERSON OR PROJECT SUBJECT TO THE POST CONSTRUCTION STORMWATER MANAGEMENT ORDINANCE SHALL COMPLY WITH ALL APPLICABLE SECTIONS WITHIN SAID ORDINANCE

26. PRECONSTRUCTION AND POST CONSTRUCTION PHOTOGRAPH REQUIREMENTS IN THE SHORELAND ZONE. PER STATE LAW PRIOR TO CONSTRUCTION ACTIVITY WITHIN A DEFINED SHORELAND ZONE APPLICANTS SHALL PROVIDE PHOTOGRAPHS OF THE SHORELINE VEGETATION AND DEVELOPMENT SITE WITHIN THE SHORELAND ZONE. THE APPLICANT SHALL ALSO PROVIDE POST CONSTRUCTION PHOTOGRAPHS OF THE SHORELINE VEGETATION AND DEVELOPMENT SITE WITHIN THE SHORELAND ZONE. ALL PHOTOS SHALL BE PROVIDED TO THE CODE ENFORCEMENT OFFICER PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT.

NOTES UNIQUE TO SITE PLANS

27. REPLACEMENT OF PLANTINGS. REQUIRED PLANTINGS THAT DIE SHALL BE REPLACED WITHIN ONE GROWING SEASON.

28. HOURS OF OPERATION. HOURS OF OPERATION MUST BE IN COMPLIANCE WITH THE TOWN NOISE ORDINANCE.

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

30. AS-BUILT PLAN. AN AS-BUILT PLAN SHOWING THE FOOTPRINT OF THE BUILDINGS, PAVED SURFACES AND THE LOCATIONS OF ALL UTILITIES ON THE PROPERTY SHALL BE PROVIDED TO THE CEO PRIOR TO THE ISSUANCE OF THE OCCUPANCY PERMIT. THE AS-BUILT PLAN SHALL BE SUBMITTED IN PAPER FORM, AND IN A DIGITAL FORMAT THAT CAN BE CONVERTED TO THE TOWN'S GIS SOFTWARE.

YORK FIRE DEPARTMENT NOTES

FIRE DEPARTMENT PROJECT SAFETY REQUIREMENTS

1. ALL FIRE DEPT NOTES CONTAINED ON THIS MEMO MUST APPEAR ON ANY/ALL MYLAR SET DRAWINGS RELATING TO THIS PROJECT BEFORE APPROVAL SIGNATURE(S) WILL BE GRANTED. BE SURE TO INCLUDE THESE REQUIREMENTS/NOTES WHEN FIRE ALARM SYSTEM AND SPRINKLER CONTRACTORS ARE SELECTED SO THESE REQUIREMENTS ARE TRANSMITTED TO THE ACTUAL CONTRACTORS SELECTED TO PROVIDE THE FIRE PROTECTIVE SYSTEMS ON SITE.

2. PROPOSED NEW BUILDING OR RENOVATIONS TO EXISTING BUILDINGS MUST HAVE ADDRESSABLE SMOKE DETECTION EQUIPMENT HARD WIRED TO A CENTRAL ALARM PANEL CONTAINED WITHIN BUILDING. NOUN NAMED ZONES MUST BE CLEARLY ANNOTATED ON ALARM PANEL DISPLAYS. HEAT DETECTORS WITH APPROPRIATE RATE OF RISE TEMPERATURE SPECIFICATIONS MUST BE INSTALLED IN CONCEALED ATTIC SPACES. CAT 30 KEY CODE IS REQUIRED FOR ALL PULL STATIONS AND FIRE ALARM PANEL(S). CARBON MONOXIDE DETECTORS MUST BE PROVIDED IN EACH LIVING UNIT.

3. NFPA 13 -SPRINKLER SYSTEMS MUST BE PROVIDED IN ALL BUILDINGS WITH ZONES FOR FLOW AND TAMPER ON ALARM PANEL NOTED ABOVE. SPRINKLER DESIGN MUST BE SUBMITTED TO AND APPROVED BY THE MAINE STATE FIRE MARSHAL'S OFFICE. NOTE THAT IT IS PREFERRED THAT A FIRE HYDRANT BE PROVIDED & LOCATED WITHIN 50 FEET OF THE SPRINKLER CONNECTION. ADDITIONAL HYDRANTS MAY BE REQUIRED DEPENDING ON BUILDING SIZE. ALL HYDRANTS SHALL HAVE A MINIMUM 1000 GPM REQUIRED FLOW RATE.

4. FINAL LOCATION OF KNOX BOXES TO BE APPROVED BY THE YORK FIRE DEPARTMENT.

5. REASONABLE FIRE APPARATUS ACCESS MUST BE PROVIDED AROUND ENTIRE BUILDING.

6. PROVIDE CONSTRUCTION DETAILS ON BUILDING DESIGN WHEN AVAILABLE

7. ANY BUILDING CONTAINING LIVING SPACES, OFFICES OR OCCUPIED UNITS OF ANY TYPE ON TWO FLOORS OR MORE SHALL HAVE FIRE DEPARTMENT STANDPIPES FOR EACH FLOOR PROVIDED FOR FIREFIGHTING PURPOSES PER NFPA 14 REQUIREMENTS. ALL FLOORS MUST BE PROVIDED WITH STANDPIPES IN THE STAIRWELLS WITH 2 ½ FIRE HOSE CONNECTIONS WITH 1 ½ NPSH ADAPTERS FOR FIREFIGHTING.

8. THE MAINE STATE FIRE MARSHAL'S OFFICE MUST REVIEW/APPROVE THE BUILDING PLANS AND BUILDING CONSTRUCTION DETAILS.

9. ELEVATOR(S), IF PROVIDED, SHALL BE SIZED TO ACCOMMODATE THE CONVENIENT LOADING AND TRANSPORT OF AN AMBULANCE GURNEY.

10. ADDRESS NUMBERING MUST BE PROVIDED ON STREET FACING ELEVATION(S) OF BUILDING(S) WITH A MINIMUM OF 4 INCH LETTERS TO ALLOW RESPONDERS A CLEAR INDICATION OF STREET NUMBERING FOR ALL NEWLY CONSTRUCTED BUILDING(S).

11. THE FIRE CHIEF AND/OR FIRE INSPECTOR OF THE YFD RESERVES THE RIGHT TO AMEND OR ADD FIRE SAFETY REQUIREMENTS IF APPROPRIATE.

12. COMMON ATTIC SPACES MAY REQUIRE ONE HOUR RATED FIRE SEPARATIONS DEPENDING ON BUILDING DESIGN AND CUBIC FOOTAGE CALCULATIONS.

13. A CERTIFICATE OF OCCUPANCY WILL BE GRANTED ONLY WHEN THE ABOVE NOTED FIRE SAFETY REQUIREMENTS ARE PROVIDED AND TESTED SATISFACTORILY ON SITE

APPROVAL OF THE PLANNING BOARD, YORK MAINE

DATE

SIGNATURES OF 3 OR MORE PLANNING BOARD MEMBERS INDICATE APPROVAL OF THIS PLAN

UTILITY DISTRICT APPROVALS

YORK SEWER DISTRICT

YORK WATER DISTRICT

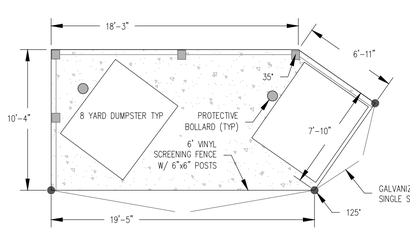
THIS APPLICATION HAS BEEN REVIEWED AND APPROVED BY THE UTILITY DISTRICTS, AS INDICATED BY THE SIGNATURE OF THEIR SUPERINTENDENTS

FIRE DEPARTMENT OFFICIAL

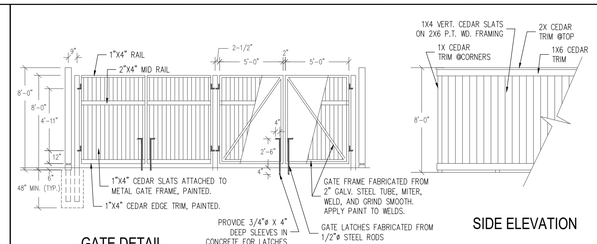
POLICE DEPARTMENT OFFICIAL

PUBLIC WORKS OFFICIAL

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

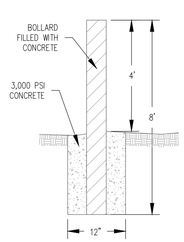


DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE



NOTE:
PAINT ALL TRIM AND WOOD FRAMING TO MATCH BUILDING, REFER TO APPROVED ARCHITECTURAL PLANS.

SCREENED DUMPSTER ENCLOSURE FENCING
NOT TO SCALE



BOLLARD DETAIL
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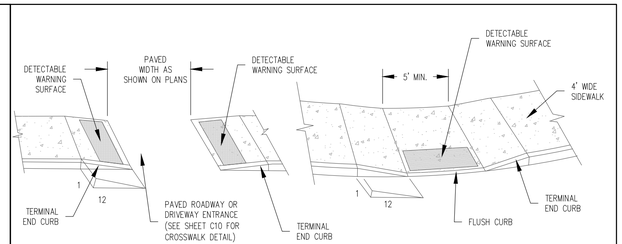

NOTE:
ALL SIDEWALK AREAS TO HAVE DETECTABLE WARNING SURFACES TO BE INSTALLED TO MEET ADA REQUIREMENTS

TYPICAL SIDEWALK RAMP
NOT TO SCALE

PREPARED FOR:
PRELIMINARY APPROVAL
NOT FOR CONSTRUCTION
12/22/2025

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

NO.	REVISIONS	INT.	DATE
1			

RECORD OWNER:
FAMILY TRUST
JOHN E. VIELE, TRUSTEE

OWNER ADDRESS:
25 MILLER ROAD
KITTERY POINT, ME 03905

SITE PLAN
MIXED-USE DEVELOPMENT
LAND OF VIELE FAMILY TRUST
7 WOODBRIDGE ROAD, YORK, YORK COUNTY, MAINE

PREPARED FOR:
JMP REALTY, LLC
CLIENT ADDRESS: 40 GODFREY COVE ROAD, YORK, ME 03909

AS NOTED
0" 1"

DATE: 12/22/2025
DRAWN BY: LTE
CHECKED BY: GRA
APPROVED BY:

CONSTRUCTION DETAILS

PROJECT NO: 2512000

L7

SHEET: 7 OF 8

TAX MAP NO. 50 LOT NO. 0111D

COORDINATE FILE: J:\AAA\(JOB NO)\CARLSON\SURVEYING\

CADD FILE: J:\aaa\2025\2512000\CARLSON\ENGR\DWG\2512000E.dwg

MAINTENANCE PROCEDURES

THE FOLLOWING PROCEDURES WILL BE FOLLOWED FOR INITIAL AND LONG TERM MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES AT THIS SITE. NOTE: FOR THE PURPOSES OF THESE PROCEDURES, A SIGNIFICANT STORM IS ANY STORM THAT RESULTS IN 1/2" OF RUNOFF IN A 24 HOUR PERIOD. A MAJOR STORM IS ANY STORM THAT RESULTS IN 2" OF RUNOFF IN A 24 HOUR PERIOD. INSPECTION OF ALL EROSION CONTROL MEASURES WILL BE PERFORMED ON A WEEKLY BASIS AND AFTER SIGNIFICANT STORMS.

MAINTENANCE LOG

THE RESPONSIBLE PARTY SHALL ESTABLISH A MAINTENANCE LOG/PLAN FOR USE IN RECORDING MAINTENANCE ACTIVITIES. AS A MINIMUM, THE LOG SHALL INCLUDE THE DATE(S) OF ACTIVITIES, WHO PERFORMED THE DUTIES, WHAT WAS DONE (I.E. LOOKED AT DETENTION BERMS, CLEANED DROP INLETS, ETC.), THE RESULTS OF THE ACTIVITY (I.E. ALL STRUCTURES WERE IN GOOD SHAPE, OR, POND #10 NEEDS TO BE REPAIRED). IF ANY ITEM NEEDS TO BE REPAIRED, A FOLLOW-UP ENTRY SHALL SHOW THE DATE THAT REPAIRS WERE COMPLETED.

LAND GRADING AND SLOPE STABILIZATION (INITIAL)

ALL SLOPES SHOULD BE CHECKED PERIODICALLY TO SEE THAT VEGETATION IS IN GOOD CONDITION. ANY RILLS OR DAMAGE FROM EROSION AND ANIMAL BURROWING SHOULD BE REPAIRED IMMEDIATELY TO AVOID FURTHER DAMAGE. IF SEEPS DEVELOP ON THE SLOPES, THE AREA SHOULD BE EVALUATED TO DETERMINE IF THE SEEP WILL CAUSE AN UNSTABLE CONDITION. SUBSURFACE DRAINS OR GRAVEL MULCHING MAY BE REQUIRED TO SOLVE SEEP PROBLEMS. DIVERSIONS, BERMS, AND WATERWAYS IN THE LAND GRADING AREA SHOULD BE CHECKED TO SEE THAT THEY ARE FUNCTIONING PROPERLY. PROBLEMS FOUND DURING THE INSPECTIONS SHOULD BE REPAIRED. AREAS REQUIRING RE-VEGETATION SHOULD BE REPAIRED. SLOPES AND ASSOCIATED PRACTICES UTILIZING VEGETATION SHOULD BE LIMED AND FERTILIZED AS NECESSARY TO KEEP THE VEGETATION HEALTHY. ENCROACHMENT OF UNDESIRABLE VEGETATION SUCH AS WEEDS AND WOODY GROWTH THAT IS NOT PLANNED SHOULD BE CONTROLLED TO AVOID PROBLEMS OF BANK STABILITY IN THE FUTURE.

OUTLET PROTECTION

OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM. IF THE RIPRAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT SHOULD BE REPAIRED. THE CHANNEL IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. THE DOWNSTREAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT THAT COULD CHANGE FLOW PATTERNS AND/OR TAILWATER DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT TO AVOID ADDITIONAL DAMAGE TO THE OUTLET PROTECTION APRON.

ROCK RIPRAP (INITIAL & LONG TERM)

ROCK RIPRAP SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM. IF THE RIPRAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY BEFORE FURTHER DAMAGE CAN TAKE PLACE. WOODY VEGETATION SHOULD BE REMOVED FROM THE ROCK RIPRAP ANNUALLY BECAUSE TREE ROOTS WILL EVENTUALLY DISLODGE THE ROCK RIPRAP. IF THE RIPRAP IS ON A CHANNEL BANK, THE STREAM SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT BARS THAT MAY CHANGE FLOW PATTERNS WHICH COULD DAMAGE OR DISPLACE THE RIPRAP. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO THE RIPRAP.

STORM DRAIN INLET PROTECTION

ALL STRUCTURES SHALL BE INSPECTED AFTER MAJOR RAIN EVENTS AND REPAIRED AS NEEDED.

SEDIMENT SHALL BE REMOVED AND THE STORMDRAIN SEDIMENT BARRIER RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.

STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

ALL CATCHBASINS AND STORMDRAIN INLETS SHALL BE CLEANED AT THE END OF CONSTRUCTION AND AFTER THE SITE HAS BEEN FULLY STABILIZED.

STRAW OR HAY BALE BARRIER, SILT FENCE AND FILTER BERM

HAY BALE BARRIERS, SILT FENCES AND FILTER BERMS SHALL BE INSPECTED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. THEY SHALL BE REPAIRED IF THERE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OF THE EDGES OF THE BARRIER, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, SEDIMENT BARRIERS SHALL BE REPLACED WITH A TEMPORARY CHECK DAM.

SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THE DEPOSITS REACH APPROXIMATELY ONE-HALF OF THE HEIGHT OF THE BARRIER.

FILTER BERMS SHOULD BE RESHAPED AS NEEDED.

SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHOULD BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

TEMPORARY CHECK DAMS

REGULAR INSPECTIONS MUST BE MADE TO ENSURE THAT THE CENTER OF THE CHECK DAM IS LOWER THAT THE EDGES. EROSION CAUSED BY HIGH FLOWS AROUND THE EDGES OF THE CHECK DAM MUST BE CORRECTED. IF EVIDENCE OF SILTATION IN THE WATER IS APPARENT DOWNSTREAM OF THE CHECK DAM, THE CHECK DAM MUST BE INSPECTED AND ADJUSTED.

CHECK DAMS MUST BE CHECKED FOR SEDIMENT ACCUMULATION AFTER EACH SIGNIFICANT RAINFALL. SEDIMENT MUST BE REMOVED WHEN IT REACHES ONE HALF THE ORIGINAL HEIGHT OF BEFORE.

IF POSSIBLE, LEAVE THE CHECK DAM IN PLACE PERMANENTLY. ANOTHER OPTION IS TO SPREAD STONE OR HAY ALONG THE DITCH INVERT TO PROVIDE ADDITIONAL PROTECTION. IN TEMPORARY DITCHES AND SWALES, CHECK DAMS MUST BE REMOVED WHEN A PERMANENT LINING HAS BEEN ESTABLISHED. IF A CHECK DAM MUST BE REMOVED FROM A GRASS LINED DITCH, WAIT UNTIL THE GRASS HAS MATURED TO PROTECT THE DITCH OR SWALE. THE AREA BENEATH THE CHECK DAM MUST BE SEEDED AND MULCHED AFTER THEY ARE REMOVED.

STABILIZED CONSTRUCTION ENTRANCE (ANTI-TRACKING PAD)

THE EXIT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. WHEN THE CONTROL PAD BECOMES INEFFECTIVE, THE STONE SHALL BE REMOVED ALONG WITH THE COLLECTED SOIL MATERIAL AND REDISTRIBUTED ON SITE IN A STABLE MANNER. THE ENTRANCE SHOULD THEN BE RECONSTRUCTED. THE CONTRACTOR SHALL SWEEP OR WASH PAVEMENT AT EXITS, WHICH HAVE EXPERIENCED MUD-TRACKING ONTO THE PAVEMENT OR TRAVELED WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH AGGREGATE, WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES OR WATERWAYS.

CULVERTS

UNDERGROUND CULVERTS MUST BE MAINTAINED BY KEEPING INLETS, TRASH GUARDS, AND COLLECTION BOXES AND STRUCTURES CLEAN AND FREE OF MATERIALS THAT CAN REDUCE THE FLOW. ALL LEAKS SHALL BE REPAIRED TO ENSURE PROPER FUNCTIONING OF THE CULVERT. ANIMAL GUARDS MUST BE INSPECTED AND MAINTAINED IN PROPER WORKING ORDER.

TIMELY MAINTENANCE IS IMPORTANT TO KEEP THE VEGETATION IN THE SWALE IN GOOD CONDITION. MOWING SHOULD BE DONE FREQUENTLY ENOUGH TO KEEP THE VEGETATION IN VIGOROUS CONDITION AND TO CONTROL ENCROACHMENT OF WEEDS AND WOODY VEGETATION, HOWEVER IT SHOULD NOT BE MOWED TOO CLOSELY SO AS TO REDUCE THE FILTERING EFFECT. FERTILIZE ON AN "AS NEEDED" BASIS TO KEEP THE GRASS HEALTHY. OVER FERTILIZATION CAN RESULT IN THE SWALE BECOMING A SOURCE OF POLLUTION.

THE SWALE SHOULD BE INSPECTED PERIODICALLY AND AFTER EVERY MAJOR STORM TO DETERMINE THE CONDITION OF THE SWALE. RILLS AND DAMAGED AREAS SHOULD BE PROMPTLY REPAIRED AND RE-VEGETATED AS NECESSARY TO PREVENT FURTHER DETERIORATION.

PROJECT MAINTENANCE ITEMS:

THE DEVICES THAT WILL REQUIRE MAINTENANCE FOR THIS PROJECT ARE:
OUTLET PROTECTION, ROCK RIPRAP, STABILIZED CONSTRUCTION ENTRANCE, OIL/WATER SEPARATOR, AND PERVIOUS PAVERS.

OVERWINTER CONSTRUCTION

THE WINTER CONSTRUCTION PERIOD IS FROM NOVEMBER 1 THROUGH APRIL 15. IF THE CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE, 75% MATURE VEGETATION COVER OR RIPRAP BY NOVEMBER 15 THEN THE SITE NEEDS TO BE PROTECTED WITH OVER WINTER STABILIZATION. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT; VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD.

WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDER TAKEN DURING THE PROCEEDING 15 DAYS AND THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT. ALL AREA SHALL BE CONSIDERED TO BE DENUDED UNTIL THE SUBBASE GRAVEL IS INSTALLED IN ROADWAY AREAS OR THE AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. A COVER OF EROSION CONTROL MIX PERFORMS THE BEST.

ANY ADDED MEASURES, WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION, MUST BE INSTALLED. THESE MAY BE DEPENDENT UPON SITE CONDITIONS, THE ACTUAL SITE SIZE AND WEATHER CONDITIONS.

TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION, CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED.

1. NATURAL RESOURCES PROTECTION

ANY AREAS WITHIN 100 FEET FROM ANY NATURAL RESOURCES, IF NOT STABILIZED WITH A MINIMUM OF 75% MATURE VEGETATION CATCH, SHALL BE MULCHED BY DECEMBER 1 AND ANCHORED WITH PLASTIC NETTING OR PROTECTED WITH AN EROSION CONTROL COVER.

DURING WINTER CONSTRUCTION, A DOUBLE ROW OF SEDIMENT BARRIERS (I.E. SILT FENCE BACKED WITH HAY BALES OR EROSION CONTROL MIX) WILL BE PLACED BETWEEN ANY NATURAL RESOURCE AND THE DISTURBED AREA. PROJECTS CROSSING THE NATURAL RESOURCE SHALL BE PROTECTED BY A MINIMUM DISTANCE OF 100 FEET ON EITHER SIDE FROM THE RESOURCE. EXISTING PROJECTS NOT STABILIZED BY DECEMBER 1 SHALL BE PROTECTED WITH THE SECOND LINE OF SEDIMENT BARRIER TO ENSURE FUNCTIONALITY DURING THE SPRING THAW AND RAINS.

2. SEDIMENT BARRIERS

DURING FROZEN CONDITIONS, SEDIMENT BARRIERS MAY CONSIST OF EROSION CONTROL MIX BERMS OR ANY OTHER RECOGNIZED SEDIMENT BARRIERS AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF HAY BALES AND SEDIMENT SILT FENCES.

3. MULCHING

ALL AREAS SHALL BE CONSIDERED TO BE DENUDED UNTIL SEEDED AND MULCHED. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 150 LB. PER 1,000 SQUARE FEET OR 3 TONS/ACRE (TWICE THE NORMAL ACCEPTED RATE OF 75 LBS./1,000 S.F. OR 1.5 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. EROSION CONTROL MIX MUST BE APPLIED WITH A MINIMUM 4 INCH THICKNESS.

MULCH SHALL NOT BE SPREAD ON TOP OF SNOW. THE SNOW WILL BE REMOVED DOWN TO A ONE INCH DEPTH OR LESS PRIOR TO APPLICATION.

AFTER EACH DAY OF FINAL GRADING, THE AREA WILL BE PROPERLY STABILIZED WITH ANCHORED HAY OR STRAW OR EROSION CONTROL MATTING.

AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED OR ADEQUATELY ANCHORED SO THAT GROUND SURFACE IS NOT VISIBLE THOUGH THE MULCH.

BETWEEN THE DATES OF NOVEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY EITHER MULCH NETTING, ASPHALT EMULSION CHEMICAL, TRACK OR WOOD CELLULOSE FIBER. THE COVER WILL BE CONSIDERED SUFFICIENT WHEN THE GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH.

AFTER NOVEMBER 1ST, MULCH AND ANCHORING OF ALL EXPOSED SOIL SHALL OCCUR AT THE END OF EACH FINAL GRADING WORKDAY.

4. SOIL STOCKPILES

STOCKPILES OF SOIL OR SUBSOIL WILL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR WITH A FOUR-INCH LAYER OF EROSION CONTROL MIX. THIS WILL BE DONE WITHIN 24 HOURS OF STOCKING AND REESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL. ANY SOIL STOCKPILE WILL NOT BE PLACED (EVEN COVERED WITH MULCH) WITHIN 100 FEET FROM ANY NATURAL RESOURCES.

5. SEEDING

BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1ST, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED.
DORMANT SEEDING MAY BE SELECTED TO BE PLACED PRIOR TO THE PLACEMENT OF MULCH AND EROSION CONTROL BLANKETS. IF DORMANT SEEDING IS USED FOR THE SITE, ALL DISTURBED AREAS SHALL RECEIVE 4" OF LOAM AND SEED AT AN APPLICATION RATE OF 5LBS/1,000 S.F. ALL AREAS SEEDED DURING THE WINTER WILL BE INSPECTED IN THE SPRING FOR ADEQUATE CATCH. ALL AREAS INSUFFICIENTLY VEGETATED (LESS THAN 75% CATCH) SHALL BE REVEGETATED BY REPLACING LOAM, SEED AND MULCH.
IF DORMANT SEEDING IS NOT USED FOR THE SITE, ALL DISTURBED AREAS SHALL BE REVEGETATED IN THE SPRING.

1. STABILIZATION OF DITCHES AND CHANNELS

ALL STONE-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15. ALL GRASS-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY OCTOBER 15. IF A DITCH OR CHANNEL IS NOT GRASS-LINED BY OCTOBER 15, THEN ONE OF THE FOLLOWING ACTIONS MUST BE PERFORMED TO STABILIZE THE DITCH FOR LATE FALL AND WINTER:

INSTALL A SOD LINING IN THE DITCH: A DITCH MUST BE LINED WITH PROPERLY INSTALLED SOD BY OCTOBER 15. PROPER INSTALLATION INCLUDES: PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL, AND ANCHORING THE SOD AT THE BASE OF THE DITCH WITH JUTE OR PLASTIC MESH TO PREVENT THE SOD FROM SLOUGHING DURING FLOW CONDITIONS.

INSTALL A STONE LINING IN THE DITCH: A DITCH MUST BE LINED WITH STONE RIPRAP BY OCTOBER 15. A REGISTERED PROFESSIONAL ENGINEER MUST BE HIRED TO DETERMINE THE STONE SIZE AND LINING THICKNESS NEEDED TO WITHSTAND THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHIN THE DITCH. IF NECESSARY, THE CONTRACTOR WILL REGRADE THE DITCH PRIOR TO PLACING THE STONE LINING SO TO PREVENT THE STONE LINING FROM REDUCING THE DITCH'S CROSS-SECTIONAL AREA.

2. STABILIZATION OF DISTURBED SLOPES

ALL STONE-COVERED SLOPES MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15. ALL SLOPES TO BE VEGETATED MUST BE SEEDED AND MULCHED BY OCTOBER 15. THE DEVELOPER SHALL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% TO BE A SLOPE. IF A SLOPE TO BE VEGETATED IS NOT STABILIZED BY OCTOBER 15, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.

STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS: BY SEPTEMBER 15, THE DISTURBED SLOPE MUST BE SEEDED WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1,000 SQUARE FEET AND THEN INSTALL EROSION CONTROL MATS OR ANCHORED MULCH OVER THE SEEDING. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 85% OF THE SLOPE BY OCTOBER 15, THEN THE CONTRACTOR WILL COVER THE SLOPE WITH A LAYER OF EROSION CONTROL MIX OR WITH STONE RIPRAP AS DESCRIBED IN THE FOLLOWING STANDARDS.

STABILIZE THE SOIL WITH SOD: THE DISTURBED SLOPE MUST BE STABILIZED WITH PROPERLY INSTALLED SOD BY OCTOBER 15. PROPER INSTALLATION INCLUDES THE CONTRACTOR PINNING THE SOD ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE CONTRACTOR WILL NOT USE LATE-SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% (3H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.

STABILIZE THE SOIL WITH EROSION CONTROL MIX: EROSION CONTROL MIX MUST BE PROPERLY INSTALLED BY NOVEMBER 15. THE CONTRACTOR WILL NOT USE EROSION CONTROL MIX TO STABILIZE SLOPES HAVING GRADES GREATER THAT 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.

STABILIZE THE SOIL WITH STONE RIPRAP: PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE DEVELOPMENT'S OWNER WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY ON THE SLOPE AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.

3. STABILIZATION OF DISTURBED SOILS

STABILIZE THE SOIL WITH TEMPORARY VEGETATION: BY SEPTEMBER 15, SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3-LBS PER 1,000 SQUARE FEET, LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75-LBS PER 1,000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE OCTOBER 15, THEN MULCH THE AREA FOR OVERWINTER PROTECTION AS DESCRIBED BELOW.

STABILIZE THE SOIL WITH SOD: STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 15. PROPER INSTALLATION INCLUDES PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.

STABILIZE THE SOIL WITH MULCH: BY NOVEMBER 15, MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150-LBS PER 1,000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. IMMEDIATELY AFTER APPLYING THE MULCH, ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF OF THE DISTURBED SOIL.

AREAS WITHIN 75' OF ANY STREAM OR WETLAND SHALL RECEIVE TEMPORARY STABILIZATION WITHIN 2 DAYS BEFORE ANY SIGNIFICANT RAINFALL.

4. STABILIZATION OF ROAD OR PARKING SURFACES

AFTER NOVEMBER 15, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER MDOT 703.06(A) TYPE A.

MAINTENANCE

MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION SEASON. AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, THE SITE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO INSURE THEIR CONTINUOUS FUNCTION.

FOLLOWING THE TEMPORARY AND OR FINAL SEEDING AND MULCHING, THE CONTRACTOR SHALL IN THE SPRING INSPECT AND REPAIR ANY DAMAGES AND/OR BARE SPOTS. AN ESTABLISHED VEGETATIVE COVER MEANS A MINIMUM OF 85% TO 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH.

STABILIZATION SCHEDULE BEFORE WINTER

SEPTEMBER 15 ALL DISTURBED AREAS MUST BE SEEDED AND MULCHED.
ALL SLOPES MUST BE STABILIZED, SEEDED AND MULCHED.
ALL GRASS-LINED DITCHES AND CHANNELS MUST BE STABILIZED WITH MULCH OR AN EROSION CONTROL BLANKET.

OCTOBER 15 IF THE SLOPE IS STABILIZED WITH AN EROSION CONTROL BLANKET AND SEEDED. ALL DISTURBED AREAS TO BE PROTECTED WITH ANNUAL GRASS MUST BE SEEDED AT A SEEDING RATE OF 3-LBS PER 1,000 SQUARE FEET AND MULCHED.

NOVEMBER 1 ALL STONE-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED. SLOPES THAT ARE COVERED WITH RIPRAP MUST BE CONSTRUCTED BY THIS DATE.

DECEMBER 1 ALL DISTURBED AREAS WHERE GROWTH OF VEGETATION FAILS TO BE AT LEAST THREE INCHES TALL OR AT LEAST 85% OF THE DISTURBED SOIL IS COVERED BY VEGETATION, MUST BE PROTECTED FOR OVER-WINTER.

CONSTRUCTION SEQUENCE:

THE GENERAL SEQUENCE OF EVENTS FOR THE DEVELOPMENT OF THE SITE WILL BE AS FOLLOWS:

1. PRIOR TO COMMENCING ANY OPERATION ON THE SITE:
   A. A PRE-CONSTRUCTION MEETING SHALL BE REQUIRED.
   B. INSTALL PERIMETER EROSION CONTROL DEVICES (SILT FENCES AND OR HAY BALE BARRIER) AS INDICATED.
2. CLEAR AND GRUB SITE AS REQUIRED.
3. CONSTRUCT DETENTION PONDS AND STORMWATER CONTROL STRUCTURES PRIOR TO ROUGH GRADING OF THE SITE. NOTE THAT ADEQUATE SEDIMENTATION CONTROL SHALL BE EMPLOYED TO PROTECT THE DETENTION PONDS UNTIL STABILIZATION.
4. ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
5. UTILITY AND PARKING LOT CONSTRUCTION SHALL PROCEED IN CONJUNCTION WITH SITE DEVELOPMENT. ALL ROADWAYS AND PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
6. ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE. AFTER GRASS HAS BEEN ESTABLISHED ON DISTURBED AREAS, CLEAN, REPAIR AND RESEED AS REQUIRED.
7. INSTALL SURFACE PAVEMENT AFTER ALL RECEIVING DITCHES, SWALES AND PONDS ARE SUFFICIENTLY STABILIZED.
8. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH APPLICABLE TOWN STANDARDS. INSPECTION SHALL BE REQUIRED DURING CONSTRUCTION.

   AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
   - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED
   - A MINIMUM OF 85 PERCENT VEGETATED GROWTH HAS BEEN ESTABLISHED
   - A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED
   - OR, EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED

NOTE THAT THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL DISTURBED AREA EXCEED 5 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED. THE MAXIMUM LENGTH OF TIME THAT AN AREA MAY BE LEFT UNSTABILIZED IS 60 DAYS.

GRADATION OF TRENCH/CATCH BASIN BACKFILL	
SIEVE NO.	PERCENT BY WEIGHT PASSING STANDARD SIEVE
3"	100
½"	50 TO 85
4	40 TO 75
40	10 TO 35
200	0 TO 8

TABLE 4-3 SEED MIXTURES FOR PERMANENT STABILIZATION

MIXTURE	SPECIES	POUNDS PER ACRE	POUNDS PER 1,000 SF
A	TALL FESCUE	20.00	0.45
		20.00	0.45
	REDTOP	2.00	0.05
	TOTAL	*42.00*	*0.95*
B	TALL FESCUE	15.00	0.35
		10.00	0.25
	CROWN VETCH	15.00	0.35
	OR	-	-
	FLATPEA	30.00	0.75
	TOTAL	*40 OR 55*	*0.95 OR 1.35*
C	TALL FESCUE	20.00	0.45
		20.00	0.45
	BIRDSFOOT TREFOIL	8.00	0.20
	TOTAL	*48.00*	*1.10*
D	BIRDSFOOT TREFOIL	10.00	0.25
	REDTOP	5.00	0.10
		15.00	0.35
	TOTAL	*30.00*	*0.70*
E	TALL FESCUE	20.00	0.45
	FLATPEA	30.00	0.75
	TOTAL	*50.00*	*1.20*
F	KENTUCKY BLUEGRASS[2]	50.00	1.15
		50.00	1.15
	TOTAL	*100.00*	*2.30*
G	TALL FESCUE[2]	*150.00*	*3.60*

TABLE 4-3 SOURCE: MINNICK, E.L. AND H.T. MARSHALL (AUG 1992)

NOTES:
1. REED CANARY GRASS IS ON THE INVASIVE SPECIES WATCH LIST DUE TO ITS RAPID, AGGRESSIVE GROWTH AND ITS ABILITY TO MOVE INTO WETLANDS AND OUT-COMPETE OTHER DESIRABLE WETLAND PLANTS. CAUTION SHOULD BE USED WHEN PLANTED NEAR WETLANDS

2. FOR HEAVY USE ATHLETIC FIELDS, CONSULT THE UNIVERSITY OF NEW HAMPSHIRE COOPERATIVE EXTENSION TURF SPECIALIST FOR CURRENT VARIETIES AND SEEDING RATES.

3. THE UNIVERSITY OF NEW HAMPSHIRE COOPERATIVE EXTENSION RECOMMENDS RED CLOVER TO SUBSTITUTE FOR CROWN VETCH OR BIRDSFOOT TREFOIL IF THEY ARE GOING TO BE MOWED TO A HEIGHT OF 4 INCHES OR LESS. RED CLOVER (ALSIKE VARIETY) SHOULD BE SEEDED AT A RATE OF 0.34 LBS/1,000 SF.

PERMANENT SEEDING

SITE PREPARATION:

INSTALL NEEDED EROSION AND SEDIMENT CONTROL MEASURES SUCH AS

- SILTATION BARRIERS, DIVERSIONS, AND SEDIMENT TRAPS.
- GRADE AS NEEDED FOR THE ACCESS OF EQUIPMENT FOR SEEDBED • PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING.
- RUNOFF SHOULD BE DIVERTED FROM THE SEEDED AREA.
- ON SLOPES 4:1 OR STEEPER, THE FINAL PREPARATION SHOULD INCLUDE • CREATING HORIZONTAL GROOVES PERPENDICULAR TO THE DIRECTION OF THE SLOPE TO CATCH SEED AND REDUCE RUNOFF.

SEEDBED PREPARATION:

- WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM, FINE SEEDBED IS PREPARED. ALL BUT CLAY OR SILTY SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE.
- REMOVE FROM THE SURFACE ALL STONES 2 INCHES OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, CONCRETE, CLODS, LUMPS, TRASH OR OTHER UNSUITABLE MATERIAL
- INSPECT SEEBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED; THE AREA MUST BE TILLED AND FIRMED AS ABOVE.
- WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF 2 INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED.
- IF APPLICABLE, FERTILIZER AND ORGANIC SOIL A

The seal affixed above applies to this report,
Appendices A through D, and Stormwater Plans D1, D2 & D3.

Stormwater Management Plan

"WOODBRIDGE COMMON"
MIXED-USE DEVELOPMENT
7 WOODBRIDGE ROAD,
YORK, MAINE

Prepared for

JMP Realty, LLC
40 Godfrey Cove Road,
York, ME 03909

November 2025

CIVIL
CONSULTANTS

Engineers

Planners

Surveyors

Stormwater Management Narrative

STORMWATER MANAGEMENT PLAN

"WOODBRIDGE RD"
7 Woodbridge Rd
York Maine

Prepared for:

JMP REALTY, LLC
40 Godfrey Cove Road
York, ME 03909

November 2025

INTRODUCTION:

The proposed site is located at 7 Woodbridge Rd in York and is shown as Tax Map 50, Lot 111-D in the Town of York tax maps. JMP Realty, LLC intends to develop the lot and construct four two-story buildings with associated infrastructure, parking, and access. The proposed is intended to be used for both office space and residential units.

The existing site contains woodland consisting of small trees, mixed shrubs and grass. The on-site wetlands have been delineated by a soil scientist , 19,000 square feet of wetland on the site, located beside Woodbridge Road and to the rear of the property abutting the library.

Access to the site will be provided to Woodbridge Road by a 22' wide driveway through the above mentioned wetland.

No High intensity soil mapping has been completed, all soils have been considered as hydrologic soil group 'D' as per SCS soils map attached to this plan.

Due to the project disturbance area of 32,960 square feet, no stormwater treatment or permitting is required under Maine DEP regulations or the Town of York Post Construction Stormwater Management Ordinance. However, the Town of York Site Plan and Subdivision Regulations require compliance with the following design requirements.

DESIGN REQUIREMENTS:

The following is a summary of relevant stormwater requirements within the Site Plan and Subdivision Regulations.

- No storm water shall be permitted to drain across a street or intersection. All aspects of the drainage plan must be signed and sealed by a Maine Certified Engineer.

- All components of the stormwater management system shall be designed to limit the post development peak discharge to pre-development levels for 2 year and 100 year , 24 hour duration storms, frequencies, based on rainfall data for Portland, Maine.

- The minimum pipe size for any storm drainage pipe shall be 15 inches unless 12" diameter pipe is demonstrated to be more appropriate to the site conditions. Decision to allow pipe diameter size reduction shall be determined by the Planning Board.

- The stormwater management system shall be designed to accommodate upstream drainage, taking into account existing conditions.

- Outlets shall be stabilized against soil erosion by stone riprap or other suitable materials to reduce storm water velocity.

- All parking areas greater than 20 cars shall be equipped with an oil/water separation device.

- Each applicant is required to submit a statement to the Planning Board

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P.O. Box 100 South Berwick, Maine 03908 207-384-2550

documenting proposed Low Impact Design for the site, which will help to reduce storm water volumes and enhance storm water quality.

- Stormwater management structures shall be maintained in perpetuity to function as specified in the application. In the event the property is conveyed, the new owner shall be responsible for maintenance.

EXISTING DRAINAGE CONDITIONS:

As previously noted, the site is wooded with small trees, mixed shrubs, and grass. Wetlands are located along both the eastern and western boundaries, and the site slopes gently toward the south.

Drainage from the western wetland exits the site at the southern end and is conveyed through an 18" CPP to the abutting property. The eastern wetland drains through a 12" culvert beneath M&T bank entrance.

According to the NRCS Web Soil Survey, soils within the watershed are almost entirely Lyman loam with a small area of "Dumps" in the eastern corner. These soils are both classified as Hydrologic Soil Group D.

The project site is located within Flood Zone X, defined as an area of minimal flood hazard. A copy of the applicable FEMA map is provided in Appendix E.

PROPOSED DRAINAGE:
Proposed stormwater management features include pervious pavement draining to underground gravel storage areas and R tanks. Outlet structures are designed with orifices to control discharge rates, with storage systems filling to capacity during the 100 year storm event.

Refer to the attached calculations for further details.

LOW IMPACT DESIGN STATMENT:

The proposed development incorporates Low Impact Design measures intended to reduce stormwater peak flows and improve stormwater quality.

Pervious pavement is provided in several areas of the development, with an underlying gravel storage layer to promote temporary storage and controlled release of runoff.

All runoff from pavement, parking areas, walkways, and roof surfaces passes through catch basins equipped with sumps and SNOUT pretreatment devices to capture sediment and separate oils. All buildings are fully guttered to direct runoff to these pretreatment systems.

Additional stormwater detention is provided through underground R-Tank storage, further reducing peak discharge.

ANALYSIS:

The overall watershed boundary remains unchanged between pre development and post development conditions.

Two subcatchments were identified for the pre development analysis, while six subcatchments were used for the post development model. The four additional subcatchments were included to evaluate flows to and from each storage area and to determine associated peak water surface elevations.

Stormwater runoff is analyzed as leaving the site at two discharge locations.

OUT 1 conveys flow to the eastern wetland along Woodbridge Road. The only change between pre development and post development conditions is the proposed entrance. Discharge from this area occurs through a 12" culvert beneath the bank entrance. Flow to this outlet also accounts for a portion of the northern abutting property draining toward Long Sands Road.

OUT 2 includes runoff from all disturbed areas except the proposed entrance area that drains to OUT 1. This discharge exits the site at the southern end of the western wetland and is conveyed through an 18" CPP to the southern abutting property.

For further details regarding subcatchment determination, refer to the project drawings and D1 & D2 included in the appendix of this report.

METHODOLOGY:

All runoff calculations were performed using methods based on USDA–SCS Technical Release No. 20 (also known as TR-20). The 2-, 10-, 25- , 50- and 100-year events (Type III rainfall distribution) were used for the site-specific analysis to determine pre- and post-development peak discharge rates and required stormwater treatment & conveyance systems.

The storm intensities have been obtained from the values published on the Northeast Regional Climate Center by Cornell University.

Runoff curve numbers (CN) and times of concentration (Tc) were determined by the methods outlined in USDA-SCS Technical Release No. 55 (better known as TR-55). On site watershed areas were determined using two-foot contour data provided by field survey crews, previously compiled topography plans and LIDAR information.

The detailed analysis for this project was performed by computer utilizing "HYDROCAD" stormwater modeling software. The analysis printouts are attached.

The attached Pre- and Post-Development plans (D1 & D2) show subcatchment boundaries, hydraulic flow lines, existing and proposed pavement and structures, and drainage features and facilities. Wetland boundaries used in the model are also shown on the plan.

FLOW RATES:

Discharge Point	Storm Event	Parameter	Pre-Development	Post-Development
OUT 1	2-Yr (3.19")	Peak Q (cfs)	1.16	1.08
CULVERT BETWEEN CLIENT AND BANK		Volume (af)	0.13	0.12
	10-Yr (4.82")	Peak Q (cfs)	1.56	1.48
		Volume (af)	0.25	0.22
	25-Yr (6.10")	Peak Q (cfs)	1.76	1.66
		Volume (af)	0.35	0.30
	50-Yr (7.29")	Peak Q (cfs)	1.91	1.80
		Volume (af)	0.45	0.38
	100-Yr (8.73")	Peak Q (cfs)	2.06	1.94
		Volume (af)	0.56	0.48
OUT 2	2-Yr (3.19")	Peak Q (cfs)	1.96	2.08
CULVERT UNDER BANK/LIBRARY ACCESS		Volume (af)	0.25	0.34
	10-Yr (4.82")	Peak Q (cfs)	3.31	3.34
		Volume (af)	0.46	0.58
	25-Yr (6.10")	Peak Q (cfs)	4.27	4.23
		Volume (af)	0.63	0.77
	50-Yr (7.29")	Peak Q (cfs)	5.06	4.96
		Volume (af)	0.79	0.95
	100-Yr (8.73")	Peak Q (cfs)	5.80	5.70
		Volume (af)	0.98	1.17

OUT 1 shows a slight decrease in both peak flow and volume across all storm events when compared to pre-development conditions.

OUT 2, shows a slight increase in peak flows for the 2- and 10- year storms before a slight reduction within the larger 25-, 50-, and 100- year storms.

Please see Appendix D for the stormwater maintenance and inspection plan.

CONCLUSIONS:

The proposed development will maintain similar flow rates exiting the site for all evaluated storm events and the storm drainage systems of surrounding lots will not be negatively affected.

It is our opinion that there will be no adverse downstream impacts as a result of this project and surrounding natural resources have been sufficiently protected by the proposed stormwater management plan.

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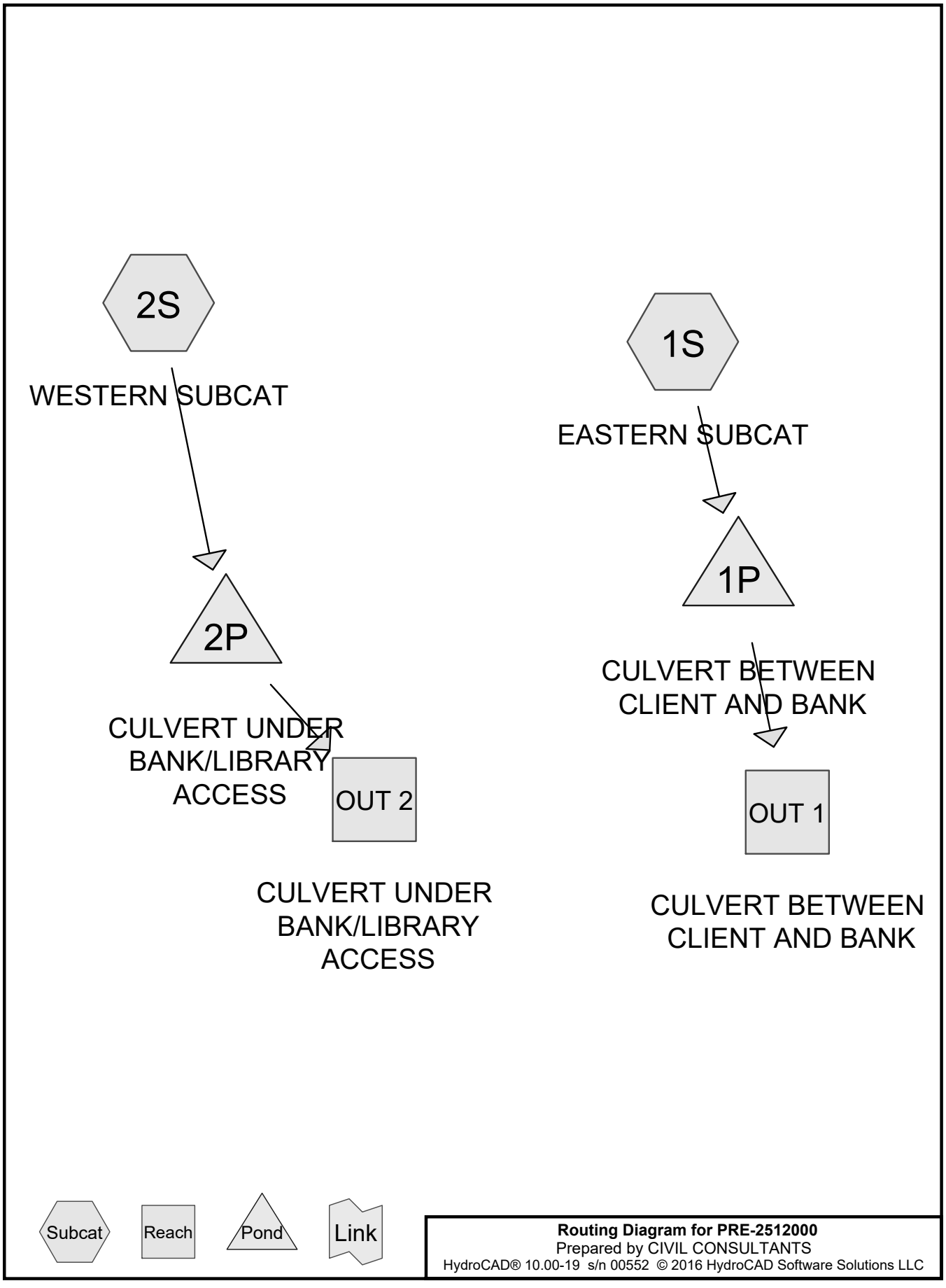
CIVIL
CONSULTANTS

Engineers

Planners

Surveyors

Pre-Development Calculations



Routing Diagram for PRE-2512000
Prepared by CIVIL CONSULTANTS
HydroCAD® 10.00-19 s/n 00552 © 2016 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.505	84	50-75% Grass cover, Fair, HSG D (1S, 2S)
0.545	98	Paved parking, HSG D (1S, 2S)
0.037	98	Roofs, HSG D (2S)
0.786	79	Woods, Fair, HSG D (1S)
0.806	82	Woods/grass comb., Fair, HSG D (2S)
2.680	**85**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.000	HSG C	
2.680	HSG D	1S, 2S
0.000	Other	
2.680		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	0.505	0.000	0.505	50-75% Grass cover, Fair	1S, 2S
0.000	0.000	0.000	0.545	0.000	0.545	Paved parking	1S, 2S
0.000	0.000	0.000	0.037	0.000	0.037	Roofs	2S
0.000	0.000	0.000	0.786	0.000	0.786	Woods, Fair	1S
0.000	0.000	0.000	0.806	0.000	0.806	Woods/grass comb., Fair	2S
0.000	**0.000**	**0.000**	**2.680**	**0.000**	**2.680**	**TOTAL AREA**	

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	1P	60.60	60.20	39.0	0.0103	0.013	12.0	0.0	6.0
2	2P	59.80	59.40	47.0	0.0085	0.013	18.0	0.0	0.0

Notes Listing (all nodes)

Line#	Node Number	Notes
1	1S	ALL TC ROUTES START EITHER ON AN IMPERVIOUS SURFACE OR CLOSE TO AN AREA OF EXISTING CHANNEL FLOW. THIS REDUCES SHEET FLOW TO ONLY A COUPLE OF MINUTES.
2		TIME INCREMENT (0.05 HOURS) * 2 IS REQUIRED FOR ACCURATE CALCULATIONS.
3		0.1HRS = 6 MINUTES

Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: EASTERN SUBCAT Runoff Area=43,939 sf 20.16% Impervious Runoff Depth=1.60"
Tc=6.0 min CN=83 Runoff=1.85 cfs 0.135 af

Subcatchment 2S: WESTERN SUBCAT Runoff Area=72,815 sf 22.70% Impervious Runoff Depth=1.83"
Flow Length=299' Tc=10.3 min CN=86 Runoff=3.07 cfs 0.254 af

Reach OUT 1: CULVERT BETWEEN CLIENT AND BANK Inflow=1.16 cfs 0.134 af
Outflow=1.16 cfs 0.134 af

Reach OUT 2: CULVERT UNDER BANK/LIBRARY ACCESS Inflow=1.96 cfs 0.254 af
Outflow=1.96 cfs 0.254 af

Pond 1P: CULVERT BETWEEN CLIENT AND Peak Elev=61.92' Storage=605 cf Inflow=1.85 cfs 0.135 af
12.0" Round Culvert w/ 6.0" inside fill n=0.013 L=39.0' S=0.0103 '/' Outflow=1.16 cfs 0.134 af

Pond 2P: CULVERT UNDER BANK/LIBRARY Peak Elev=60.53' Storage=1,450 cf Inflow=3.07 cfs 0.254 af
18.0" Round Culvert n=0.013 L=47.0' S=0.0085 '/' Outflow=1.96 cfs 0.254 af

Total Runoff Area = 2.680 ac Runoff Volume = 0.389 af Average Runoff Depth = 1.74"
78.26% Pervious = 2.098 ac 21.74% Impervious = 0.583 ac

Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: EASTERN SUBCAT Runoff Area=43,939 sf 20.16% Impervious Runoff Depth=3.01"
Tc=6.0 min CN=83 Runoff=3.48 cfs 0.253 af

Subcatchment 2S: WESTERN SUBCAT Runoff Area=72,815 sf 22.70% Impervious Runoff Depth=3.30"
Flow Length=299' Tc=10.3 min CN=86 Runoff=5.48 cfs 0.460 af

Reach OUT 1: CULVERT BETWEEN CLIENT AND BANK Inflow=1.56 cfs 0.253 af
Outflow=1.56 cfs 0.253 af

Reach OUT 2: CULVERT UNDER BANK/LIBRARY ACCESS Inflow=3.31 cfs 0.460 af
Outflow=3.31 cfs 0.460 af

Pond 1P: CULVERT BETWEEN CLIENT AND Peak Elev=62.41' Storage=1,680 cf Inflow=3.48 cfs 0.253 af
12.0" Round Culvert w/ 6.0" inside fill n=0.013 L=39.0' S=0.0103 '/' Outflow=1.56 cfs 0.253 af

Pond 2P: CULVERT UNDER BANK/LIBRARY Peak Elev=60.79' Storage=2,962 cf Inflow=5.48 cfs 0.460 af
18.0" Round Culvert n=0.013 L=47.0' S=0.0085 '/' Outflow=3.31 cfs 0.460 af

Total Runoff Area = 2.680 ac Runoff Volume = 0.713 af Average Runoff Depth = 3.19"
78.26% Pervious = 2.098 ac 21.74% Impervious = 0.583 ac

Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: EASTERN SUBCAT Runoff Area=43,939 sf 20.16% Impervious Runoff Depth=4.18"
Tc=6.0 min CN=83 Runoff=4.78 cfs 0.352 af

Subcatchment 2S: WESTERN SUBCAT Runoff Area=72,815 sf 22.70% Impervious Runoff Depth=4.50"
Flow Length=299' Tc=10.3 min CN=86 Runoff=7.39 cfs 0.627 af

Reach OUT 1: CULVERT BETWEEN CLIENT AND BANK Inflow=1.76 cfs 0.352 af
Outflow=1.76 cfs 0.352 af

Reach OUT 2: CULVERT UNDER BANK/LIBRARY ACCESS Inflow=4.27 cfs 0.627 af
Outflow=4.27 cfs 0.627 af

Pond 1P: CULVERT BETWEEN CLIENT AND Peak Elev=62.71' Storage=2,864 cf Inflow=4.78 cfs 0.352 af
12.0" Round Culvert w/ 6.0" inside fill n=0.013 L=39.0' S=0.0103 '/' Outflow=1.76 cfs 0.352 af

Pond 2P: CULVERT UNDER BANK/LIBRARY Peak Elev=60.97' Storage=4,287 cf Inflow=7.39 cfs 0.627 af
18.0" Round Culvert n=0.013 L=47.0' S=0.0085 '/' Outflow=4.27 cfs 0.627 af

Total Runoff Area = 2.680 ac Runoff Volume = 0.979 af Average Runoff Depth = 4.38"
78.26% Pervious = 2.098 ac 21.74% Impervious = 0.583 ac

Summary for Subcatchment 1S: EASTERN SUBCAT

ALL TC ROUTES START EITHER ON AN IMPERVIOUS SURFACE OR CLOSE TO AN AREA OF EXISTING CHANNEL FLOW. THIS REDUCES SHEET FLOW TO ONLY A COUPLE OF MINUTES.

TIME INCREMENT (0.05 HOURS) * 2 IS REQUIRED FOR ACCURATE CALCULATIONS.

0.1HRS = 6 MINUTES

Runoff = 4.78 cfs @ 12.09 hrs, Volume= 0.352 af, Depth= 4.18"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-YR Rainfall=6.10"

Area (sf)	CN	Description
8,857	98	Paved parking, HSG D
827	84	50-75% Grass cover, Fair, HSG D
34,255	79	Woods, Fair, HSG D
43,939	83	Weighted Average
35,082		79.84% Pervious Area
8,857		20.16% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, 6 MINUTES MINIMUM**

Summary for Subcatchment 2S: WESTERN SUBCAT

Runoff = 7.39 cfs @ 12.14 hrs, Volume= 0.627 af, Depth= 4.50"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-YR Rainfall=6.10"

Area (sf)	CN	Description
14,901	98	Paved parking, HSG D
1,627	98	Roofs, HSG D
35,108	82	Woods/grass comb., Fair, HSG D
21,179	84	50-75% Grass cover, Fair, HSG D
72,815	86	Weighted Average
56,287		77.30% Pervious Area
16,528		22.70% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.3	39	0.0333	0.08		**Sheet Flow, 2S.1** Woods: Light underbrush n= 0.400 P2= 3.19"
0.4	21	0.0333	0.91		**Shallow Concentrated Flow, 2S.2** Woodland Kv= 5.0 fps
0.2	25	0.0333	2.06	27.47	**Parabolic Channel, 2S.3** W=20.00' D=1.00' Area=13.3 sf Perim=20.1' n= 0.100 Earth, dense brush, high stage
1.4	214	0.0100	2.57	335.78	**Parabolic Channel, 2S.4** W=98.00' D=2.00' Area=130.7 sf Perim=98.1' n= 0.070 Sluggish weedy reaches w/pools
10.3	299	Total			

Summary for Reach OUT 1: CULVERT BETWEEN CLIENT AND BANK

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.009 ac, 20.16% Impervious, Inflow Depth = 4.18" for 25-YR event
Inflow = 1.76 cfs @ 12.36 hrs, Volume= 0.352 af
Outflow = 1.76 cfs @ 12.36 hrs, Volume= 0.352 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Summary for Reach OUT 2: CULVERT UNDER BANK/LIBRARY ACCESS

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.672 ac, 22.70% Impervious, Inflow Depth = 4.50" for 25-YR event
Inflow = 4.27 cfs @ 12.32 hrs, Volume= 0.627 af
Outflow = 4.27 cfs @ 12.32 hrs, Volume= 0.627 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Summary for Pond 1P: CULVERT BETWEEN CLIENT AND BANK

Inflow Area = 1.009 ac, 20.16% Impervious, Inflow Depth = 4.18" for 25-YR event
Inflow = 4.78 cfs @ 12.09 hrs, Volume= 0.352 af
Outflow = 1.76 cfs @ 12.36 hrs, Volume= 0.352 af, Atten= 63%, Lag= 16.0 min
Primary = 1.76 cfs @ 12.36 hrs, Volume= 0.352 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 62.71' @ 12.36 hrs Surf.Area= 4,627 sf Storage= 2,864 cf

Plug-Flow detention time= 12.0 min calculated for 0.351 af (100% of inflow)
Center-of-Mass det. time= 11.7 min (817.3 - 805.6)

Volume	Invert	Avail.Storage	Storage Description
#1	61.00'	12,551 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
61.00	0	0	0
62.00	1,419	710	710
64.00	10,422	11,841	12,551

Device	Routing	Invert	Outlet Devices
#1	Primary	61.10'	**12.0" Round Culvert w/ 6.0" inside fill** L= 39.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 60.60' / 60.20' S= 0.0103 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.39 sf

Primary OutFlow Max=1.76 cfs @ 12.36 hrs HW=62.71' (Free Discharge)
1=Culvert (Inlet Controls 1.76 cfs @ 4.49 fps)

Summary for Pond 2P: CULVERT UNDER BANK/LIBRARY ACCESS

Inflow Area = 1.672 ac, 22.70% Impervious, Inflow Depth = 4.50" for 25-YR event
Inflow = 7.39 cfs @ 12.14 hrs, Volume= 0.627 af
Outflow = 4.27 cfs @ 12.32 hrs, Volume= 0.627 af, Atten= 42%, Lag= 10.5 min
Primary = 4.27 cfs @ 12.32 hrs, Volume= 0.627 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 60.97' @ 12.32 hrs Surf.Area= 8,232 sf Storage= 4,287 cf

Plug-Flow detention time= 9.5 min calculated for 0.627 af (100% of inflow)
Center-of-Mass det. time= 9.5 min (810.6 - 801.1)

Volume	Invert	Avail.Storage	Storage Description
#1	60.00'	37,226 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
60.00	651	0	0
62.00	16,361	17,012	17,012
63.00	24,067	20,214	37,226

Device	Routing	Invert	Outlet Devices
#1	Primary	59.80'	**18.0" Round Culvert** L= 47.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 59.80' / 59.40' S= 0.0085 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.77 sf

Primary OutFlow Max=4.26 cfs @ 12.32 hrs HW=60.96' (Free Discharge)
1=Culvert (Inlet Controls 4.26 cfs @ 2.90 fps)

Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: EASTERN SUBCAT Runoff Area=43,939 sf 20.16% Impervious Runoff Depth=5.30"
Tc=6.0 min CN=83 Runoff=6.00 cfs 0.446 af

Subcatchment 2S: WESTERN SUBCAT Runoff Area=72,815 sf 22.70% Impervious Runoff Depth=5.64"
Flow Length=299' Tc=10.3 min CN=86 Runoff=9.16 cfs 0.786 af

Reach OUT 1: CULVERT BETWEEN CLIENT AND BANK Inflow=1.91 cfs 0.446 af
Outflow=1.91 cfs 0.446 af

Reach OUT 2: CULVERT UNDER BANK/LIBRARY ACCESS Inflow=5.06 cfs 0.786 af
Outflow=5.06 cfs 0.786 af

Pond 1P: CULVERT BETWEEN CLIENT AND Peak Elev=62.96' Storage=4,137 cf Inflow=6.00 cfs 0.446 af
12.0" Round Culvert w/ 6.0" inside fill n=0.013 L=39.0' S=0.0103 '/' Outflow=1.91 cfs 0.446 af

Pond 2P: CULVERT UNDER BANK/LIBRARY Peak Elev=61.12' Storage=5,613 cf Inflow=9.16 cfs 0.786 af
18.0" Round Culvert n=0.013 L=47.0' S=0.0085 '/' Outflow=5.06 cfs 0.786 af

Total Runoff Area = 2.680 ac Runoff Volume = 1.232 af Average Runoff Depth = 5.52"
78.26% Pervious = 2.098 ac 21.74% Impervious = 0.583 ac

Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: EASTERN SUBCAT Runoff Area=43,939 sf 20.16% Impervious Runoff Depth=6.68"
Tc=6.0 min CN=83 Runoff=7.47 cfs 0.561 af

Subcatchment 2S: WESTERN SUBCAT Runoff Area=72,815 sf 22.70% Impervious Runoff Depth=7.04"
Flow Length=299' Tc=10.3 min CN=86 Runoff=11.29 cfs 0.981 af

Reach OUT 1: CULVERT BETWEEN CLIENT AND BANK Inflow=2.06 cfs 0.561 af
Outflow=2.06 cfs 0.561 af

Reach OUT 2: CULVERT UNDER BANK/LIBRARY ACCESS Inflow=5.80 cfs 0.981 af
Outflow=5.80 cfs 0.981 af

Pond 1P: CULVERT BETWEEN CLIENT AND Peak Elev=63.23' Storage=5,828 cf Inflow=7.47 cfs 0.561 af
12.0" Round Culvert w/ 6.0" inside fill n=0.013 L=39.0' S=0.0103 '/' Outflow=2.06 cfs 0.561 af

Pond 2P: CULVERT UNDER BANK/LIBRARY Peak Elev=61.29' Storage=7,403 cf Inflow=11.29 cfs 0.981 af
18.0" Round Culvert n=0.013 L=47.0' S=0.0085 '/' Outflow=5.80 cfs 0.981 af

Total Runoff Area = 2.680 ac Runoff Volume = 1.542 af Average Runoff Depth = 6.90"
78.26% Pervious = 2.098 ac 21.74% Impervious = 0.583 ac

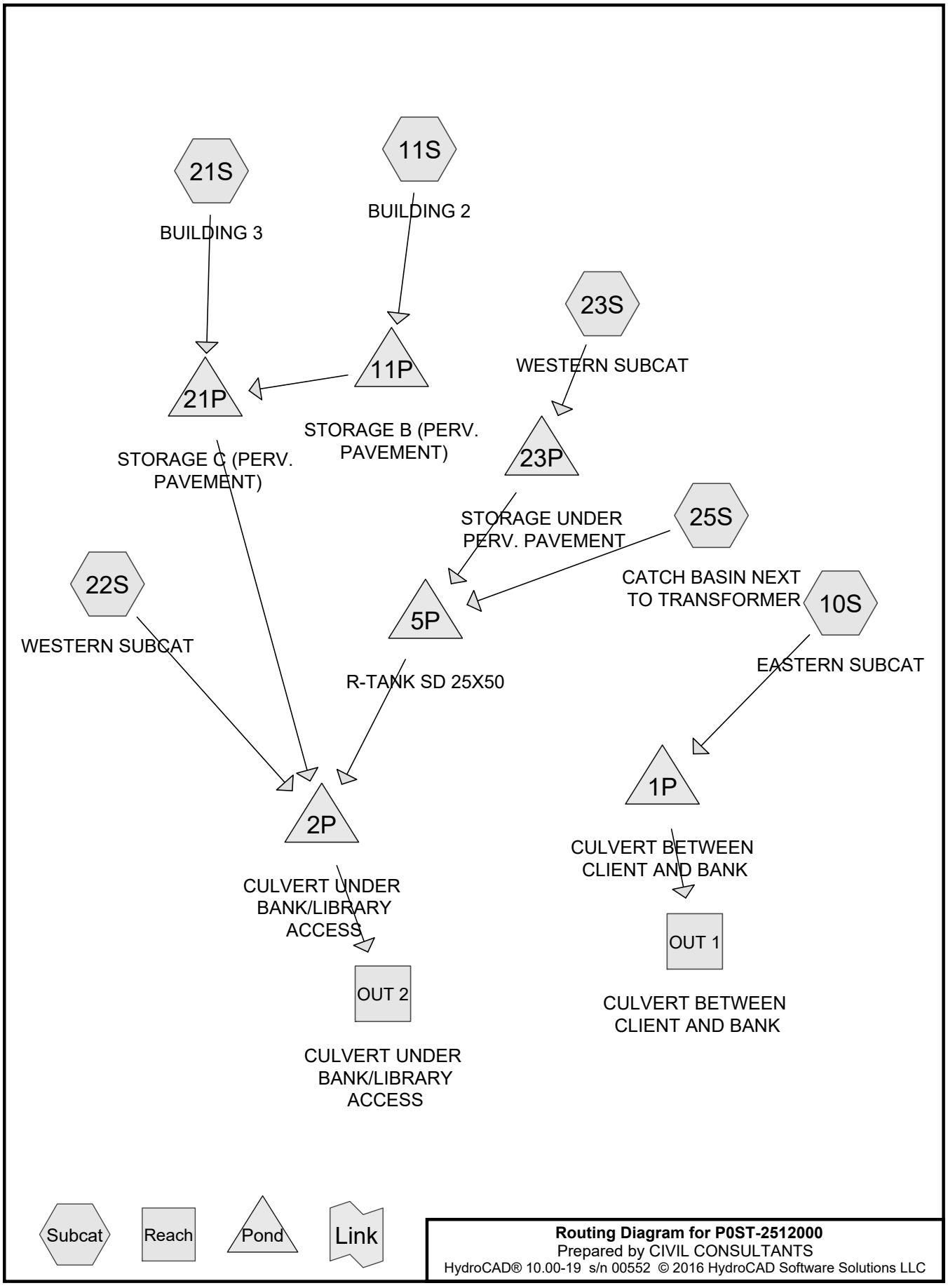
CIVIL
CONSULTANTS

Engineers

Planners

Surveyors

Post-Development Calculations



Routing Diagram for P0ST-2512000
Prepared by CIVIL CONSULTANTS
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Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.614	84	50-75% Grass cover, Fair, HSG D (10S, 22S)
0.919	98	Paved parking, HSG D (10S, 11S, 21S, 22S, 23S, 25S)
0.206	98	Roofs, HSG D (11S, 21S, 22S, 23S)
0.561	79	Woods, Fair, HSG D (10S)
0.380	82	Woods/grass comb., Fair, HSG D (22S)
2.680	**89**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.000	HSG C	
2.680	HSG D	10S, 11S, 21S, 22S, 23S, 25S
0.000	Other	
2.680		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	0.614	0.000	0.614	50-75% Grass cover, Fair	10S, 22S
0.000	0.000	0.000	0.919	0.000	0.919	Paved parking	10S, 11S, 21S, 22S, 23S, 25S
0.000	0.000	0.000	0.206	0.000	0.206	Roofs	11S, 21S, 22S, 23S
0.000	0.000	0.000	0.561	0.000	0.561	Woods, Fair	10S
0.000	0.000	0.000	0.380	0.000	0.380	Woods/grass comb., Fair	22S
0.000	**0.000**	**0.000**	**2.680**	**0.000**	**2.680**	**TOTAL AREA**	

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	1P	60.60	60.20	39.0	0.0103	0.013	12.0	0.0	6.0
2	2P	59.80	59.40	47.0	0.0085	0.013	18.0	0.0	0.0
3	5P	62.10	62.00	10.0	0.0100	0.013	8.0	0.0	0.0
4	11P	62.40	62.17	46.0	0.0050	0.010	12.0	0.0	0.0
5	21P	62.17	62.00	31.0	0.0055	0.010	12.0	0.0	0.0
6	23P	62.54	62.33	42.0	0.0050	0.010	8.0	0.0	0.0

Notes Listing (all nodes)

Line#	Node Number	Notes
1	10S	ALL TC ROUTES START EITHER ON AN IMPERVIOUS SURFACE OR CLOSE TO AN AREA OF EXISTING CHANNEL FLOW. THIS REDUCES SHEET FLOW TO ONLY A COUPLE OF MINUTES.
2		TIME INCREMENT (0.05 HOURS) * 2 IS REQUIRED FOR ACCURATE CALCULATIONS.
3		0.1HRS = 6 MINUTES

Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 10S: EASTERN SUBCAT Runoff Area=35,911 sf 29.63% Impervious Runoff Depth=1.75"
Tc=6.0 min CN=85 Runoff=1.66 cfs 0.120 af

Subcatchment 11S: BUILDING 2 Runoff Area=5,424 sf 100.00% Impervious Runoff Depth=2.96"
Tc=6.0 min CN=98 Runoff=0.38 cfs 0.031 af

Subcatchment 21S: BUILDING 3 Runoff Area=2,706 sf 100.00% Impervious Runoff Depth=2.96"
Tc=6.0 min CN=98 Runoff=0.19 cfs 0.015 af

Subcatchment 22S: WESTERN SUBCAT Runoff Area=62,203 sf 31.72% Impervious Runoff Depth=1.99"
Flow Length=299' Tc=10.3 min CN=88 Runoff=2.84 cfs 0.237 af

Subcatchment 23S: WESTERN SUBCAT Runoff Area=6,872 sf 100.00% Impervious Runoff Depth=2.96"
Tc=6.0 min CN=98 Runoff=0.48 cfs 0.039 af

Subcatchment 25S: CATCH BASIN NEXT Runoff Area=3,604 sf 100.00% Impervious Runoff Depth=2.96"
Tc=6.0 min CN=98 Runoff=0.25 cfs 0.020 af

Reach OUT 1: CULVERT BETWEEN CLIENT AND BANK Inflow=1.08 cfs 0.120 af
Outflow=1.08 cfs 0.120 af

Reach OUT 2: CULVERT UNDER BANK/LIBRARY ACCESS Inflow=2.08 cfs 0.339 af
Outflow=2.08 cfs 0.339 af

Pond 1P: CULVERT BETWEEN CLIENT AND Peak Elev=61.85' Storage=511 cf Inflow=1.66 cfs 0.120 af
12.0" Round Culvert w/ 6.0" inside fill n=0.013 L=39.0' S=0.0103 '/' Outflow=1.08 cfs 0.120 af

Pond 2P: CULVERT UNDER BANK/LIBRARY Peak Elev=60.56' Storage=1,538 cf Inflow=3.16 cfs 0.339 af
18.0" Round Culvert n=0.013 L=47.0' S=0.0085 '/' Outflow=2.08 cfs 0.339 af

Pond 5P: R-TANK SD 25X50 Peak Elev=62.65' Storage=0.008 af Inflow=0.32 cfs 0.059 af
Outflow=0.24 cfs 0.056 af

Pond 11P: STORAGE B (PERV. PAVEMENT) Peak Elev=63.39' Storage=552 cf Inflow=0.38 cfs 0.031 af
Outflow=0.05 cfs 0.031 af

Pond 21P: STORAGE C (PERV. PAVEMENT) Peak Elev=62.78' Storage=197 cf Inflow=0.23 cfs 0.046 af
Outflow=0.10 cfs 0.046 af

Pond 23P: STORAGE UNDER PERV. Peak Elev=63.30' Storage=581 cf Inflow=0.48 cfs 0.039 af
Outflow=0.09 cfs 0.039 af

Total Runoff Area = 2.680 ac Runoff Volume = 0.462 af Average Runoff Depth = 2.07"
58.04% Pervious = 1.555 ac 41.96% Impervious = 1.124 ac

Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 10S: EASTERN SUBCAT Runoff Area=35,911 sf 29.63% Impervious Runoff Depth=3.20"
Tc=6.0 min CN=85 Runoff=3.00 cfs 0.220 af

Subcatchment 11S: BUILDING 2 Runoff Area=5,424 sf 100.00% Impervious Runoff Depth=4.58"
Tc=6.0 min CN=98 Runoff=0.57 cfs 0.048 af

Subcatchment 21S: BUILDING 3 Runoff Area=2,706 sf 100.00% Impervious Runoff Depth=4.58"
Tc=6.0 min CN=98 Runoff=0.29 cfs 0.024 af

Subcatchment 22S: WESTERN SUBCAT Runoff Area=62,203 sf 31.72% Impervious Runoff Depth=3.50"
Flow Length=299' Tc=10.3 min CN=88 Runoff=4.92 cfs 0.416 af

Subcatchment 23S: WESTERN SUBCAT Runoff Area=6,872 sf 100.00% Impervious Runoff Depth=4.58"
Tc=6.0 min CN=98 Runoff=0.73 cfs 0.060 af

Subcatchment 25S: CATCH BASIN NEXT Runoff Area=3,604 sf 100.00% Impervious Runoff Depth=4.58"
Tc=6.0 min CN=98 Runoff=0.38 cfs 0.032 af

Reach OUT 1: CULVERT BETWEEN CLIENT AND BANK Inflow=1.48 cfs 0.220 af
Outflow=1.48 cfs 0.220 af

Reach OUT 2: CULVERT UNDER BANK/LIBRARY ACCESS Inflow=3.34 cfs 0.576 af
Outflow=3.34 cfs 0.576 af

Pond 1P: CULVERT BETWEEN CLIENT AND Peak Elev=62.29' Storage=1,322 cf Inflow=3.00 cfs 0.220 af
12.0" Round Culvert w/ 6.0" inside fill n=0.013 L=39.0' S=0.0103 '/' Outflow=1.48 cfs 0.220 af

Pond 2P: CULVERT UNDER BANK/LIBRARY Peak Elev=60.79' Storage=2,931 cf Inflow=5.35 cfs 0.576 af
18.0" Round Culvert n=0.013 L=47.0' S=0.0085 '/' Outflow=3.34 cfs 0.576 af

Pond 5P: R-TANK SD 25X50 Peak Elev=62.77' Storage=0.010 af Inflow=0.47 cfs 0.092 af
Outflow=0.33 cfs 0.089 af

Pond 11P: STORAGE B (PERV. PAVEMENT) Peak Elev=64.01' Storage=896 cf Inflow=0.57 cfs 0.048 af
Outflow=0.07 cfs 0.048 af

Pond 21P: STORAGE C (PERV. PAVEMENT) Peak Elev=63.18' Storage=325 cf Inflow=0.34 cfs 0.071 af
Outflow=0.13 cfs 0.071 af

Pond 23P: STORAGE UNDER PERV. Peak Elev=63.79' Storage=952 cf Inflow=0.73 cfs 0.060 af
Outflow=0.12 cfs 0.060 af

Total Runoff Area = 2.680 ac Runoff Volume = 0.799 af Average Runoff Depth = 3.58"
58.04% Pervious = 1.555 ac 41.96% Impervious = 1.124 ac

Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 10S: EASTERN SUBCAT Runoff Area=35,911 sf 29.63% Impervious Runoff Depth=4.40"
Tc=6.0 min CN=85 Runoff=4.07 cfs 0.302 af

Subcatchment 11S: BUILDING 2 Runoff Area=5,424 sf 100.00% Impervious Runoff Depth=5.86"
Tc=6.0 min CN=98 Runoff=0.73 cfs 0.061 af

Subcatchment 21S: BUILDING 3 Runoff Area=2,706 sf 100.00% Impervious Runoff Depth=5.86"
Tc=6.0 min CN=98 Runoff=0.36 cfs 0.030 af

Subcatchment 22S: WESTERN SUBCAT Runoff Area=62,203 sf 31.72% Impervious Runoff Depth=4.72"
Flow Length=299' Tc=10.3 min CN=88 Runoff=6.55 cfs 0.562 af

Subcatchment 23S: WESTERN SUBCAT Runoff Area=6,872 sf 100.00% Impervious Runoff Depth=5.86"
Tc=6.0 min CN=98 Runoff=0.92 cfs 0.077 af

Subcatchment 25S: CATCH BASIN NEXT Runoff Area=3,604 sf 100.00% Impervious Runoff Depth=5.86"
Tc=6.0 min CN=98 Runoff=0.48 cfs 0.040 af

Reach OUT 1: CULVERT BETWEEN CLIENT AND BANK Inflow=1.66 cfs 0.302 af
Outflow=1.66 cfs 0.302 af

Reach OUT 2: CULVERT UNDER BANK/LIBRARY ACCESS Inflow=4.23 cfs 0.767 af
Outflow=4.23 cfs 0.767 af

Pond 1P: CULVERT BETWEEN CLIENT AND Peak Elev=62.56' Storage=2,206 cf Inflow=4.07 cfs 0.302 af
12.0" Round Culvert w/ 6.0" inside fill n=0.013 L=39.0' S=0.0103 '/' Outflow=1.66 cfs 0.302 af

Pond 2P: CULVERT UNDER BANK/LIBRARY Peak Elev=60.96' Storage=4,122 cf Inflow=7.06 cfs 0.767 af
18.0" Round Culvert n=0.013 L=47.0' S=0.0085 '/' Outflow=4.23 cfs 0.767 af

Pond 5P: R-TANK SD 25X50 Peak Elev=62.87' Storage=0.011 af Inflow=0.59 cfs 0.117 af
Outflow=0.39 cfs 0.114 af

Pond 11P: STORAGE B (PERV. PAVEMENT) Peak Elev=64.52' Storage=1,181 cf Inflow=0.73 cfs 0.061 af
Outflow=0.08 cfs 0.061 af

Pond 21P: STORAGE C (PERV. PAVEMENT) Peak Elev=63.51' Storage=432 cf Inflow=0.42 cfs 0.091 af
Outflow=0.15 cfs 0.091 af

Pond 23P: STORAGE UNDER PERV. Peak Elev=64.20' Storage=1,263 cf Inflow=0.92 cfs 0.077 af
Outflow=0.14 cfs 0.077 af

Total Runoff Area = 2.680 ac Runoff Volume = 1.073 af Average Runoff Depth = 4.80"
58.04% Pervious = 1.555 ac 41.96% Impervious = 1.124 ac

Summary for Subcatchment 10S: EASTERN SUBCAT

ALL TC ROUTES START EITHER ON AN IMPERVIOUS SURFACE OR CLOSE TO AN AREA OF EXISTING CHANNEL FLOW. THIS REDUCES SHEET FLOW TO ONLY A COUPLE OF MINUTES.

TIME INCREMENT (0.05 HOURS) * 2 IS REQUIRED FOR ACCURATE CALCULATIONS.

0.1HRS = 6 MINUTES

Runoff = 4.07 cfs @ 12.09 hrs, Volume= 0.302 af, Depth= 4.40"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-YR Rainfall=6.10"

Area (sf)	CN	Description
10,642	98	Paved parking, HSG D
827	84	50-75% Grass cover, Fair, HSG D
24,442	79	Woods, Fair, HSG D
35,911	85	Weighted Average
25,269		70.37% Pervious Area
10,642		29.63% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, 6 MINUTES MINIMUM**

Summary for Subcatchment 11S: BUILDING 2

Runoff = 0.73 cfs @ 12.09 hrs, Volume= 0.061 af, Depth= 5.86"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-YR Rainfall=6.10"

Area (sf)	CN	Description
3,774	98	Paved parking, HSG D
1,650	98	Roofs, HSG D
5,424	98	Weighted Average
5,424		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, 6 MINUTES MINIMUM**

Summary for Subcatchment 21S: BUILDING 3

Runoff = 0.36 cfs @ 12.09 hrs, Volume= 0.030 af, Depth= 5.86"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-YR Rainfall=6.10"

Area (sf)	CN	Description
1,485	98	Paved parking, HSG D
1,221	98	Roofs, HSG D
2,706	98	Weighted Average
2,706		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, 6 MINUTES MINIMUM**

Summary for Subcatchment 22S: WESTERN SUBCAT

Runoff = 6.55 cfs @ 12.14 hrs, Volume= 0.562 af, Depth= 4.72"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-YR Rainfall=6.10"

Area (sf)	CN	Description
16,988	98	Paved parking, HSG D
2,744	98	Roofs, HSG D
16,553	82	Woods/grass comb., Fair, HSG D
25,918	84	50-75% Grass cover, Fair, HSG D
62,203	88	Weighted Average
42,471		68.28% Pervious Area
19,732		31.72% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.3	39	0.0333	0.08		**Sheet Flow, 2S.1** Woods: Light underbrush n= 0.400 P2= 3.19"
0.4	21	0.0333	0.91		**Shallow Concentrated Flow, 2S.2** Woodland Kv= 5.0 fps
0.2	25	0.0333	2.06	27.47	**Parabolic Channel, 2S.3** W=20.00' D=1.00' Area=13.3 sf Perim=20.1' n= 0.100 Earth, dense brush, high stage
1.4	214	0.0100	2.57	335.78	**Parabolic Channel, 2S.4** W=98.00' D=2.00' Area=130.7 sf Perim=98.1' n= 0.070 Sluggish weedy reaches w/pools
10.3	299	Total			

Summary for Subcatchment 23S: WESTERN SUBCAT

Runoff = 0.92 cfs @ 12.09 hrs, Volume= 0.077 af, Depth= 5.86"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-YR Rainfall=6.10"

Area (sf)	CN	Description
3,519	98	Paved parking, HSG D
3,353	98	Roofs, HSG D
6,872	98	Weighted Average
6,872		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, 6 MINUTES MINIMUM**

Summary for Subcatchment 25S: CATCH BASIN NEXT TO TRANSFORMER

Runoff = 0.48 cfs @ 12.09 hrs, Volume= 0.040 af, Depth= 5.86"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-YR Rainfall=6.10"

Area (sf)	CN	Description
3,604	98	Paved parking, HSG D
3,604		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, 6 MINUTE MINIMUM**

Summary for Reach OUT 1: CULVERT BETWEEN CLIENT AND BANK

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.824 ac, 29.63% Impervious, Inflow Depth = 4.39" for 25-YR event
Inflow = 1.66 cfs @ 12.31 hrs, Volume= 0.302 af
Outflow = 1.66 cfs @ 12.31 hrs, Volume= 0.302 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Summary for Reach OUT 2: CULVERT UNDER BANK/LIBRARY ACCESS

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.855 ac, 47.44% Impervious, Inflow Depth = 4.96" for 25-YR event
Inflow = 4.23 cfs @ 12.32 hrs, Volume= 0.767 af
Outflow = 4.23 cfs @ 12.32 hrs, Volume= 0.767 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Summary for Pond 1P: CULVERT BETWEEN CLIENT AND BANK

Inflow Area = 0.824 ac, 29.63% Impervious, Inflow Depth = 4.40" for 25-YR event
Inflow = 4.07 cfs @ 12.09 hrs, Volume= 0.302 af
Outflow = 1.66 cfs @ 12.31 hrs, Volume= 0.302 af, Atten= 59%, Lag= 13.5 min
Primary = 1.66 cfs @ 12.31 hrs, Volume= 0.302 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 62.56' @ 12.31 hrs Surf.Area= 3,935 sf Storage= 2,206 cf

Plug-Flow detention time= 10.3 min calculated for 0.302 af (100% of inflow)
Center-of-Mass det. time= 9.9 min (810.0 - 800.0)

Volume	Invert	Avail.Storage	Storage Description
#1	61.00'	12,551 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
61.00	0	0	0
62.00	1,419	710	710
64.00	10,422	11,841	12,551

Device	Routing	Invert	Outlet Devices
#1	Primary	61.10'	**12.0" Round Culvert w/ 6.0" inside fill** L= 39.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 60.60' / 60.20' S= 0.0103 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.39 sf

Primary OutFlow Max=1.66 cfs @ 12.31 hrs HW=62.56' (Free Discharge)
1=Culvert (Inlet Controls 1.66 cfs @ 4.24 fps)

Summary for Pond 2P: CULVERT UNDER BANK/LIBRARY ACCESS

Inflow Area = 1.855 ac, 47.44% Impervious, Inflow Depth = 4.96" for 25-YR event
Inflow = 7.06 cfs @ 12.14 hrs, Volume= 0.767 af
Outflow = 4.23 cfs @ 12.32 hrs, Volume= 0.767 af, Atten= 40%, Lag= 10.7 min
Primary = 4.23 cfs @ 12.32 hrs, Volume= 0.767 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 60.96' @ 12.32 hrs Surf.Area= 7,962 sf Storage= 4,122 cf

Plug-Flow detention time= 9.0 min calculated for 0.767 af (100% of inflow)
Center-of-Mass det. time= 9.0 min (823.8 - 814.8)

Volume	Invert	Avail.Storage	Storage Description
#1	60.00'	34,572 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
60.00	651	0	0
62.00	15,928	16,579	16,579
63.00	20,057	17,993	34,572

Device	Routing	Invert	Outlet Devices
#1	Primary	59.80'	**18.0" Round Culvert** L= 47.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 59.80' / 59.40' S= 0.0085 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.77 sf

Primary OutFlow Max=4.22 cfs @ 12.32 hrs HW=60.96' (Free Discharge)
↑**1=Culvert** (Inlet Controls 4.22 cfs @ 2.89 fps)

Summary for Pond 5P: R-TANK SD 25X50

[79] Warning: Submerged Pond 23P Primary device # 1 INLET by 0.33'

Inflow Area = 0.240 ac,100.00% Impervious, Inflow Depth = 5.86" for 25-YR event
Inflow = 0.59 cfs @ 12.09 hrs, Volume= 0.117 af
Outflow = 0.39 cfs @ 12.22 hrs, Volume= 0.114 af, Atten= 34%, Lag= 7.6 min
Primary = 0.39 cfs @ 12.22 hrs, Volume= 0.114 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 62.87' @ 12.22 hrs Surf.Area= 0.017 ac Storage= 0.011 af
Flood Elev= 63.10' Surf.Area= 0.017 ac Storage= 0.013 af

Plug-Flow detention time= 58.7 min calculated for 0.114 af (97% of inflow)
Center-of-Mass det. time= 40.0 min (850.9 - 810.9)

Volume	Invert	Avail.Storage	Storage Description
#1A	61.95'	0.003 af	**23.69'W x 32.15'L x 1.04'H Field A** 0.018 af Overall - 0.010 af Embedded = 0.008 af x 40.0% Voids
#2A	62.20'	0.010 af	**Ferguson R-Tank SD** x 180 Inside #1 Inside= 15.7"W x 9.4"H => 0.98 sf x 2.35'L = 2.3 cf Outside= 15.7"W x 9.4"H => 1.03 sf x 2.35'L = 2.4 cf 15 Rows of 12 Chambers
		0.013 af	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	62.10'	**8.0" Round Culvert** L= 10.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 62.10' / 62.00' S= 0.0100 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.35 sf
#2	Device 1	62.31'	**5.0" Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=0.39 cfs @ 12.22 hrs HW=62.87' (Free Discharge)
↑**1=Culvert** (Passes 0.39 cfs of 0.88 cfs potential flow)
↑**2=Orifice/Grate** (Orifice Controls 0.39 cfs @ 2.86 fps)

Summary for Pond 11P: STORAGE B (PERV. PAVEMENT)

Inflow Area = 0.125 ac,100.00% Impervious, Inflow Depth = 5.86" for 25-YR event
Inflow = 0.73 cfs @ 12.09 hrs, Volume= 0.061 af
Outflow = 0.08 cfs @ 12.81 hrs, Volume= 0.061 af, Atten= 90%, Lag= 43.4 min
Primary = 0.08 cfs @ 12.81 hrs, Volume= 0.061 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 64.52' @ 12.81 hrs Surf.Area= 2,786 sf Storage= 1,181 cf
Flood Elev= 66.00' Surf.Area= 3,618 sf Storage= 1,930 cf

Plug-Flow detention time= 175.9 min calculated for 0.061 af (100% of inflow)
Center-of-Mass det. time= 176.1 min (921.0 - 744.9)

Volume	Invert	Avail.Storage	Storage Description
#1	62.40'	724 cf	**Custom Stage Data - STONE STORAGE (Prismatic)** Listed below (Recalc) 1,811 cf Overall x 40.0% Voids
#2	63.70'	1,092 cf	**Custom Stage Data - CHOKER (Prismatic)** Listed below (Recalc) 2,730 cf Overall x 40.0% Voids
#3	65.66'	113 cf	**Custom Stage Data - PERVIOUS PAVEMENT (Prismatic)** Listed below (Re 283 cf Overall x 40.0% Voids
		1,930 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
62.40	1,393	0	0
63.70	1,393	1,811	1,811

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
63.70	1,393	0	0
65.66	1,393	2,730	2,730

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
65.66	832	0	0
66.00	832	283	283

Device	Routing	Invert	Outlet Devices
#1	Primary	62.40'	**12.0" Round Culvert** L= 46.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 62.40' / 62.17' S= 0.0050 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.79 sf
#2	Device 1	62.40'	**1.0" Vert. Orifice/Grate - overflow grate X 2.00** C= 0.600

Primary OutFlow Max=0.08 cfs @ 12.81 hrs HW=64.52' (Free Discharge)
↑**1=Culvert** (Passes 0.08 cfs of 3.80 cfs potential flow)
↑**2=Orifice/Grate - overflow grate** (Orifice Controls 0.08 cfs @ 6.94 fps)

Summary for Pond 21P: STORAGE C (PERV. PAVEMENT)

[79] Warning: Submerged Pond 11P Primary device # 1 INLET by 1.11'

Inflow Area = 0.187 ac,100.00% Impervious, Inflow Depth = 5.86" for 25-YR event
Inflow = 0.42 cfs @ 12.09 hrs, Volume= 0.091 af
Outflow = 0.15 cfs @ 12.50 hrs, Volume= 0.091 af, Atten= 64%, Lag= 24.6 min
Primary = 0.15 cfs @ 12.50 hrs, Volume= 0.091 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 63.51' @ 12.50 hrs Surf.Area= 1,618 sf Storage= 432 cf
Flood Elev= 64.50' Surf.Area= 1,978 sf Storage= 693 cf

Plug-Flow detention time= 29.4 min calculated for 0.091 af (100% of inflow)
Center-of-Mass det. time= 29.4 min (891.8 - 862.4)

Volume	Invert	Avail.Storage	Storage Description
#1	62.17'	430 cf	**Custom Stage Data - STONE STORAGE (Prismatic)** Listed below (Recalc) 1,076 cf Overall x 40.0% Voids
#2	63.50'	214 cf	**Custom Stage Data - CHOKER (Prismatic)** Listed below (Recalc) 534 cf Overall x 40.0% Voids
#3	64.16'	49 cf	**Custom Stage Data - PERVIOUS PAVEMENT (Prismatic)** Listed below (Re 122 cf Overall x 40.0% Voids
		693 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
62.17	809	0	0
63.50	809	1,076	1,076

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
63.50	809	0	0
64.16	809	534	534

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
64.16	360	0	0
64.50	360	122	122

Device	Routing	Invert	Outlet Devices
#1	Primary	62.17'	**12.0" Round Culvert** L= 31.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 62.17' / 62.00' S= 0.0055 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.79 sf
#2	Device 1	62.17'	**4.0" W x 1.0" H Vert. Orifice/Grate - overflow grate** C= 0.600

Primary OutFlow Max=0.15 cfs @ 12.50 hrs HW=63.51' (Free Discharge)
↑—**1=Culvert** (Passes 0.15 cfs of 2.73 cfs potential flow)
↑—**2=Orifice/Grate - overflow grate** (Orifice Controls 0.15 cfs @ 5.48 fps)

Summary for Pond 23P: STORAGE UNDER PERV. PAVEMENT

Inflow Area = 0.158 ac,100.00% Impervious, Inflow Depth = 5.86" for 25-YR event
Inflow = 0.92 cfs @ 12.09 hrs, Volume= 0.077 af
Outflow = 0.14 cfs @ 12.59 hrs, Volume= 0.077 af, Atten= 85%, Lag= 30.0 min
Primary = 0.14 cfs @ 12.59 hrs, Volume= 0.077 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 64.20' @ 12.59 hrs Surf.Area= 1,900 sf Storage= 1,263 cf
Flood Elev= 65.21' Surf.Area= 4,711 sf Storage= 1,934 cf

Plug-Flow detention time= 100.1 min calculated for 0.077 af (100% of inflow)
Center-of-Mass det. time= 100.6 min (845.5 - 744.9)

Volume	Invert	Avail.Storage	Storage Description
#1	62.54'	1,277 cf	**Custom Stage Data - STONE STORAGE (Prismatic)** Listed below (Recalc) 3,192 cf Overall x 40.0% Voids
#2	64.22'	570 cf	**Custom Stage Data - CHOKER (Prismatic)** Listed below (Recalc) 1,425 cf Overall x 40.0% Voids
#3	64.97'	91 cf	**Custom Stage Data - PERVIOUS PAVEMENT (Prismatic)** Listed below (Re 228 cf Overall x 40.0% Voids
		1,938 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
62.54	1,900	0	0
64.22	1,900	3,192	3,192

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
64.22	1,900	0	0
64.97	1,900	1,425	1,425

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
64.97	911	0	0
65.22	911	228	228

Device	Routing	Invert	Outlet Devices
#1	Primary	62.54'	**8.0" Round Culvert** L= 42.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 62.54' / 62.33' S= 0.0050 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.35 sf
#2	Device 1	62.32'	**2.0" Vert. Orifice/Grate - overflow grate** C= 0.600

Primary OutFlow Max=0.14 cfs @ 12.59 hrs HW=64.20' (Free Discharge)
↑**1=Culvert** (Passes 0.14 cfs of 1.53 cfs potential flow)
↑**2=Orifice/Grate - overflow grate** (Orifice Controls 0.14 cfs @ 6.21 fps)

Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 10S: EASTERN SUBCAT Runoff Area=35,911 sf 29.63% Impervious Runoff Depth=5.53"
Tc=6.0 min CN=85 Runoff=5.07 cfs 0.380 af

Subcatchment 11S: BUILDING 2 Runoff Area=5,424 sf 100.00% Impervious Runoff Depth=7.05"
Tc=6.0 min CN=98 Runoff=0.87 cfs 0.073 af

Subcatchment 21S: BUILDING 3 Runoff Area=2,706 sf 100.00% Impervious Runoff Depth=7.05"
Tc=6.0 min CN=98 Runoff=0.43 cfs 0.036 af

Subcatchment 22S: WESTERN SUBCAT Runoff Area=62,203 sf 31.72% Impervious Runoff Depth=5.88"
Flow Length=299' Tc=10.3 min CN=88 Runoff=8.05 cfs 0.699 af

Subcatchment 23S: WESTERN SUBCAT Runoff Area=6,872 sf 100.00% Impervious Runoff Depth=7.05"
Tc=6.0 min CN=98 Runoff=1.10 cfs 0.093 af

Subcatchment 25S: CATCH BASIN NEXT Runoff Area=3,604 sf 100.00% Impervious Runoff Depth=7.05"
Tc=6.0 min CN=98 Runoff=0.58 cfs 0.049 af

Reach OUT 1: CULVERT BETWEEN CLIENT AND BANK Inflow=1.80 cfs 0.380 af
Outflow=1.80 cfs 0.380 af

Reach OUT 2: CULVERT UNDER BANK/LIBRARY ACCESS Inflow=4.96 cfs 0.947 af
Outflow=4.96 cfs 0.947 af

Pond 1P: CULVERT BETWEEN CLIENT AND Peak Elev=62.78' Storage=3,165 cf Inflow=5.07 cfs 0.380 af
12.0" Round Culvert w/ 6.0" inside fill n=0.013 L=39.0' S=0.0103 '/' Outflow=1.80 cfs 0.380 af

Pond 2P: CULVERT UNDER BANK/LIBRARY Peak Elev=61.10' Storage=5,299 cf Inflow=8.63 cfs 0.947 af
18.0" Round Culvert n=0.013 L=47.0' S=0.0085 '/' Outflow=4.96 cfs 0.947 af

Pond 5P: R-TANK SD 25X50 Peak Elev=62.98' Storage=0.013 af Inflow=0.70 cfs 0.141 af
Outflow=0.44 cfs 0.138 af

Pond 11P: STORAGE B (PERV. PAVEMENT) Peak Elev=65.01' Storage=1,455 cf Inflow=0.87 cfs 0.073 af
Outflow=0.08 cfs 0.073 af

Pond 21P: STORAGE C (PERV. PAVEMENT) Peak Elev=63.83' Storage=536 cf Inflow=0.50 cfs 0.110 af
Outflow=0.17 cfs 0.110 af

Pond 23P: STORAGE UNDER PERV. Peak Elev=64.60' Storage=1,563 cf Inflow=1.10 cfs 0.093 af
Outflow=0.15 cfs 0.093 af

Total Runoff Area = 2.680 ac Runoff Volume = 1.330 af Average Runoff Depth = 5.96"
58.04% Pervious = 1.555 ac 41.96% Impervious = 1.124 ac

Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 10S: EASTERN SUBCAT Runoff Area=35,911 sf 29.63% Impervious Runoff Depth=6.92"
Tc=6.0 min CN=85 Runoff=6.27 cfs 0.475 af

Subcatchment 11S: BUILDING 2 Runoff Area=5,424 sf 100.00% Impervious Runoff Depth=8.49"
Tc=6.0 min CN=98 Runoff=1.04 cfs 0.088 af

Subcatchment 21S: BUILDING 3 Runoff Area=2,706 sf 100.00% Impervious Runoff Depth=8.49"
Tc=6.0 min CN=98 Runoff=0.52 cfs 0.044 af

Subcatchment 22S: WESTERN SUBCAT Runoff Area=62,203 sf 31.72% Impervious Runoff Depth=7.28"
Flow Length=299' Tc=10.3 min CN=88 Runoff=9.86 cfs 0.867 af

Subcatchment 23S: WESTERN SUBCAT Runoff Area=6,872 sf 100.00% Impervious Runoff Depth=8.49"
Tc=6.0 min CN=98 Runoff=1.32 cfs 0.112 af

Subcatchment 25S: CATCH BASIN NEXT Runoff Area=3,604 sf 100.00% Impervious Runoff Depth=8.49"
Tc=6.0 min CN=98 Runoff=0.69 cfs 0.059 af

Reach OUT 1: CULVERT BETWEEN CLIENT AND BANK Inflow=1.94 cfs 0.475 af
Outflow=1.94 cfs 0.475 af

Reach OUT 2: CULVERT UNDER BANK/LIBRARY ACCESS Inflow=5.70 cfs 1.166 af
Outflow=5.70 cfs 1.166 af

Pond 1P: CULVERT BETWEEN CLIENT AND Peak Elev=63.01' Storage=4,452 cf Inflow=6.27 cfs 0.475 af
12.0" Round Culvert w/ 6.0" inside fill n=0.013 L=39.0' S=0.0103 '/' Outflow=1.94 cfs 0.475 af

Pond 2P: CULVERT UNDER BANK/LIBRARY Peak Elev=61.26' Storage=6,900 cf Inflow=11.03 cfs 1.166 af
18.0" Round Culvert n=0.013 L=47.0' S=0.0085 '/' Outflow=5.70 cfs 1.166 af

Pond 5P: R-TANK SD 25X50 Peak Elev=64.88' Storage=0.013 af Inflow=0.83 cfs 0.170 af
Outflow=1.01 cfs 0.167 af

Pond 11P: STORAGE B (PERV. PAVEMENT) Peak Elev=65.62' Storage=1,796 cf Inflow=1.04 cfs 0.088 af
Outflow=0.09 cfs 0.088 af

Pond 21P: STORAGE C (PERV. PAVEMENT) Peak Elev=64.30' Storage=664 cf Inflow=0.59 cfs 0.132 af
Outflow=0.19 cfs 0.132 af

Pond 23P: STORAGE UNDER PERV. Peak Elev=65.21' Storage=1,935 cf Inflow=1.32 cfs 0.112 af
Outflow=0.17 cfs 0.112 af

Total Runoff Area = 2.680 ac Runoff Volume = 1.644 af Average Runoff Depth = 7.36"
58.04% Pervious = 1.555 ac 41.96% Impervious = 1.124 ac

CIVIL
CONSULTANTS

Engineers

Planners

Surveyors

APPENDICIES

A – Location & Topographic Plan

B – Soils Information

C – Supplemental Calculations

D – Stormwater Maintenance Plan and Inspection Log

E – FIRM Flood Mapping

F – Drainage Plans

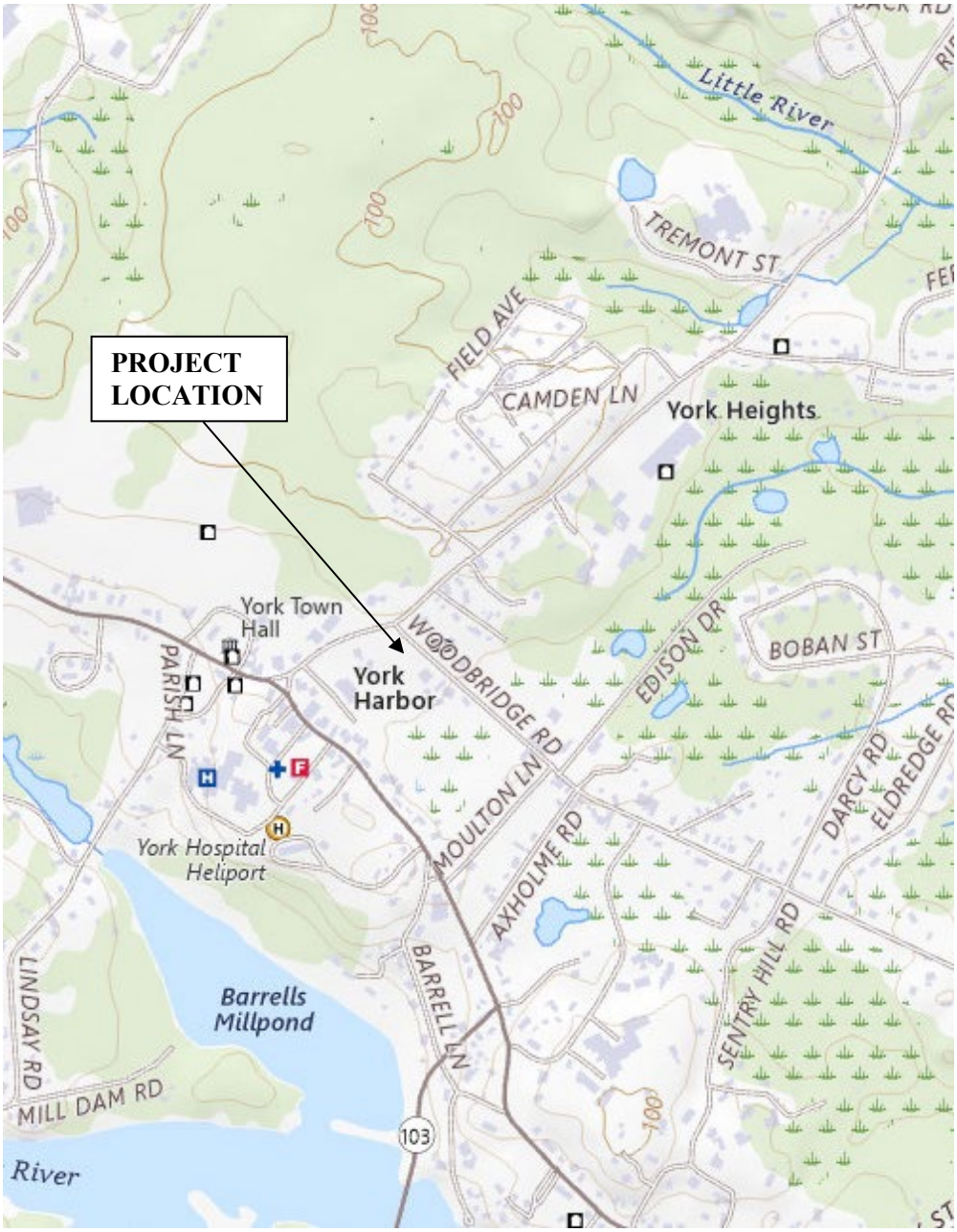
APPENDIX A

LOCATION AND TOPOGRAPHIC PLAN

Portion of

U.S.G.S. Map for Kittery Quadrangle
Maine – New Hampshire 7.5 Minute Series

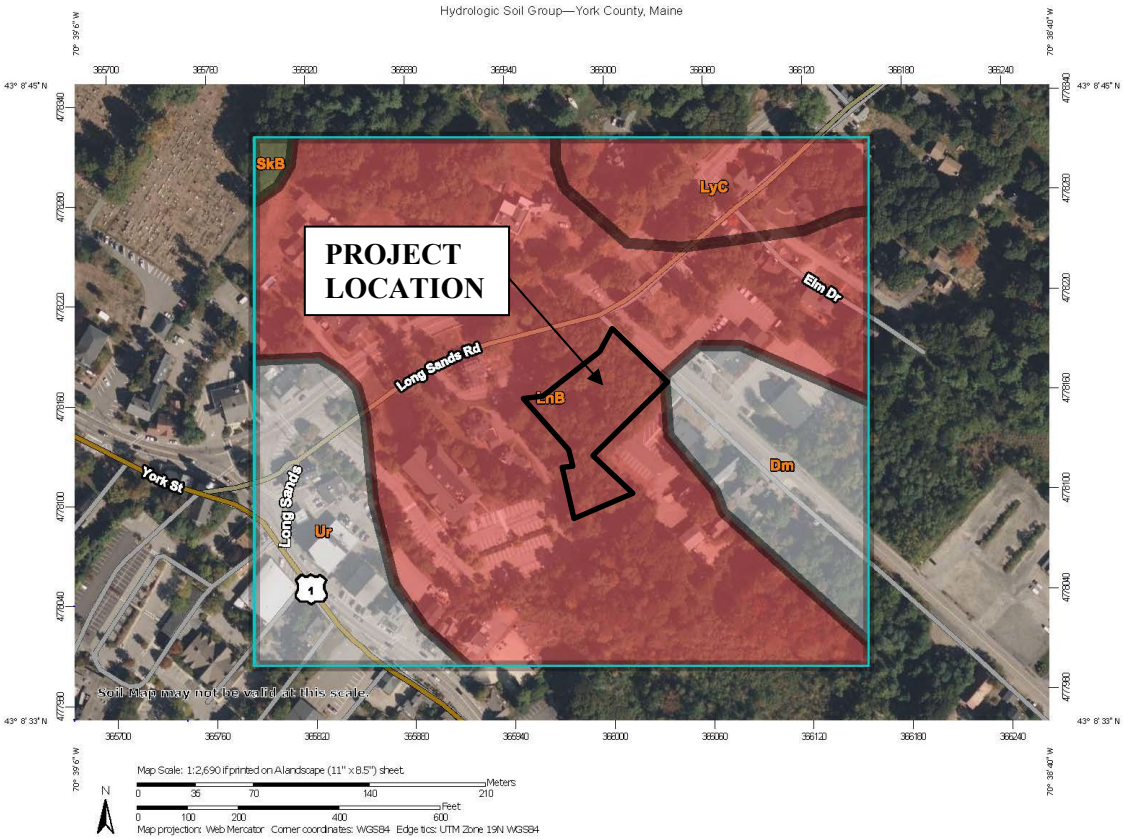
Not To Scale



APPENDIX B

Soil Exploration Results & Medium Intensity Soil Survey Plan

Portions of
USDA Soil Conservation Service – WEB SOIL SURVEY
YORK COUNTY, MAINE



Hydrologic Soil Group—York County, Maine

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: York County, Maine
Survey Area Data: Version 23, Aug 26, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 19, 2020—Sep 20, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Dm	Dumps		3.3	11.3%
LnB	Lyman loam, 3 to 8 percent slopes, rocky	D	19.6	66.9%
LyC	Lyman-Rock outcrop complex, 8 to 15 percent slopes	D	2.6	8.8%
SkB	Skerry fine sandy loam, 0 to 8 percent slopes	C/D	0.2	0.6%
Ur	Urban land		3.6	12.4%
Totals for Area of Interest			**29.2**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

APPENDIX C

Supplemental Stormwater Calculations

Conveyance Systems. Calculations for sizing on-site conveyance structures, including culverts are included in the HydroCad print outs included in this report. Stabilization calculations are included here. Ditch stabilization is per MDOT Highway design manual. Riprap sizing and erosion control measures are shown and noted on the Site Plans. These plans also show scaled drawings and cross sections of these conveyance systems and associated practices.

The reservoir stone layer has been sized to detain the channel protection volume for a fully paved area. The typical condition is ½ of a dwelling unit (27 ft) along with a minimum 35 ft run of porous pavement and 10 ft of paved roadway, resulting in the following required storage:

Stormwater Maintenance & Inspection Plan

Prepared by: Geoffrey R. Aleva, PE, CIVIL CONSULTANTS

During the construction of Woodbridge Common, maintenance of all erosion, sedimentation, and stormwater flow control structures and devices will be the responsibility of the contractor on site. Upon stabilization of the completed Development, the developer will assume all responsibilities. The developer will be responsible for the required maintenance of the stormwater treatment system.

The developer will be responsible for the maintenance of all erosion, sedimentation, and stormwater flow control structures and devices within the limits of the development and will retain that responsibility until such time as another individual and/or agency (acceptable to the Town) accepts the responsibility. All post-construction inspections shall be conducted by personnel with knowledge of erosion and stormwater control, including the standards and conditions in the permit.

During and after construction all erosion control devices and structures shall be checked monthly and after each "significant rainfall"**. Necessary repairs will be made to correct undermining or deterioration of the devices and/or structures. Sediment in the pretreatment structures will be removed annually or as needed to maintain functionality of the structure.

The Developer shall maintain inspection logs as shown below (or similar) of all stormwater and erosion control measures. The log shall reflect the dates of the inspections and describe actions taken (if any) and be kept on file for a minimum of 5 years. This logbook will be made available to the Town upon request.

Where a major storm event is noted in the plan, this is classified as a rainfall exceeding 1.0 inch storm event.

** significant rainfall is ½" in 24 hr

Sweeping

Paved surfaces shall be swept or vacuumed at least annually in the spring to remove all winter sand, and periodically during the year on an as-needed basis to minimize transportation of sediment during rainfall events.

Parking Surfaces				
	Spring	Fall or Yearly	After a Major Storm	Every 2– 5 Years
Clear accumulated winter sand in parking lots	**X**			
Sweep pavement to remove sediment	**X**			
Grade shoulders and remove excess sand either manually or by a front-end loader	**X**			
Grade gravel shoulders	**X**			
Ensure that stormwater is not impeded by accumulations of material.	**X**			

Catch Basins & Culverts

All catch basins, and any other field inlets throughout the collection system, need to be inspected on a monthly basis to assure that the inlet entry point is clear of debris and will allow the intended water entry. These will be cleared, if necessary on a yearly basis or when sediment reaches two thirds of total volume. Catch basins need to be vacuumed and cleaned of all accumulated sediment. This work must be done by a vacuum truck. The removed material must be disposed of in accordance with the Maine Solid Waste Disposal Rules.

Catch Basins Systems				
	Spring	Fall or Yearly	After a Major Storm	Every 2– 5 Years
Remove and legally dispose of accumulated sediments and debris from the bottom of the basin, inlet grates, inflow channels to the basin, and pipes between basins.	**X**	**X**		
Remove floating debris and floating oils (using oil absorptive pads) from any trap designed for such	**X**	**X**		

Culverts				
	Spring	Fall or Yearly	After a Major Storm	Every 2– 5 Years
Remove accumulated sediments and debris at the inlet, at the outlet, and within the conduit	**X**	**X**	**X**	
Repair any erosion damage at the culvert's inlet and outlet	**X**	**X**	**X**	

Vegetated Areas

All areas of maintained lawn are to be inspected regularly for signs of erosions and channelization. Areas where erosion is occurring or areas of sparse growth shall be replanted and stabilized. Channelized flows from the eroded land shall be diverted to buffers or other areas able to withstand the high sediment load in the erosive runoff.

	Spring	Fall or Yearly	After a Major Storm	Every 2– 5 Years
Vegetated Areas				
Inspect all slopes and embankments	**X**		**X**	
Replant bare areas or areas with sparse growth	**X**		**X**	
Armor areas with fill erosions with an appropriate lining or divert the erosive flows to on-site areas able to withstand concentrated flows. Any materials used to armor/stabilize the affected areas shall be submitted to the Town and Engineer for review and approval prior to installation.	**X**		**X**	

Ditches, Swales and Culverts

Open swales and ditches need to be inspected on a monthly basis or after a major rainfall event to assure that debris or sediments do not reduce the effectiveness of the system. Debris needs to be removed at that time. Any sign of erosion or blockage shall be immediately repaired to assure a vigorous growth of vegetation for the stability of the structure and proper functioning.

Vegetated ditches should be mowed at least monthly during the growing season. Larger brush or trees must not be allowed to become established in the channel. Any areas where the vegetation fails will be subject to erosion and should be repaired and revegetated.

If sediment in culverts or piped drainage systems exceeds 20% of the diameter of the pipe, it should be removed. This may be accomplished by hydraulic flushing or any mechanical means; however, care should be taken to not flush the sediments into the retention/detention pond as it will reduce the pond's capacity and hasten the time when it must be cleaned. All pipes should be inspected on an annual basis.

Stormwater Channels				
	Spring	Fall or Yearly	After a Major Storm	Every 2– 5 Years
Inspect ditches and swales	**X**	**X**	**X**	
Remove any obstructions and accumulated sediments or debris	**X**	**X**		
Control vegetated growth and woody vegetation		**X**		
Repair any ditch erosion		**X**		
Mow vegetated ditches		**X**		
Repair any slumping side slopes	**X**	**X**		

Porous Pavement				
	Spring	Fall or Yearly	After a Major Storm	Every 2– 5 Years
In Porous asphalt shall be inspected annually for pavement deterioration or spalling.	**X**			
Areas of porous asphalt shall be cleaned using a vacuum sweeper 2-4 times annually. Power washing may be necessary to dislodge trapped particles.	**X**	**X**		

Road Salt and Deicing Minimization

The intent should be to minimize the amount of salt and other deicing agents utilized to the extent practical. Efforts shall be made to avoid the use of dry salt and winter sand and other abrasive materials.

A table for Deicing Application Rate Guidelines has been included for reference with regard to the type and rate of deicing agents to be used.

Use of deicers for each storm event shall be tracked using the log sheet provided.

Control of Invasive Plants

During maintenance activities, check for the presence of invasive plants and remove in a safe manner as described on the following pages. They should be controlled as described on the following pages.

Invasive plants are introduced, alien, or non-native plants, which have been moved by people from their native habitat to a new area. Some exotic plants are imported for human use such as landscaping, erosion control, or food crops. They also can arrive as "hitchhikers" among shipments of other plants, seeds, packing materials, or fresh produce. Some exotic plants become invasive and cause harm by:

- becoming weedy and overgrown;
- killing established shade trees;
- obstructing pipes and drainage systems;
- forming dense beds in water;
- lowering water levels in lakes, streams, and wetlands;
- destroying natural communities;
- promoting erosion on stream banks and hillsides; and
- resisting control except by hazardous chemical.

Deicing Application Rate Guidelines

24' of pavement (typcial two-lane road)

These rates are not fixed values, but rather the middle of a range to be selected and adjusted by an agency according to its local conditions and experience.

			Pounds per two-lane mile			
Pavement Temp. (°F) and Trend (↑↓)	Weather Condition	Maintenance Actions	Salt Prewetted / Pretreated with Salt Brine	Salt Prewetted / Pretreated with Other Blends	Dry Salt*	Winter Sand (abrasives)
> 30° ↑	Snow	Plow, treat intersections only	80	70	100*	Not recommended
	Freezing Rain	Apply Chemical	80 - 160	70 - 140	100 - 200*	Not recommended
30° ↓	Snow	Plow and apply chemical	80 - 160	70 - 140	100 - 200*	Not recommended
	Freezing Rain	Apply Chemical	150 - 200	130 - 180	180 - 240*	Not recommended
25° - 30° ↑	Snow	Plow and apply chemical	120 - 160	100 - 140	150 - 200*	Not recommended
	Freezing Rain	Apply Chemical	150 - 200	130 - 180	180 - 240*	Not recommended
25° - 30° ↓	Snow	Plow and apply chemical	120 - 160	100 - 140	150 - 200*	Not recommended
	Freezing Rain	Apply Chemical	160 - 240	140 - 210	200 - 300*	400
20° - 25° ↑	Snow or Freezing Rain	Plow and apply chemical	160 - 240	140 - 210	200 - 300*	400
20° - 25° ↓	Snow	Plow and apply chemical	200 - 280	175 - 250	250 - 350*	Not recommended
	Freezing Rain	Apply Chemical	240 - 320	210 - 280	300 - 400*	400
15° - 20° ↑	Snow	Plow and apply chemical	200 - 280	175 - 250	250 - 350*	Not recommended
	Freezing Rain	Apply Chemical	240 - 320	210 - 280	300 - 400*	400
15° - 20° ↓	Snow or Freezing Rain	Plow and apply chemical	240 - 320	210 - 280	300 - 400*	500 for freezing rain
0° - 15° ↑↓	Snow	Plow, treat with blends, sand hazardous areas	Not recommended	300 - 400	Not recommended	500 - 750 spot treatment as needed
< 0°	Snow	Plow, treat with blends, sand hazardous areas	Not recommended	400 - 600**	Not recommended	500 - 750 spot treatment as needed

* Dry salt is not recommended. It is likely to blow off the road before it melts ice.

** A blend of 6 - 8 gal/ton $MgCl_2$ or $CaCl_2$ added to NaCl can melt ice as low as -10°.

Figure 4-1. Deicing Application Rate Guidelines

Anti-icing Route Data Form				
Truck Station:				
Date:				
Air Temperature	Pavement Temperature	Relative Humidity	Dew Point	Sky
Reason for applying:				
Route:				
Chemical:				
Application Time:				
Application Amount:				
Observation (first day):				
Observation (after event):				
Observation (before next application):				
Name:				

CIVIL CONSULTANTS

P.O. Box 100 South Berwick, Maine 03908 207-384-2550

Stormwater Maintenance
Woodbridge Commons Development
Maintenance Log

This log is intended to accompany the Stormwater Management Facilities Maintenance Plan. The following items shall be checked, cleaned and maintained on a regular basis as specified in the Maintenance Plan and as described in the table below. This log shall be kept on file for a minimum of five years and shall be available for review by MDEP. Qualified personnel familiar with drainage systems and soils shall perform all inspections.

<table>
<tr><th>Item</th><th>Maintenance Required & Frequency</th><th>Date Completed</th><th>Maintenance Personnel</th><th>Comments</th></tr>
<tr><td>Sweeping of Drives and Parking Lots</td><td>
<table>
<tr><th></th><th>Spring</th><th>Fall or Yearly</th><th>After a Major Storm</th><th>Every 2– 5 Years</th></tr>
<tr><td>Clear accumulated winter sand in parking lots.</td><td>X</td><td></td><td></td><td></td></tr>
<tr><td>Sweep pavement to remove sediment</td><td>X</td><td></td><td></td><td></td></tr>
<tr><td>Grade shoulders and remove excess sand either manually or by a front-end loader</td><td>X</td><td></td><td></td><td></td></tr>
<tr><td>Grade gravel shoulders</td><td>X</td><td></td><td></td><td></td></tr>
<tr><td>Ensure that stormwater is not impeded by accumulations of material.</td><td>X</td><td></td><td></td><td></td></tr>
</table>
</td><td></td><td></td><td></td></tr>
</table>

<table>
<tr><th>Item</th><th>Maintenance Required & Frequency</th><th>Date Completed</th><th>Maintenance Personnel</th><th>Comments</th></tr>
<tr><td>Catch Basins and Culverts</td><td>
<table>
<tr><th></th><th>Spring</th><th>Fall or Yearly</th><th>After a Major Storm</th><th>Every 2– 5 Years</th></tr>
<tr><td>Remove and legally dispose of accumulated sediments and debris from the bottom of the basin, inlet grates, inflow channels to the basin, and pipes between basins.</td><td>X</td><td>X</td><td></td><td></td></tr>
<tr><td>Remove floating debris and floating oils (using oil absorptive pads) from any trap designed for such</td><td>X</td><td>X</td><td></td><td></td></tr>
<tr><td>Remove accumulated sediments and debris at the inlet, at the outlet, and within the conduit</td><td>X</td><td>X</td><td>X</td><td></td></tr>
<tr><td>Repair any erosion damage at the culvert’s inlet and outlet</td><td>X</td><td>X</td><td>X</td><td></td></tr>
</table>
</td><td></td><td></td><td></td></tr>
<tr><td>Ditches and Swales</td><td>
<table>
<tr><td>Inspect ditches and swales</td><td>X</td><td>X</td><td>X</td><td></td></tr>
<tr><td>Remove any obstructions and accumulated sediments or debris</td><td>X</td><td>X</td><td></td><td></td></tr>
<tr><td>Control vegetated growth and woody vegetation</td><td></td><td>X</td><td></td><td></td></tr>
<tr><td>Repair any ditch erosion</td><td></td><td>X</td><td></td><td></td></tr>
<tr><td>Mow vegetated ditches</td><td></td><td>X</td><td></td><td></td></tr>
<tr><td>Repair any slumping side slopes</td><td>X</td><td>X</td><td></td><td></td></tr>
</table>
</td><td></td><td></td><td></td></tr>
</table>

Porous Asphalt

Filtration Facilities

	Spring	Fall or Yearly	After a Major Storm	Every 2– 5 Years
In Porous asphalt shall be inspected annually for pavement deterioration or spalling.	**X**			
Areas of porous asphalt shall be cleaned using a vacuum sweeper 2-4 times annually. Power washing may be necessary to dislodge trapped particles.	**X**	**X**		

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Stormwater Management System
Woodbridge Common
Mixed-Use Development

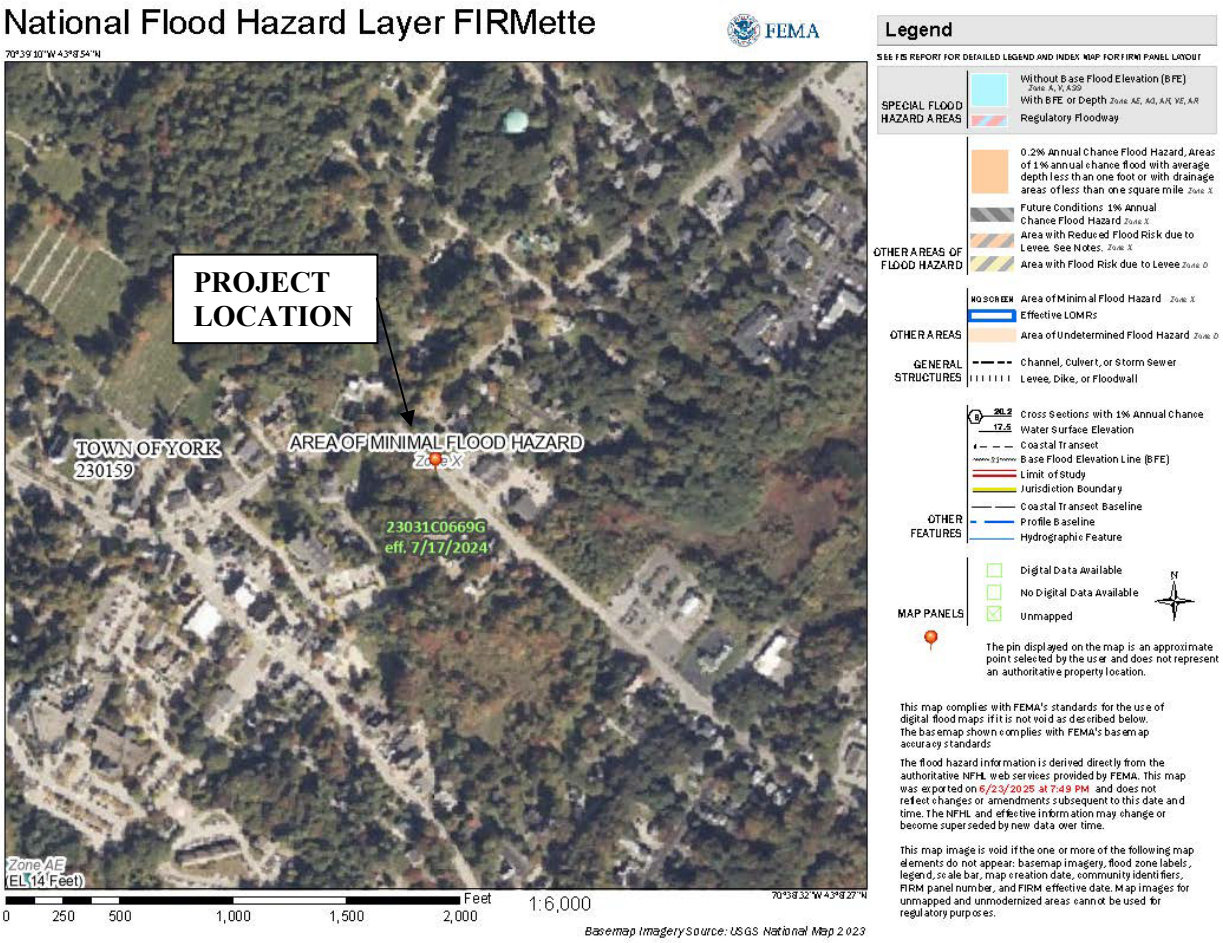
Inspection & Maintenance Checklist

BMP/System Component	Date Inspected	Inspector	Cleaning/Repair Needed *(List Items/Comments)*	Date of Cleaning/Repair	Performed By

J:\aaa\2025\2512000\DRAINAGE\STORMWATER_MANAGMENT_PLAN\20251124-2512000_Appendix.docx

APPENDIX E

NATIONAL FLOOD INSURANCE RATE MAP- FIRM



Reduced Scale Sketch Reproduced from Portion of

Town of York, ME
Panel 230159
(Effective date: July 17, 2024)

FERGUSON WATERWORKS

STORMWATER STORAGE SYSTEM

OPERATIONS AND MAINTENANCE MANUAL

Green Stormwater Infrastructure Solutions

©Ferguson Enterprises 2024

TABLE OF CONTENTS

GENERAL INFORMATION 3
INSPECTION INFORMATION 3
INSPECTION CHECKLIST 4
SYSTEM MAINTENANCE 5
INSPECTION AND MAINTENANCE COST ESTIMATE WORKSHEET 6

DISCLAIMER

Read the following information before inspecting, cleaning, or performing maintenance on this Stormwater Treatment Device. This manual is intended to explain the specifics of the maintenance on R-Tank Stormwater Storage Systems.

It is the responsibility of all personnel to familiarize themselves with, understand and comply with all applicable local, state, and federal laws. All information in this manual is current at the time of printing but are subject to change based on the development of new processes and procedures. Ferguson Enterprises assumes no responsibility and is not accountable for any injuries, fines, penalties, or losses that occur involving any procedure in this manual or other actions taken. The R-Tank Stormwater Storage System performance is based on the procedures being followed in this manual. Non-Compliance with the outlined measures will be the responsibility of the owner.

GENERAL INFORMATION

Your R-Tank System has been designed to function in conjunction with the engineered drainage system on your site, the existing municipal infrastructure, and/or the existing soils and geography of the receiving watershed. Unless your site included certain unique and rare features, the operation of your R-Tank System will be driven by naturally occurring systems and will function autonomously. However, upholding a proper schedule of Inspection & Maintenance is critical to ensuring continued functionality and optimum performance of the system.

INSPECTION INFORMATION

During construction, the system shall be protected from sediment laden runoff and only activated once the site has been fully stabilized.

Both the R-Tank and all stormwater pre-treatment features incorporated into your site must be inspected regularly. Inspections should be done every six months for the first year of operation, and at least yearly thereafter. Inspections may be required more frequently for pre-treatment systems. You should refer to the manufacturer requirements for the proper inspection schedule.

With the right equipment most inspections and measurements can be accomplished from the surface without physically entering any confined spaces. If your inspection does require confined space entry, you must follow all local, regional, and OSHA requirements.

All maintenance features of your system can be accessed through a covering at the surface. With the lid removed, you can visually inspect each component to identify sediment, trash, and other contaminants within the structure. Check your construction plans to identify the maintenance features engineered into your R-Tank system, which may include:

Upstream Pipes, Inlets, and Manholes: Working from the structures adjacent the R-Tank toward those farther away, check for debris and sediment in both the structures and the pipes. Be sure to include all structures that contain pre- treatment systems. Some structures may include a sump.

Maintenance Ports / Inspection Ports: Maintenance/inspection ports are located near the inlet and outlet connections, treatment rows, and throughout the system. These should be used to check for sediment and typically allow access for backflushing and cleaning.

Treatment Row: On installations in 2018 or later, inlet pipes may connect to a row of modules with 12” diameter access holes running horizontally through the module that can be jet vacuumed. Check these rows for accumulation of sediment and debris.

All observations and measurements should be recorded on an Inspection Log kept on file. We have included a form you can use at the end of this guide.

INSPECTION CHECKLIST

Site Name:		Company:	
Location:		Contact:	
City and State:		Phone:	
System Owner:		Email:	

Inspection Description	Frequency	Observations / Notes	Initials
Pretreatment Systems	Quarterly		
Connections	Bi-Annually		
Inspection Ports	Bi-Annually		
Accumulation of Sediment or Debris	Bi-Annually		
Upslope Erosion	Quarterly		
Accidental or Illicit Spillage	Quarterly		

Maintenance Items	Required Maintenance Activities	Initials
Pretreatment Systems		
Connections		
Inspection Ports		
Accumulation of Sediment or Debris		
Upslope Erosion		
Accidental or Illicit Spillage		

SYSTEM MAINTENANCE

For modules taller than 40” the R-Tank Stormwater Storage Systems should be back-flushed once sediment accumulation has reached 6”. For modules less than 40” tall, perform maintenance when sediment depths are greater than 15% of the total system height. If your system includes a Treatment Row with linear access through the modules from the inlet pipe, backflush this area when sediment depths reach 6”.

BEFORE ANY MAINTENANCE IS PERFORMED ON YOUR SYSTEM - PLUG THE OUTLET PIPE TO PREVENT CONTAMINATION OF THE DOWNSTREAM SYSTEMS.

Maintenance During Construction

Installed R-Tank Stormwater Storage Systems should be properly protected post installation, but before the System is accepted by owners in the following manner:

- **Vehicular Traffic:** Protect system from heavy construction equipment loads by using smaller vehicles, low ground pressure tracked equipment when possible, or protective measures such as steel plates to spread the load experienced by the system.
- **Sediment and Debris:** Use proper erosion control Best Management Practices to prevent sediment and debris from reaching the system.
- **Remove Sediment and Debris, as Needed:** If upslope practices fail to prevent sediment laden runoff from entering the upstream inlets, pipes, and system, sediment removal should be performed using jet-vac equipment.

Maintenance After Construction

Site specific conditions (land use, climate, tree cover, slopes, construction activities, etc.) along with data from regular inspections will determine how frequently the system must be cleaned. At a minimum, vacuum cleaning should occur every 1 to 2 years. Routine maintenance, such as pre-treatment inlet cleanout should occur every 3 to 6 months.

- Begin by cleaning all upstream structures, pipes, and pre-treatment systems containing sediment and/ or debris. If your system includes a Treatment Row, this portion of the system should be cleaned with traditional jet-vac equipment. Add a centralizer to the jet for easiest access through the modules.
- Complete initial debris removal by vacuuming debris up the inspection port locations, while using the jetting water to push debris to the hose. For finer debris, back-flush the R-Tank system. To perform this, water is pumped into the system through the inspection ports as rapidly as possible. The turbulent action of the water moving through the R-Tank will suspend sediments which may then be pumped out. If your system includes an outlet structure, this will be the ideal location to pump contaminated water out of the system. However, removal of back-flush water may be accomplished through the inspection ports, as well.
- For systems with large footprints that would require extensive volumes of water to properly flush the system, you should consider performing your maintenance within 24 hours of a rain event. Stormwater entering the system will aid in the suspension of sediments and reduce the volume of water required to properly flush the system.

INSPECTION AND MAINTENANCE COST ESTIMATE WORKSHEET

Project Name:		Engineer:	
Location:		City / State:	
Owner:		Contact:	
Phone:		Email:	

Life Expectancy (Yrs.) =	

Inspection Description	**Frequency / Year**	**Total Services***	**Cost per Service**	**Total Cost****
Pretreatment Systems	4		$	$
Connections	2		$	$
Inspection Ports	2		$	$
Accumulation of Sediment or Debris	2		$	$
Upslope Erosion	4		$	$
Accidental or Illicit Spillage	4		$	$

Maintenance Items	**Frequency / Year**	**Total Services***	**Cost per Service**	**Total Cost****
Pretreatment Systems			$	$
Connections			$	$
Inspection Ports			$	$
Accumulation of Sediment or Debris			$	$
Upslope Erosion			$	$
Accidental or Illicit Spillage			$	$
System Vacuuming			$	$
Total Costs = Inspection Costs + Maintenance Costs =				$
Estimated Annual Operating Expenses = Total Costs / Years of Service =				$

** Total Services = Frequency of Services / Yr. multiplied by Life Expectancy*
*** Total Cost = Total Services multiplied by Cost per Service*

CIVIL
CONSULTANTS

Engineers

Planners

Surveyors

APPENDIX F

All site plans at ½ scale 11x17 prints, 22x34 included with application

D1 – Pre-Development Stormwater Management Plan

D2 – Post-Development Stormwater Management Plan

POND 4 — POND NUMBER

SUBCATCHMENT 11 / 0.56 — SUBCATCHMENT NUMBER / SUBCATCHMENT ACREAGE

REACH 50 — REACH NUMBER

Tc COMPONENTS — S = Sheet, SC = Shallow Concentrated, C = Channel

ROUTING DIRECTION

SOILS LEGEND

A Soils:
SCS Soils: Not Applicable

B Soils:
SCS Soils: Not Applicable

C Soils:
SCS Soils: Not Applicable

D Soils:
SCS Soils: LYMAN LOAM, LYMAN-ROCK OUTCROP COMPLEX

Not assigned (Due to variability, assumed D characteristics):
SCS Soils: DUMPS

NOTE: OFF-SITE AREAS CONTRIBUTING TO THE SUBJECT SITE AND AFFECTED ROUTE ONE CULVERT HAVE BEEN ASSUMED TO BE HSG 'D' TO CONSERVATIVELY PRODUCE THE MOST SIGNIFICANT FLOWS, WITH THE CROSSING DESIGNED AND EVALUATED ACCORDINGLY.

Subcatchment Boundaries Pre-Development
Subcatchment Boundaries Post-Development
SCS Soil Line
Tc Flow Path & Direction Pre-Development
Tc Flow Path & Direction Post-Development

LYMAN-ROCK OUTCROP COMPLEX D

LYMAN LOAM D

DUMPS (ASSUMED D)

EMERSON LANE

WOODBRIDGE RD

S=39'
SC=21'
C=25'
C=214'

1S 1.01
2S 1.67
1P
2P
OUT 1
OUT 2

8" PVC

APPROVAL OF THE PLANNING BOARD, YORK MAINE

CHAIR DATE

TAX MAP NO. 50 LOT NO. 0111D

COORDINATE FILE: J:\AAA\(JOB NO)\CARLSON\SURVEYING\

CADD FILE: J:\aaa\2025\2512000\CARLSON\ENGR\DWG\2512000E.dwg

PREPARED FOR: PRELIMINARY APPROVAL NOT FOR CONSTRUCTION

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

NO.	REVISIONS	INT.	DATE
1			

RECORD OWNER:
RICHARD A. VIELE
FAMILY TRUST
JOHN E. VIELE, TRUSTEE

OWNER ADDRESS:
25 MILLER ROAD
KITTERY POINT, ME 03905

SITE PLAN
MIXED-USE DEVELOPMENT
LAND OF VIELE FAMILY TRUST
7 WOODBRIDGE ROAD, YORK, YORK COUNTY, MAINE

PREPARED FOR:
JMP REALTY, LLC
CLIENT ADDRESS: 40 GODFREY COVE ROAD, YORK, ME 03909

1"=30'
0' 30'

DATE: 12/22/2025
DRAWN BY: NJR/LTE
CHECKED BY: GRA
APPROVED BY:

PRE DEVELOPMENT STORMWATER MANAGEMENT PLAN

PROJECT NO: 2512000

D1

SHEET: 1 OF 2

POND 4 — POND NUMBER

SUBCATCHMENT 11 / 0.56 — SUBCATCHMENT NUMBER / SUBCATCHMENT ACREAGE

REACH 50 — REACH NUMBER

Tc COMPONENTS: S = Sheet, SC = Shallow Concentrated, C = Channel

ROUTING DIRECTION

SOILS LEGEND

- A Soils: SCS Soils:
- B Soils: SCS Soils:
- C Soils: SCS Soils:
- D Soils: SCS Soils: LYMAN LOAM, LYMAN–ROCK OUTCROP COMPLEX
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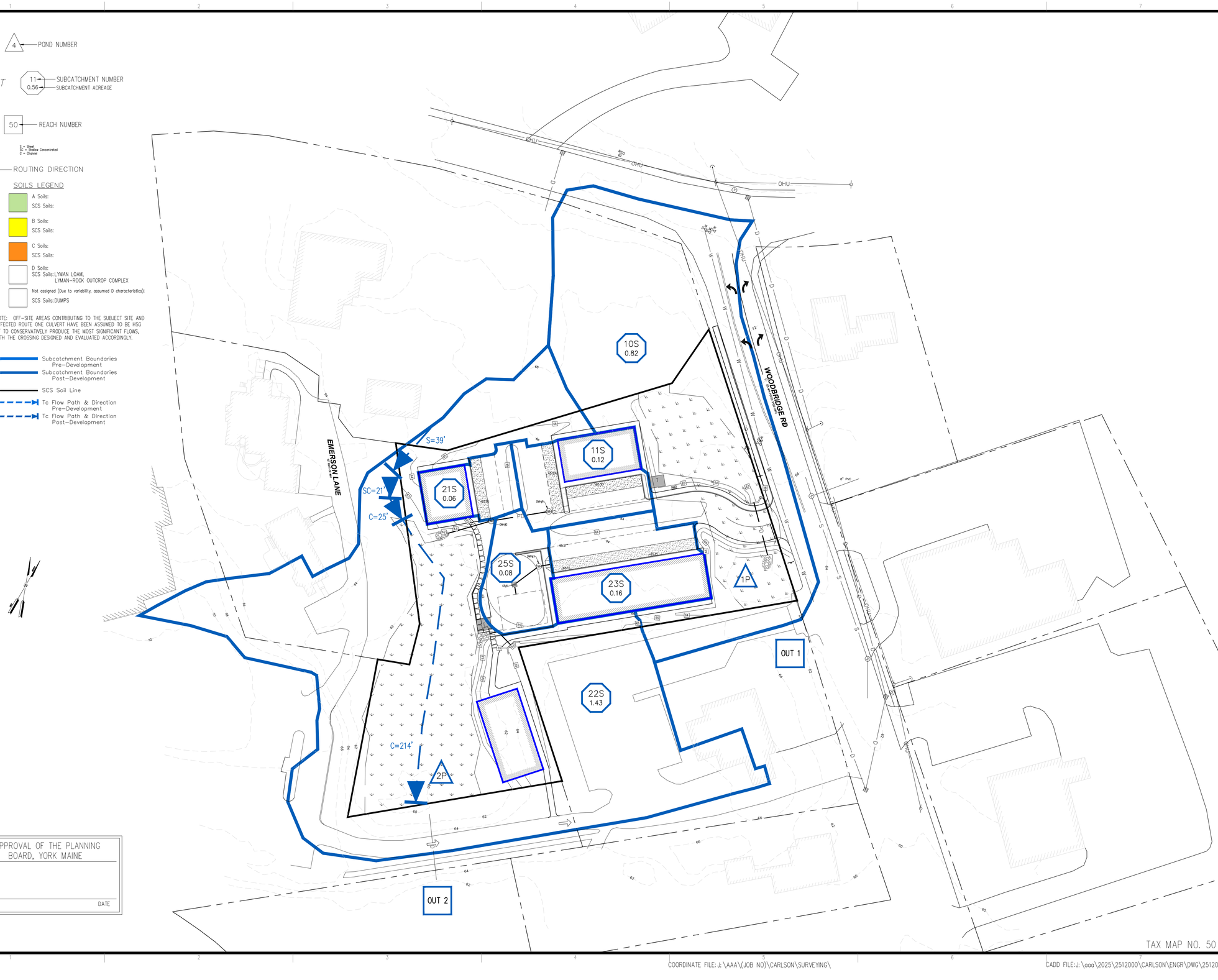
- Subcatchment Boundaries Post–Development
- SCS Soil Line
- Tc Flow Path & Direction Pre–Development
- Tc Flow Path & Direction Post–Development



APPROVAL OF THE PLANNING BOARD, YORK MAINE

CHAIR DATE

TAX MAP NO. 50 LOT NO. 0111D

PREPARED FOR: PRELIMINARY APPROVAL NOT FOR CONSTRUCTION

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NO.	REVISIONS	INT.	DATE
1			

RECORD OWNER: RICHARDSON VIELE FAMILY TRUST JOHN E. VIELE, TRUSTEE

OWNER ADDRESS: 25 MILLER ROAD KITTERY POINT, ME 03905

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MIXED-USE DEVELOPMENT
LAND OF VIELE FAMILY TRUST
7 WOODBRIDGE ROAD, YORK, YORK COUNTY, MAINE

PREPARED FOR: JMP REALTY, LLC

CLIENT ADDRESS: 40 GODFREY COVE ROAD, YORK, ME 03909

1" = 30'

0' 30'

DATE: 12/22/2025
DRAWN BY: NJR/LTE
CHECKED BY: GRA
APPROVED BY:

POST DEVELOPMENT STORMWATER MANAGMENT PLAN

PROJECT NO: 2512000

D2

SHEET: 2 OF 2

COORDINATE FILE: J: \AAA\(JOB NO)\CARLSON\SURVEYING\

CADD FILE: J: \aaa\2025\2512000\CARLSON\ENGR\DWG\2512000E.dwg

PEER REVIEW LETTER

February 12, 2026

York Planning Board
Brendan Summerville, Town Planner
Town of York
186 York Street
York, Maine 03909

Application: Woodbridge Common Mixed Use Development—
JMP Realty, LLC
7 Woodbridge Road (Tax Map 50 Lot 111D)
Site Plan and Subdivision Review
Review Status: New Preliminary Application
Board members and Mr. Summerville,

The following information has been provided for preliminary and final plan review:

1. Application form dated 12/22/2025
2. Application Submittal: *Preliminary Site Plan Application, "Woodbridge Common" Mixed-Use Development (Tax Map 50, Lot 111D) 7 Woodbridge Road, York Maine*... Prepared by Civil Consultants. December 2025. Includes cover letter and submittal information; engineering plans, deed, easement, stormwater management report and other information.
3. Proposed Engineering Plans (Plan set): *Woodbridge Commons, Woodbridge Road York Maine, Mixed-Use Development (Tax Map 50, Lot 111D)* Prepared by Civil Consultants. Dated 12/22/2025 (includes overall site plan, existing conditions, proposed conditions, construction details, etc…)

With review of the above information and the Town's Zoning Ordinance and the Site Plan and Subdivision regulations, I offer the following comments on compliance with the Town's land use and development provisions.

PROJECT DESCRIPTION

The applicant is seeking to construct 4 three-story mixed-use buildings, non-residential on the first floors. The site is located in the York Village Center-1 zoning district, with access to public water and sewer.

REVIEW SUMMARY/HIGHLIGHTS

The application is before the Planning Board as required by the Zoning Ordinance (Sec. 4.3 and Sec. 18.15) for review of non-residential development (site plan) and review of the creation of three or more dwelling units (subdivision). The following is a summary of the review comments:

1. The application appears to be complete when with the exception of a capacity letter from the Water District.
2. The site is subject to a maximum 15-foot setback. None of the buildings proposed conform.
3. A wetland permit, Article 11 YZO, will need to be granted by the Board for the proposed development.

COMPLETENESS REVIEW

The applicant has submitted an application checklist for the Board's consideration. The Board should review and determine if it concurs with the applicant's assessment. The following are items that need to be addressed:

1. 6.3.25 A capacity letter from the Water District.

COMPLIANCE WITH THE TOWN'S ORDINANCES

ZONING ORDINANCE

1. Section 5.2. Schedule of Dimensional Regulations.
    a. Maximum Front Setback. All the proposed buildings do not conform. The site is subject to a maximum 15-foot building setback (footnote 'v'). Though there is a wetland that potentially prevents the first two buildings from being located no more than 15 feet from the front property line, it is not apparent in the ordinance that this would permit a setback exceeding 15 feet.

        There appear to be two opportunities in the ordinance the applicant can review to develop the existing wetlands in the front setback; Section 11.3.6 Other Uses, and Section 5.2.2 Footnote 'v'. The former requires demonstrating that the wetlands are man-made and of low value, the latter permits an extension to the maximum setback (build-to-line) if 'open air use for the public' is provided in the setback. With this not being an allowed use listed in Sec.11.3, Section 11.3.6 would need to be demonstrated.
2. Section 5.4.11 Provisions applicable to YBVC District. The first subsection of this provision allows for no residential density requirements for mixed-use buildings.

3. Section 6.1 Non-Residential Performance Standards

   The applicant should provide a narrative on how the project will conform to the applicable standards in this section. Many are pertinent to the proposed development, such as: Water Run-off; Setbacks and Screening; Explosive Materials (any propane planned); Preservation of Landscape; Relation of Proposed Building to Environment; YVC-1 and YVC-2 Non-residential Performance Standards; Refuse disposal and recycling facilities; and drives, parking and Circulation.

4. Section 6.4 Additional Performance Standard Applicable to YBVC. In a mixed-use building, residential uses shall be prohibited on the first floor except for required egress. This seems to be the case from the application narrative, however, building plans should be provided to demonstrate compliance.

5. Wetland Impact. The proposed wetland fill requires the Planning Board to review and approve the impact and grant a Wetland Permit in accordance to Article 11. The applicant should review and provide the necessary information from that section of the ordinance.

SITE PLAN AND SUBDIVISION REGULATIONS

6. Engineering Peer-review. Gorrill Palmer has reviewed the application and their comments are attached.

WAIVER REQUESTS

The applicant has provided a list in the application.

CONCLUSION

The application submitted appears to be mostly in order with the exception of capacity letter from the Water District. Though, dependent on a waiver, the completeness of the application appears to be in order, there is a fundamental zoning issue related to the front yard maximum setback that needs to be addressed before the application can be reviewed for other standards.

Feel free to contact me with questions.

Best regards,

Christopher Di Matteo
Principal

GORRILL PALMER
An LJB Engineering Company

300 Southborough Drive, Suite 200, South Portland, ME 04106
(207) 772-2515 | GorrillPalmer.com

Engineering Review Memorandum

To: Brendan Summerville, Town Planner
From: Will Haskell, PE, Gorrill Palmer
Date: February 12, 2026
Subject: Preliminary Site Plan Application
Project: Woodbridge Common Mixed-Use Development (GP JN 132801)
Location: 7 Woodbridge Road, York, ME
Applicant: JMP Realty, LLC

Brendan,

Gorrill Palmer reviewed the following materials that were downloaded from the Applicant. We assume that you will forward our comments to the Applicant/Design Engineer or incorporate into your review comments.

1. Woodbridge Commons Preliminary Site Plan Application, dated December 19, 2026, prepared by Civil Consultants
2. Woodbridge Commons Multi-Use Development Plan Set (including 11 sheets), dated December 22. 2025, prepared by Civil Consultants

We have reviewed the materials for conformance with the technical engineering portions of the Town of York Ordinance and generally accepted civil engineering standards and offer the following comments. We have reviewed the waiver requests of the Site Plan and Subdivision Ordinance listed in the Application and provided comment on waiver requests of civil infrastructure standards. Final approval of all waiver requests shall be made by the Planning Board.

Roadway and Parking:

1. Access drive sight distance arrows are shown on Woodbridge Road, but no sight distance measurements are provided. Provide sight distance measurements at the intersection of Woodbridge Road which demonstrate compliance with Section 8.2.3 of the Zoning Ordinance.
2. Provide typical roadway section details which comply with Section 9.5.9 of the Site Plan and Subdivision Ordinance for work proposed in the Woodbridge Road right-of-way.
3. Provide a graphic which demonstrates a firetruck can access Building 4.
4. The perpendicular pedestrian ramp adjacent to Building 1 does not provide 4-feet of clear space above the ramp. Revise the ramp to meet ADA Standards. Provide a detail for the "perpendicular pedestrian ramp" if it remains proposed.
5. Add spot grades to the concrete sidewalk ramp near Building 2 which indicates the slope will not exceed 1:12.
6. Guardrail should be considered along the top of the proposed retaining wall between Buildings 3 and 4.

Stormwater:

7. Submit the full HydroCAD reports for the 2-year and 100-year, 24-hour storm events as these are the peak flow events required by Section 9.8.2 of the Zoning Ordinance. We will provide further review of the stormwater management system once the full HydroCAD report is submitted.
8. It appears that the surface elevation of the wetlands is approximately 62. Provide information on the seasonal high groundwater elevation and demonstrate that groundwater will not reduce the storage capacity of the R-Tank system and the stone reservoirs.
9. It is our understanding that a stone reservoir and underdrain system is proposed under the porous asphalt pavement, and R-Tanks are proposed below the standard asphalt pavement to provide additional storage. If this is the case, we recommend using alternate hatches to define the proposed stone storage areas and proposed R-Tank storage areas.
10. Pond 1P appears to represent the wetland cell that will be bisected by the proposed access drive. The cumulative storage of Pond 1P does not change from the pre-development to the post-development. It seems the construction of the driveway would require two pond nodes. Revise the model to reflect the proposed driveway and driveway culvert.
11. Ponds 11P, 21P, and 23P in the HydroCAD model represent the stone reservoir storage below the porous pavement. The custom stage data utilized in these ponds shows the crushed stone, choker stone, and porous pavement to all have a void ratio of 40%. Revise the void ratio to be representative of its associated material.
12. Based on the HydroCAD model, the underdrains associated with the stone reservoirs are capped with an orifice. The stone reservoirs are modeled with a restrictive orifice as the controlling outlet device; however, these restrictive orifices do not appear to be shown on the plans. Show the locations of the orifices on the plans and provide details of the underdrain orifices.
13. The driveway culvert which crosses the adjacent properties driveway is modeled in HydroCAD as a 12-inch culvert with 6-inch infill. It appears that the 6-inch opening is restricting the flow out of the wetland and is causing the existing culvert to overtop. We have concerns that if the existing culvert were to become clogged, the driveway at the adjacent property may flood. We recommend providing a note that the adjacent driveway culvert shall be cleaned, and the model be revised to not include the 6-inch infill within the 12-inch culvert associated with Pond 1P.
14. As the proposed driveway culvert will function as a wetland crossing, we recommend proposing an oversized pipe (>12-inches, as currently proposed) with a 6-inch embedment. Maine DEP would typically recommend a 36-inch pipe for this application, however we understand the limited cover would not allow for a pipe this large.
15. The Applicant is requesting a waiver of Section 9.8.6 – Minimum Pipe Size, which requires a minimum of 15-inch stormdrain pipe unless the Applicant demonstrates that 12-inch pipe is more appropriate. We have no technical concerns with reducing the pipe diameter within the closed stormwater management system to be less than 15-inches.

Post-Construction Stormwater Management:

16. The project is located within the Urbanized Area. It is not clear if the project will disturb one or more acres of land, therefore it is not possible to determine if the Post Construction Stormwater Ordinance will apply. A note has been provided on the Construction Details (Sheet L7) stating the project is required to comply with the Town's Post-Construction Stormwater Ordinance.

17. A Low Impact Design Statement has been provided per Section 9.8.13 of the Town's Site Plan and Subdivision Ordinance.
18. The limit of disturbance has been shown on the Grading and Erosion Control Plan. Provide a note that states, "Limits of disturbance will be visually delineated in the field prior to disturbance, and that a preconstruction meeting with Code Enforcement is required" per Section 6.4.15.1 of the Site Plan and Subdivision Ordinance.

Utilities:

19. A blow off for the water service is located beyond the proposed retaining wall. We recommend relocating the blow off to provide access from the parking lot surface.
20. The Applicant is requesting a waiver of Section 6.3.32 – High Intensity Soil Survey. As no on-site subsurface wastewater disposal or stormwater infiltration is proposed, we concur that a high intensity soil survey is not needed for this development. The Planning Board has the final decision on whether to grant waiver requests.
21. DMH #2 rim in storm drain structure schedule on sheet L3 appears to be incorrect. Please revise.
22. Provide detail for 2'x2' square precast drain manhole.
23. DMH #3 is called out as 2'x2' square manhole. Confirm that outlet pipe exiting at angle is feasible.
24. On Sheet L3 there is a precast concrete headwall called out just northerly of Building 4. Provide detail for this headwall.

Traffic:

Review of the Traffic Assessment was provided by Randy Dunton, PE, PTOE of Gorrill Palmer.

25. We concur with the Land Use Codes 220 & 712 for this development and the calculated trip generation.
26. We concur that this project does not meet requirements for a full traffic impact analysis.
27. The initial traffic assessment needs to be signed by a Maine License Professional Engineer.
28. Sight distance needs to be measured for the site driveway based on MaineDOT standards. Per Section 6.3.30 of the Site Plan and Subdivision Ordinance sight distance shall be provided for the Preliminary submission.

General:

29. On the Grading and Erosion Control Plan (Sheet L2) there is a 64 spot grade in the middle of the access drive that does not appear to be correct.
30. Is underdrain proposed behind the retaining wall?
31. The Applicant is requesting a waiver of 7.3.1.D – Steep Slopes to allow 3:1 slopes. We concur that 3:1 slopes are practical for the development. The Applicant has provided sufficient temporary and permanent stabilization notes and details to construct 3:1 slopes in a way that will not cause undue erosion or sedimentation downgradient of the slopes. The Planning Board has the final decision on whether to grant waiver requests.
32. Confirm Building 4 southwesterly corner, foundation footing, or roofline does not extend over the building setback.

33. The parking turnaround between Buildings 2 and 3 encroaches on the parking setback.
34. Provide permit application to US Army Corps of Engineers for wetland impacts.
35. Flag limits of work prior to construction to prevent unintended wetland impacts.

Please let us know if you want to review and discuss any of the comments.

Sincerely,

Gorrill-Palmer

Will Haskell, PE
Municipal Operations Leader, New England

Ben Nault, EI
Design Engineer

U:\Town of York Maine\0132801A.00 - PR York 7 Woodbridge Commons\C Corr Out\0132801_York PR_7 Woodbridge Commons_2026-02-12.docx

GORRILL PALMER
An LJB Engineering Company

300 Southborough Drive, Suite 200, South Portland, ME 04106
(207) 772-2515 | GorrillPalmer.com

Engineering Review Memorandum

To: Brendan Summerville, Town Planner
From: Will Haskell, PE, Gorrill Palmer
Date: February 12, 2026
Subject: Preliminary Site Plan Application
Project: Woodbridge Common Mixed-Use Development (GP JN 132801)
Location: 7 Woodbridge Road, York, ME
Applicant: JMP Realty, LLC

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We have reviewed the materials for conformance with the technical engineering portions of the Town of York Ordinance and generally accepted civil engineering standards and offer the following comments. We have reviewed the waiver requests of the Site Plan and Subdivision Ordinance listed in the Application and provided comment on waiver requests of civil infrastructure standards. Final approval of all waiver requests shall be made by the Planning Board.

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29. On the Grading and Erosion Control Plan (Sheet L2) there is a 64 spot grade in the middle of the access drive that does not appear to be correct.
30. Is underdrain proposed behind the retaining wall?
31. The Applicant is requesting a waiver of 7.3.1.D – Steep Slopes to allow 3:1 slopes. We concur that 3:1 slopes are practical for the development. The Applicant has provided sufficient temporary and permanent stabilization notes and details to construct 3:1 slopes in a way that will not cause undue erosion or sedimentation downgradient of the slopes. The Planning Board has the final decision on whether to grant waiver requests.
32. Confirm Building 4 southwesterly corner, foundation footing, or roofline does not extend over the building setback.

33. The parking turnaround between Buildings 2 and 3 encroaches on the parking setback.
34. Provide permit application to US Army Corps of Engineers for wetland impacts.
35. Flag limits of work prior to construction to prevent unintended wetland impacts.

Please let us know if you want to review and discuss any of the comments.

Sincerely,

Gorrill-Palmer

Will Haskell, PE
Municipal Operations Leader, New England

Ben Nault, EI
Design Engineer

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