1. Planning Board Meeting Materials 2026-01-05

    Documents:

    2026-01-05 PLANNING BOARD AGENDA.PDF
    GRANDVIEW HOTEL_FIELD CHANGE_STAIRS_29.12.2025.PDF
    2025-0012_60 MAIN STREET APPLICATION MATERIALS.PDF
    2025-0012_60 MAIN ST_SKETCH PLAN STAFF REVIEW.PDF
    2025-0014_WANG RESTAURANT SKETCH PLAN APPLICATION.PDF
    2025-0014_WANGS RESTAURANT SKETCH_PLANNING STAFF REVIEW.PDF
    2024-0015_ELECTRIC LIGHT_ FINAL PLAN SUBMISSION 12-25.PDF
    2024-0015_YORK_ELECTRIC LIGHT BUILDING ADDITION_ENGINEERING PEER REVIEW_2025-12-17.PDF
    2025-0012_7 MARSH BROOK LANE FOF_DRAFT1.0.PDF
    DECEMBER 4, 2025, PLANNING DRAFT MINUTES.1.PDF
    DECEMBER 8, 2025, PLANNING DRAFT MINUTES WITH SELECTBOARD.1.PDF

AGENDA

York Planning Board Meeting

January 5, 2026

7:00 PM

York Public Library

1. **Call to Order; Determination of Quorum; Appointment of Alternates**
2. **Field Changes**
   A. **Grandview Hotel - 2024-0016**
3. **Public Forum**
4. **Application Reviews**
   A. **60 Main Street – Sketch Plan.**
   7:05PM-8:00PM
   Map/Lot 0020-0001-A owned by Brian McNeice
   This application is for a sketch plan review of a proposed subdivision, which would convert the existing two-family home into a five (5) dwelling unit multi-family home. This property is located within CD-4 zone of the York Beach Greenway District.

   B. **985 & 995 US Route 1 – Sketch Plan**
   8:05PM – 9:00PM
   Map/Lot 0094-0075A and Map 30A, Lots 18 & 29, owned by Andrew Wang
   This is a sketch plan review for a proposed mixed-use development located on US Route 1 within the CD-4 zone of the York Beach Greenway District. The proposed development will contain restaurant space on the first floor, and four dwelling units on the second floor.

   C. **Electric Light – Site Plan, 1 Morgan Way.**
   9:05PM-10:05PM
   Map/Lot 0099-0044 owned by BKR, LLC (Final Site Plan Review)
   This application seeks final approval for a 48’ x 125’ garage/shop addition to an existing structure with associated site improvements within the GEN-2 zone.

5. **Other Business**
   A. **Review – Conservation Commission Letter of Invitation**
6. **Minutes**
7. **Adjourn**

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

CIVIL
CONSULTANTS

P. O. Box 100
South Berwick
Maine
03908
207-384-2550
FAX 384-2112

December 22, 2025

Town of York
Brendan Summerville - Town Planner
186 York Street
York, Maine 03909

RE: Grand View Hotel- Site Plan – Field Change Request

Brendan

Attached please find a revised site plan that includes a minor field change. The original approval had the stairs connecting the two buildings as open wood framed stairs. The State Fire Marshal has determined that those stairs need to be enclosed in a rated enclosure. The changes do not modify the lot coverage.

The information in this submission includes a revised site plan that indicates the change and an architectural plan that represents the revised elevations

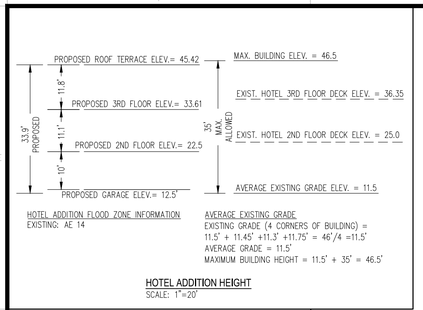
I am available to meet and review the information provided at your convenience. We hope to be placed on the next available Planning Board agenda for this small change.

Sincerely,

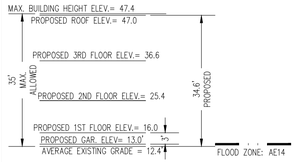
CIVIL CONSULTANTS

Geoffrey R. Aleva, P.E.
President

J:\aaa\2021\2132000\PLANNINGBOARD\20251222-FIELDCHANGE\20251222-2132000-FIELDCHANGE LTR.docx



HOTEL ADDITION HEIGHT
SCALE: 1"=20'



OWNER/ MANAGER UNIT RESIDENCE HEIGHT
SCALE: 1"=20'

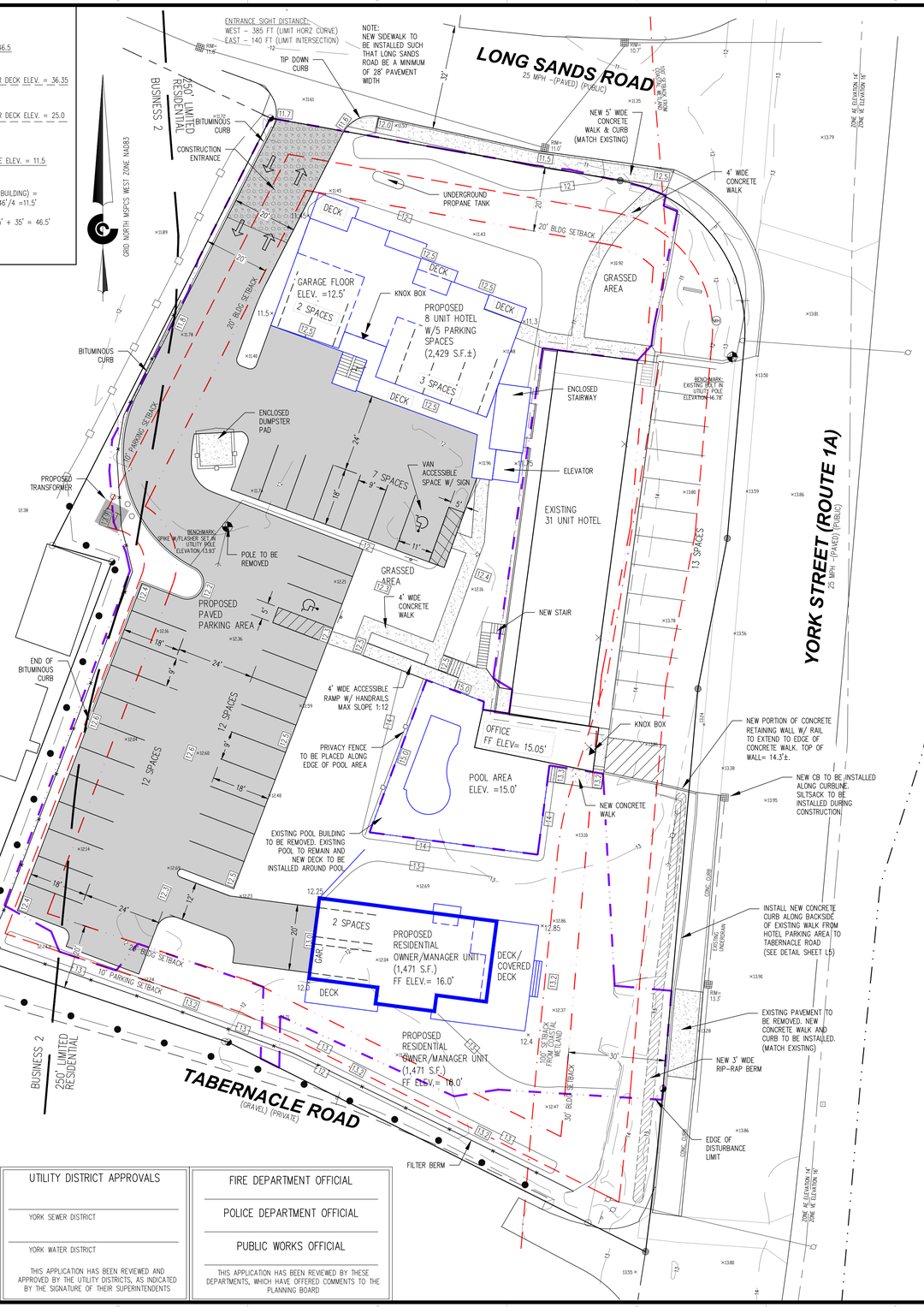
PROJECT SCOPE:

PROPOSED 8 UNIT HOTEL WITH 4 UNITS EACH FLOOR AND 5 PARKING SPACES UNDER THE BUILDING AT GROUND LEVEL. THIS DEVELOPMENT WOULD REMOVE THE POOL BUILDING AND REALIGN THE OFFICE SPACE. PROPOSED PARKING SPACES WOULD BE 49 AND MEETS THE REQUIRED PARKING OF 49 SPACES. A NEW PAVED DRIVEWAY ENTRANCE FROM LONG SANDS ROAD WOULD BE ADDED AND THE EXISTING DRIVEWAY ENTRANCE FROM ROUTE 1A WOULD BE REMOVED.

CONSTRUCT A RESIDENTIAL OWNER / MANAGER UNIT UNIT THAT MEETS THE ORDINANCE REQUIREMENTS FOR USAGE.

TAX MAP 38, LOT 56
N/F
COURTESY CONDOMINIUM
Y.C.R.D. 3727/144
(DECLARATION OF CONDOMINIUM)
(SEE REFERENCE PLAN 3)

TAX MAP 38, LOT 58
N/F
WILLIAM A. KEBLER
REBECCA J. KEBLER
Y.C.R.D. 14502/52



PROPOSED HOTEL PARKING:

HOTEL PARKING REQUIRES 1.25 SPACES/ 1 BED UNIT

EXISTING 31 UNITS X 1.25 =	39 SPACES
PROPOSED 8 UNITS 8 UNITS X 1.25 =	10 SPACES
TOTAL REQUIRED HOTEL SPACES =	49 SPACES
PROVIDED SPACES =	49 SPACES
HOTEL OWNER RESIDENTIAL UNIT =	2 SPACES
PROVIDED RESIDENTIAL UNIT SPACES =	2 SPACES

UTILITY DISTRICT APPROVALS	FIRE DEPARTMENT OFFICIAL
YORK SEWER DISTRICT	POLICE DEPARTMENT OFFICIAL
YORK WATER DISTRICT	PUBLIC WORKS OFFICIAL
THIS APPLICATION HAS BEEN REVIEWED AND APPROVED BY THE UTILITY DISTRICTS, AS INDICATED BY THE SIGNATURE OF THEIR SUPERINTENDENTS	THIS APPLICATION HAS BEEN REVIEWED BY THESE DEPARTMENTS, WHICH HAVE OFFERED COMMENTS TO THE PLANNING BOARD

ZONING REGULATIONS:

ZONING INFORMATION PER THE TOWN OF YORK ZONING ORDINANCE
LAST REVISED NOVEMBER 2, 2021

BASE ZONE: BUSINESS 2 (BUS-2) W/O YEAR ROUND PUBLIC WATER & SEWER
OVERLAY ZONE: 250' LIMITED RESIDENTIAL SHORELAND OVERLAY

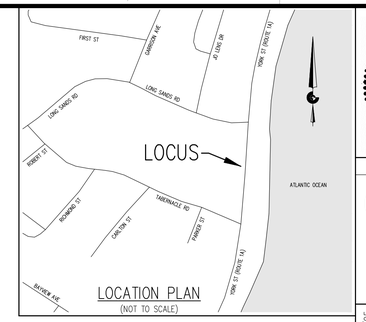
BUSINESS 2:

MINIMUM LAND AREA:	30,000 SQUARE FEET
MINIMUM STREET FRONTAGE:	135'
MINIMUM LOT DEPTH:	100'
MINIMUM FRONT SETBACK:	30'.
MINIMUM SIDE SETBACK:	20'
MINIMUM REAR SETBACK:	20'
MAXIMUM LOT COVERAGE (IMPERVIOUS SURFACE RATIO):	25%
MAXIMUM BUILDING HEIGHT:	35'

LIMITED RESIDENTIAL SHORELAND OVERLAY:

MINIMUM LAND AREA:	40,000 SQUARE FEET
MINIMUM SHORE FRONTAGE:	200'
MINIMUM LOT WIDTH:	200'
SETBACK FROM COASTAL WETLAND:	100'
MAXIMUM LOT COVERAGE (NON-VEGETATED):	20%

FOR COMPLETE ZONING INFORMATION REFER TO THE TOWN OF YORK ZONING ORDINANCE



LOCATION PLAN
(NOT TO SCALE)

NOTES:

1. PLANIMETRIC DETAIL DEPICTED HEREON IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY BY CIVIL CONSULTANTS CONDUCTED ON APRIL 3-4, 2022.
2. NORTH AS DEPICTED HEREON IS REFERENCED TO GRID NORTH, NAD83, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE. COORDINATE VALUES AND ORIENTATION ARE DERIVED FROM A GPS SURVEY COMPUTED UTILIZING THE NGS OPUS ON-LINE PROCESSING SERVICE. REFERENCE FRAME IS NAD83 (2011) EPOCH 2010.0000. THE SURVEY IS TIED TO CORS STATIONS GUNSTOCKMRNH2008 CORS ARP (P776), GORHAM CORS ARP (MEGO) AND NHDOT CONCORD CORS ARP (NHCO). DISTANCES DEPICTED HEREON ARE GRID. TO CONVERT GRID DISTANCES TO GROUND DISTANCES, MULTIPLY THE GRID DISTANCE BY 1.00001216 (AVERAGE COMBINED SCALE FACTOR FOR THE SITE).
3. ELEVATIONS DEPICTED HEREON ARE REFERENCED TO NAVD88, DERIVED FROM THE ABOVE REFERENCED GPS SURVEY. [TO CONVERT NAVD88 ELEVATIONS TO NGVD29 ELEVATIONS ADD 0.76'].
4. RECORD OWNERS: 800 YORK STREET, LLC
5. ASSESSOR'S INFORMATION: TOWN OF YORK ASSESSOR'S MAP 38, LOT 55
6. DEED REFERENCE: Y.C.R.D. 18906/549
7. THE LOCUS PARCEL IS LOCATED IN "ZONE AE ELEVATION 14" ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF YORK, MAINE, YORK COUNTY, VERSION NUMBER 2.3.2.1, MAP NUMBER 23031C0688G, EFFECTIVE DATE JULY 17, 2024 AND MAP NUMBER 23031C0669G, EFFECTIVE DATE JULY 17, 2014. ZONE AE ELEVATION 14 IS DEFINED AS "SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATION OR DEPTH". EASTERLY OF THE SITE ADJACENT TO THE ATLANTIC OCEAN IS LOCATED IN "ZONE VE ELEVATION 16". ZONE VE ELEVATION 16 IS DEFINED AS "SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD BASE FLOOD ELEVATION OR DEPTH". THE FLOOD ZONE BOUNDARY DEPICTED HEREON IS BASED ON GEO-REFERENCING THE ABOVE REFERENCED FIRM'S. ELEVATIONS ON THE FIRM'S ARE BASED ON NAVD88.
8. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS NEED TO CONTACT DIGSAFE AND FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
9. ACCORDING TO THE YORK ZONING ORDINANCE THE NORMAL HIGH WATER MARK OF COASTAL WATERS IS DEFINED AS THE "UPLAND EDGE OF A COASTAL WETLAND". THE UPLAND EDGE OF A COASTAL WETLAND IS DEFINED AS "THE BOUNDARY BETWEEN A COASTAL WETLAND AND UPLAND, OR THE BOUNDARY BETWEEN A COASTAL WETLAND AND AN INLAND WETLAND. THIS BOUNDARY IS THE LINE FORMED BY THE LANDWARD LIMITS OF THE SALT TOLERANT VEGETATION AND/OR THE HIGHEST ANNUAL TIDE LEVEL INCLUDING ALL AREAS AFFECTED BY TIDAL ACTION". THE HIGH WATER LINE OF THE ATLANTIC OCEAN WAS MAPPED BASED ON ELEVATION 6.1' (NAVD88). REFERENCE IS MADE TO A DOCUMENT PUBLISHED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION ENTITLED "MAINE DEP HIGHEST ANNUAL TIDE (HAT) LEVELS FOR YEAR 2018", SAID DOCUMENT LISTS ELEVATION 6.1' (NAVD88) AS THE HAT FOR YORK HARBOR.
10. THE PERIMETER BOUNDARY DEPICTED HEREON IS BASED ON REFERENCE PLANS 1 AND 2 AND FIELD LOCATION OF MONUMENTS SHOWN ON REFERENCE PLANS 1 AND 2. DEED RESEARCH HAS BEEN LIMITED TO THE TIME PERIOD BETWEEN 1990 AND PRESENT. CIVIL CONSULTANTS HAS NOT PERFORMED A COMPLETE INDEPENDENT BOUNDARY RETRACEMENT SURVEY.
11. PRELIMINARY FLOOD ZONE AE (ELEV. 14) AND VE (ELEV. 15) IS BASED ON NATIONAL FLOOD INSURANCE PROGRAM TOWN OF YORK MAP NUMBER 23031C0669G AND 23031C0688G, REVISED PRELIMINARY 4/14/2017. ZONE AE (ELEV. 14) AND VE (ELEV. 15) IS DEFINED AS AREAS WITH BASE FLOOD ELEVATIONS OR DEPTH.
12. THE PRINCIPAL USE OF THE PARCEL IS A COMMERCIAL USE CATEGORY MOTEL/HOTEL. THERE MAY BE A MAXIMUM OF ONE DWELLING UNIT THAT MAY BE USED EXCLUSIVELY BY THE OWNER, OPERATOR , OR CARETAKER OF THE HOTEL/MOTEL.

REFERENCE PLANS:

1. "SUBDIVISION/SITE PLAN GRANDVIEW MOTOR INN, PREPARED FOR STANLEY & MICHAEL WILSON, YORK, MAINE", PREPARED BY THOMAS F. MORAN, INC., DATED MARCH 26, 1990, LAST REVISED JUNE 6, 1991, RECORDED AT THE Y.C.R.D. AS PLAN BOOK 203, PAGE 47.
2. "SUBDIVISION/SITE PLAN GRANDVIEW MOTOR INN, PREPARED FOR STANLEY & MICHAEL WILSON, YORK, MAINE", PREPARED BY THOMAS F. MORAN, INC., DATED MARCH 26, 1990, NOT RECORDED.
3. "PLAN OF COURTESY CONDOMINIUMS, LONG SANDS ROAD, YORK BEACH, MAINE, RECORD OWNER: RICHARD AND JUDITH DELLA PASQUA", PREPARED BY A.W.I. ENGINEERING CO., DATED NOVEMBER, 1985, RECORDED AT THE Y.C.R.D. AS CONDO FILE 170, PAGE 1.

PROPOSED LOT COVERAGES

PROPOSED COVERAGE:		
TOTAL LOT	56,042	SF
3 STORY HOTEL BUILDING W/ OVERHANG	4481	SF
STEPS & LANDINGS (NORTH)	77	SF
STEPS & LANDINGS (SOUTH)	55	SF
CONCRETE RETAINING WALL (NORTHEAST)	22	SF
PAVED PARKING (EAST OF 3 STORY HOTEL)	3219	SF
STAMPED PAVEMENT SIDEWALK (EAST OF 3 STORY HOTEL)	154	SF
CONCRETE PARKING STOPS (NORTHEAST OF 3 STORY BUILDING)	31	SF
RIP-RAP	1,313	SF
CONCRETE SIDEWALK (NORTHEAST OF 3 STORY BUILDING)	19	SF
GRAND VIEW HOTEL SIGN (NORTHEAST OF 3 STORY BUILDING)	5	SF
TOTAL	9376	SF
PROPOSED 1 STORY OFFICE	443	SF
CONCRETE WALKS/STEPS	130	SF
CONCRETE RETAINING WALL (EAST OF 1 STORY OFFICE)	11	SF
ACCESSIBLE RAMP/WALK	290	SF
PROPOSED POOL	1825	SF
TOTAL	2699	SF
PROPOSED B UNIT HOTEL	2717	SF
ENCLOSED STAIR/ELEVATOR	285	SF
DECKS	822	SF
CONCRETE WALKS/PAD	849	SF
PAVED DRIVES/PARKING	14854	SF
TOTAL	19527	SF
PROPOSED RESIDENTIAL UNIT	1471	SF
DECK/COVERED DECK/STAIRS	391	SF
COVERED ENTRY	25	SF
RIPRAP BERM	380	SF
TOTAL	2267	SF
PROPOSED IMPERVIOUS COVERAGE	33869/56042= 60.5%	
EXISTING IMPERVIOUS SURFACE RATIO	60.6%	

APPROVAL OF THE PLANNING BOARD, YORK MAINE
DATE
SIGNATURES OF 3 OR MORE PLANNING BOARD MEMBERS INDICATE APPROVAL OF THIS PLAN

LEGEND:

18828/758	DEED BOOK/PAGE NUMBER
CONC.	CONCRETE
FF=	FINISHED FLOOR ELEVATION
LA	LANDSCAPED AREA
LPG	LIQUEFIED PETROLEUM GAS
N/F	NOW OR FORMERLY
S.F.	SQUARE FEET
THRESH=	THRESHOLD ELEVATION
Y.C.R.D.	YORK COUNTY REGISTRY OF DEEDS
	UTILITY POLE
	GUY WIRE
OHW	OVERHEAD WIRES
W	EXISTING WATER MAIN (APPROXIMATE LOCATION)
WS	EXISTING WATER SERVICE (APPROXIMATE LOCATION)
S	EXISTING SEWER
	CATCH BASIN
	FIRE HYDRANT
WV	WATER GATE VALVE
	WATER SHUT-OFF
MH	MANHOLE (TYPE UNKNOWN)
S	SEWER MANHOLE
	SIGN (AS NOTED)
T	TESTPIT
	DECIDUOUS TREE (AS NOTED)
×13.59	SPOT ELEVATION
	SURVEY BENCHMARK (AS NOTED)
	EXISTING IRON PIPE (AS NOTED)
	EXISTING REBAR (AS NOTED)
	EXISTING GRANITE BOUND (AS NOTED)
	5/8" REBAR W/CAP "CIVIL CONSULTS PLS 2362" TO BE SET
	MAGNAIL W/BRASS FLASHER "CIVIL CONSULTANTS" TO BE SET IN PAVEMENT
	APPROXIMATE ADJOINING PARCEL BOUNDARY LINE
	LOCUS PARCEL PROPERTY LINE
N:13143698 E:2839329.47 X 11.5	STATE PLANE COORDINATES
	EXISTING SPOTGRADE
	PROPOSED CONCRETE WALK/RAMP
	PROPOSED PAVEMENT
12	PROPOSED CONTOUR
12.5	PROPOSED SPOT GRADE
PSWR	PROPOSED SEWER LINE
PWTR	PROPOSED WATER SERVICE
	SETBACK LINE
	EDGE OF DISTURBANCE LINE

TAX MAP 38, LOT 55

STATE OF MAINE
GEOFFREY R. AILES
NO. 9679
LICENSED PROFESSIONAL ENGINEER
11/14/2025

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

NO.	DATE	REVISIONS	INT.
8.	12/22/25	FIELD CHANGES	JAA
7.	11/14/24	FINAL REVIEW APPROVAL	GRA
6.	09/5/24	UPDATE FLOOD PLAN / TOWN COMMENTS	GRA
5.	05/02/24	ADD 8 UNIT HOTEL ENCLOSED STAIRS	JAA
4.	01/04/24	REVISE DUMPSTER LOCATION	JAA
3.	10/30/23	REVISE PER TOWN OF YORK REVIEW	JAA
2.	07/12/23	REVISE PER WATER DISTRICT REVIEW	JAA
1.	07/07/23	REVISE PER TOWN OF YORK REVIEW	JAA

RECORD OWNERS:
800 YORK STREET, LLC

ADDRESS:
800 YORK STREET
YORK, ME 03909

FIELD CHANGES

PROPOSED HOTEL EXPANSION
800 YORK STREET, LLC
800 YORK STREET - TAX MAP 38, LOT 55
YORK, YORK COUNTY, MAINE

PREPARED FOR:
JIMMY ASPROGIANNIS
CLIENT ADDRESS:
7 OCEAN AVENUE, YORK BEACH, ME 03910

1" = 20'
0' 20'

DATE: 06/23/23
DRAWN BY: JAA
CHECKED BY: GRA
APPROVED BY:

PROPOSED SITE PLAN

PROJECT NO: 2132000

L1

SHEET: 1 OF 6

COORDINATE FILE: J:\AAA\2021\2129000\CARLSON\SURVEY\POINTS\2132000-NAD83MEW.crd CADD FILE: J:\AAA\2021\2132001\CARLSON\ENG\2132000-CONSTRUCTION SITE-PLAN.DWG

1 NORTH ELEVATION
1/4" = 1'-0"

2 SOUTH ELEVATION
1/4" = 1'-0"

LASSEL
ARCHITECTS
370 MAIN STREET
SOUTH BERWICK, ME 03908
207 384 2049
lasselarchitects.com

LICENSED ARCHITECT
Sarah Hirshberg Lassel
ARC3336
STATE OF MAINE

PROJECT:
GRAND VIEW HOTEL
NEW HOTEL SUITES

ADDRESS:
800 YORK STREET
YORK, ME

CLIENT:
JIMMY & DARCY ASPROGIANNIS

REV:	DATE:	NOTES:
A	DEC. 2025	FOR PERMIT

PROJECT NUMBER: 22.22
NORTH:
DATE: DEC 2025
SCALE: AS NOTED
REVISION: A

DRAWING NAME:
ELEVATIONS - NORTH & SOUTH

DRAWING NUMBER:
A 2.0

FOR PERMIT

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: 60 Main St Addition

Project Description: Adding 3 dwelling units to an existing 2-unit multi-family (5 total units). New units will be built where existing 2 car garage is.

Street Address: 60 Main Street York Maine 03909

Tax Map(s) & Lot(s): 0020-0001-A

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

Name: Brian McNeice

e-mail: bmcneice15@gmail.com Phone #: 508-826-7431

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: Brian McNeice

Mailing Address: 2 Eureka Avenue York Maine 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: 10-31-2025

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

Dear Members of the Planning Board,

I am submitting this letter in advance of my preliminary sketch plan review for the property at 60 Main Street, where I am proposing to convert an existing two-family residence into five residential dwelling units through a modest addition.

This is an early concept review, and my goal at this stage is to receive the Board's guidance on the overall site layout, parking configuration, driveway access, and the appropriate level of documentation needed before a formal application is submitted.

The site is a fully developed, in-town lot with limited depth and existing physical constraints. The project does not involve subdivision, new roads, or expansion of municipal sewer infrastructure. The existing sewer service is adequate to support the additional units. The water service will be upgraded and individual water meters installed for each unit, coordinated with the York Water District and reviewed through standard permitting.

Given the scale of the project and the developed nature of the site, I anticipate requesting waivers from certain subdivision-level submission requirements, including but not limited to:
- Full tree and vegetation inventories
- Ledge and unsuitable-land mapping
- High or seasonal groundwater analysis
- Detailed upstream and downstream drainage studies
- Property-wide two-foot topographic contour mapping
- Rear-yard parking, which is physically infeasible due to lot depth and building placement

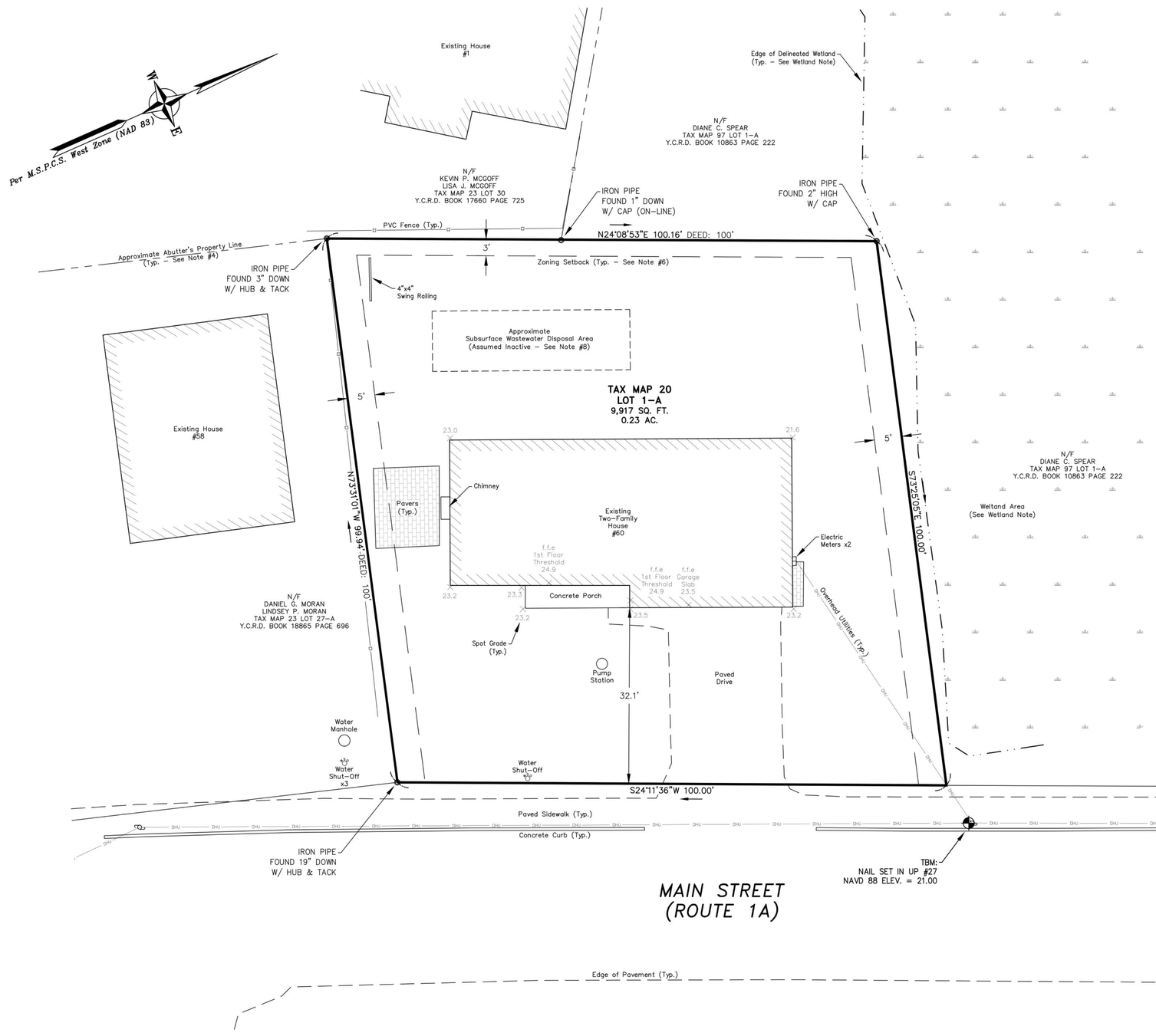
Parking is proposed in the front and side yard areas in a manner consistent with nearby Main Street properties. A second driveway on the southern end of the property has been reviewed and approved by the York Department of Public Works to improve circulation and reduce backing movements onto Main Street.

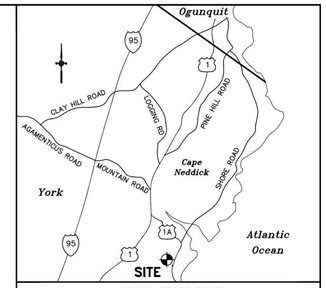
At this preliminary stage, I am seeking the Board's feedback on whether this general approach is appropriate and whether there are specific concerns or additional items the Board would like addressed before moving forward with a formal application.

Thank you for your time and consideration. I look forward to the Board's guidance.

Sincerely,

Brian McNeice
Eureka Avenue
York, Maine





LOCATION MAP
(not to scale)

ZONING DATA (SEE NOTE #6):

BASE ZONE: CHARACTER DISTRICT 4 (NEIGHBORHOOD CENTER) (CD-4)

REQUIREMENTS:

LOT/BUILDING SITE WIDTH:	25 FT. MIN., 100 FT. MAX.
LOT/BUILDING SITE COVERAGE:	80% MAX.
PRINCIPAL BUILDING	
FRONT SETBACK:	0 FT. MIN., 20 FT. MAX.
SIDE SETBACK:	5 FT. MIN
REAR SETBACK:	3 FT. MIN.
ACCESSORY BUILDING	
FRONT SETBACK:	0 FT. MIN., 20 FT. MAX.
SIDE SETBACK:	0 FT. MIN
REAR SETBACK:	3 FT. MIN.

EXISTING LOT/BUILDING SITE COVERAGE:

LOT AREA	9,917 SQ. FT.
BUILDING	1,788± SQ. FT.
PAVEMENT	699± SQ. FT.
PORCH	78± SQ. FT.
PAVERS	188± SQ. FT.
PUMP STATION LID	3± SQ. FT.
TOTAL	2,756± SQ. FT. (27.8%)

EXISTING BUILDING HEIGHT CALCULATION:

PEAK	49.0
EAVE	41.8
AVG. PEAK/EAVE	45.4
AVG. GRADE	-23.0
HEIGHT:	22.4'

NOTES:

1. OWNERS OF RECORD:
   TAX MAP 20 LOT 1-A
   BRIAN MCNEICE
   SARAH SALLESE MCNEICE
   Y.C.R.D. BOOK 16225 PAGE 365
   DATED DECEMBER 14, 2011
2. TOTAL EXISTING PARCEL AREA:
   TAX MAP 20 LOT 1-A
   0.23 AC.
3. BASIS OF BEARING IS MAINE STATE PLANE COORDINATE SYSTEM (NAD 83). VERTICAL DATUM IS NAVD 88 PER GPS OBSERVATION.
4. APPROXIMATE ABUTTER'S LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELIED UPON AS BOUNDARY INFORMATION.
5. EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.
6. ZONING INFORMATION AND SETBACKS SHOWN HEREON ARE FOR REFERENCE PURPOSES AND ARE DERIVED FROM YORK ZONING ORDINANCE AMENDMENT ARTICLE 10-I, ENACTED 11/5/2024. REFER TO THIS DOCUMENT FOR SPECIFIC REQUIREMENTS THAT MAY APPLY FOR ANY INTENDED DESIGNS/USES. CONFIRM CURRENT ZONING REQUIREMENTS WITH THE TOWN OF YORK PRIOR TO DESIGN OR CONSTRUCTION.
7. THE BOUNDARY SHOWN HEREON IS DETERMINED FROM WRITTEN RECORDS, FIELD EVIDENCE AND PAROL TESTIMONY RECOVERED AT THE TIME OF SURVEY AND MAY BE SUBJECT TO CHANGE IF OTHER EVIDENCE BECOMES AVAILABLE.
8. REFERENCE IS MADE TO SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION, FORM HHE-200, PREPARED BY PETER DRUMMOND, SE #361, DATED 3/21/2009.

PLAN REFERENCES:

1. "52 MAIN STREET CONDOMINIUM FOR PROPERTY AT 52 MAIN STREET, YORK BEACH, YORK COUNTY, MAINE, OWNED BY GILBERT MORAN", PREPARED BY NORTH EASTERLY SURVEYING, INC., DATED 9/28/2015, ON RECORD AT THE Y.C.R.D. IN CONDO FILE 863 PAGE 1.
2. "STANDARD BOUNDARY SURVEY & EXISTING CONDITIONS PLAN FOR PROPERTY AT 52 MAIN STREET, YORK BEACH, YORK COUNTY, MAINE, OWNED BY GILBERT MORAN", PREPARED BY NORTH EASTERLY SURVEYING, INC., DATED 3/25/13, PROJECT NO. 13614.

WETLAND NOTE:

THE WETLAND BOUNDARY AS DEPICTED ON THIS PLAN WAS DELINEATED/FLAGGED BY JOSEPH W. NOEL, MAINE LICENSED SOIL SCIENTIST #209, ON 12/4/2024. THE FLAGS WERE LOCATED BY NORTH EASTERLY SURVEYING. THE DELINEATION WAS CONDUCTED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS DOCUMENT "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL", (1987) ALONG WITH THE REQUIRED "REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION", (VERSION 2, JANUARY 2012).

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 10 ft.
VERTICAL DATUM IS NAVD 88

PRELIMINARY
NOT FOR PERMITTING
NOT FOR CONVEYANCE

REV.	DATE	STATUS	BY	CHKD	APPD.

EXISTING CONDITIONS PLAN

FOR PROPERTY AT
60 Main Street
York, York County, Maine
OWNED BY
Brian McNeice
Sarah McNeice
2 Eureka Avenue, York, ME 03909

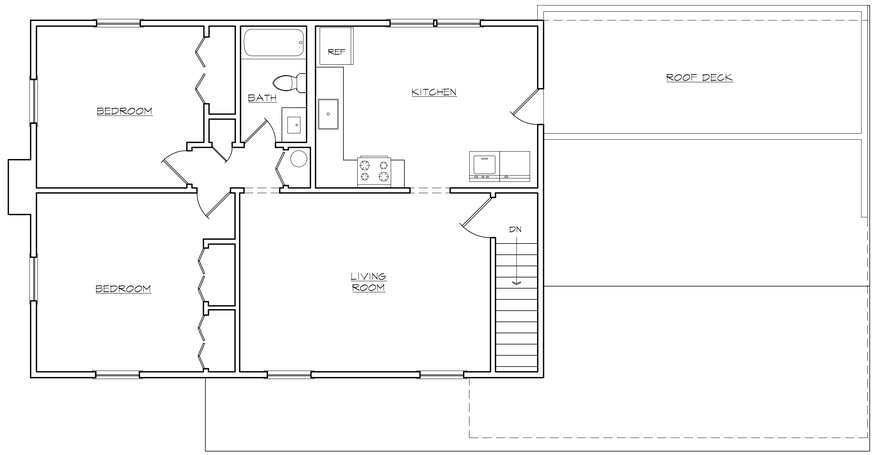
North
W EASTERLY
SURVEYING
SURVEYORS IN N.H. & MAINE 1021 GOODWIN ROAD, UNIT #1
(207) 439-6333 ELIOT, MAINE 03903

SCALE:	PROJECT NO.	DATE:	SHEET:	DRAWN BY:	CHECKED BY:
1" = 10'	24-283	12/11/2024	1 OF 1	A.P.M.	P.L.A.

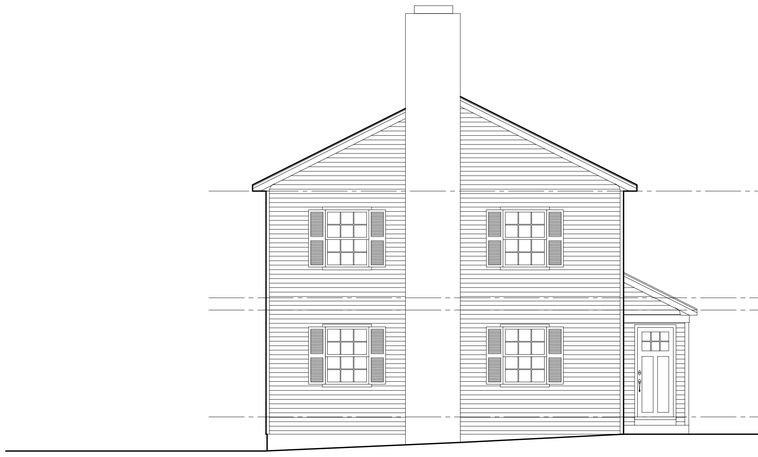
DRAWING No: 24-283 Existing Conditions
FIELD BOOK No: "York #53"

Tax Map 20 Lot 1-A

1 FIRST FLOOR PLAN

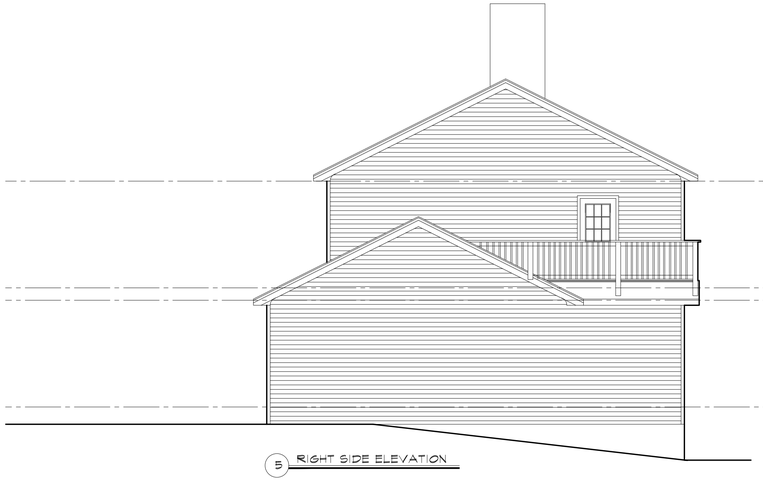


2 SECOND FLOOR PLAN

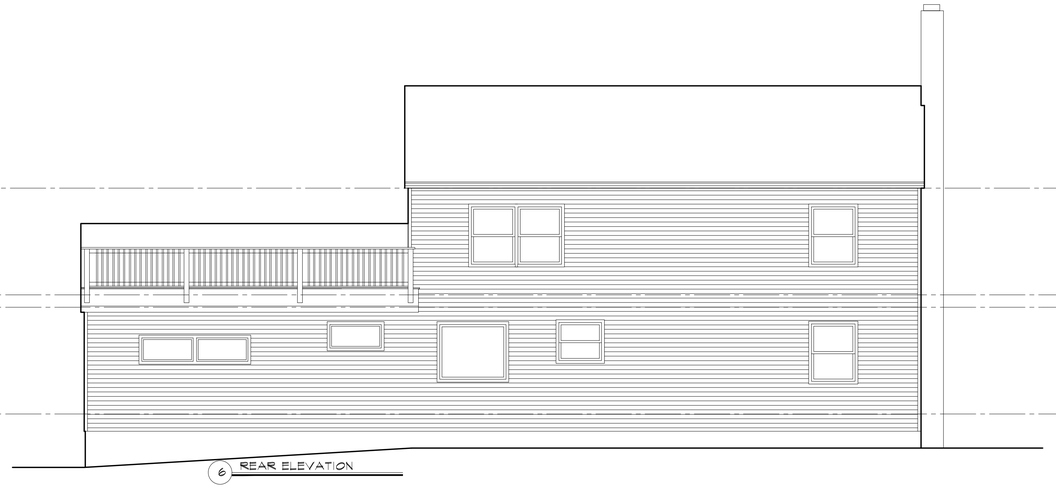


3 LEFT SIDE ELEVATION

4 FRONT ELEVATION



5 RIGHT SIDE ELEVATION



6 REAR ELEVATION

ROOF PLAN + ELEVATION
EXISTING/DEMOLITION
SCALE: 1/4"=1'-0"

JOANNA RECK
ARCHITECT
15 Rockridge Rd, Andover, MA 01810
ph. 617-642-0646
e. jlrarchitect@gmail.com

MCNEICE RESIDENCE
60 MAIN STREET
YORK, MAINE 03909

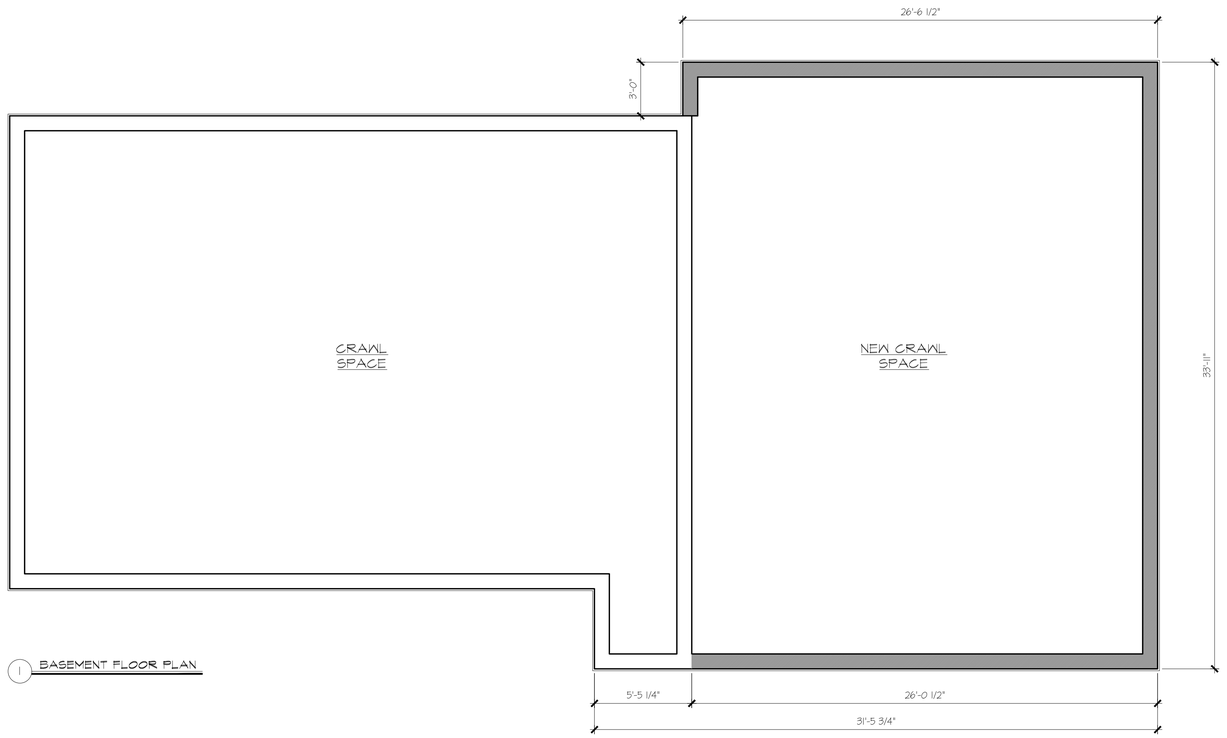
DATE:
5/15/2025

A1

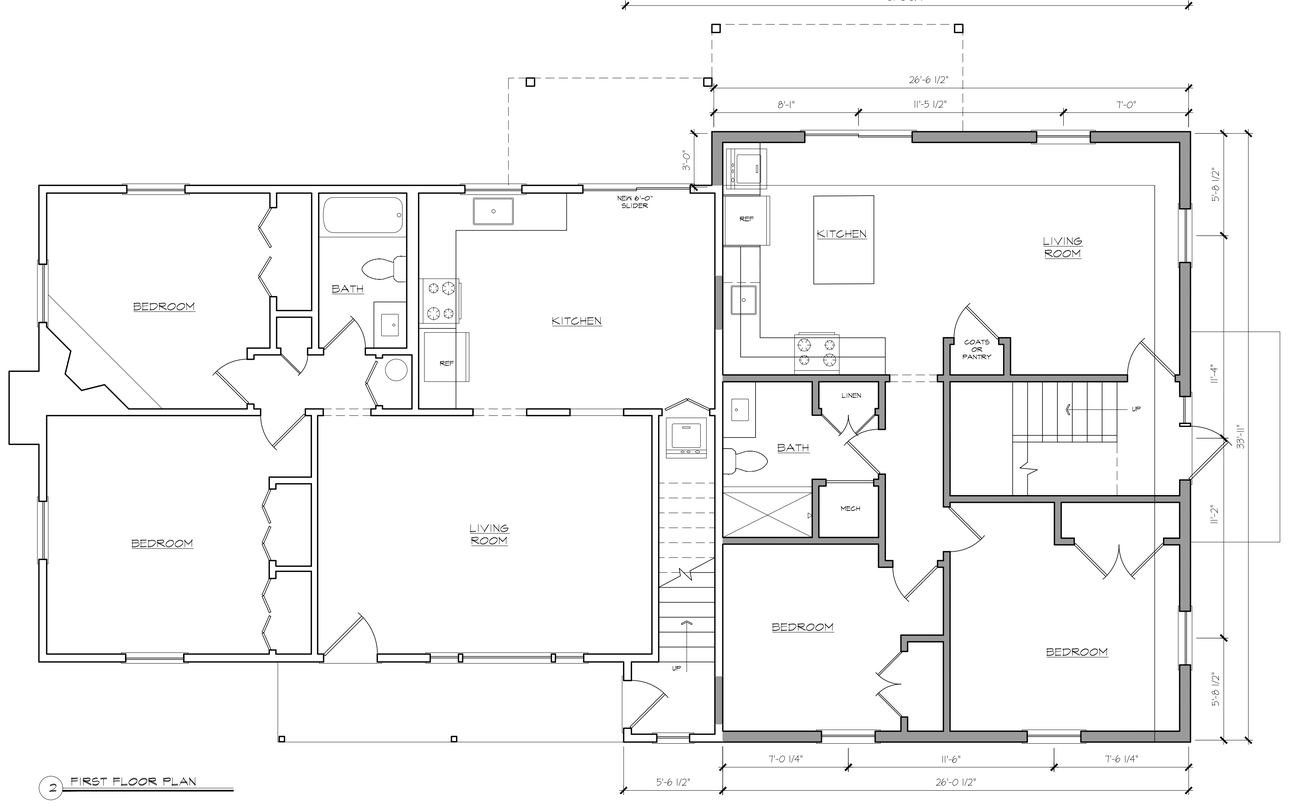
WALL LEGEND

EXIST. WALL TO REMAIN

NEW CONSTRUCTION



1 BASEMENT FLOOR PLAN



2 FIRST FLOOR PLAN

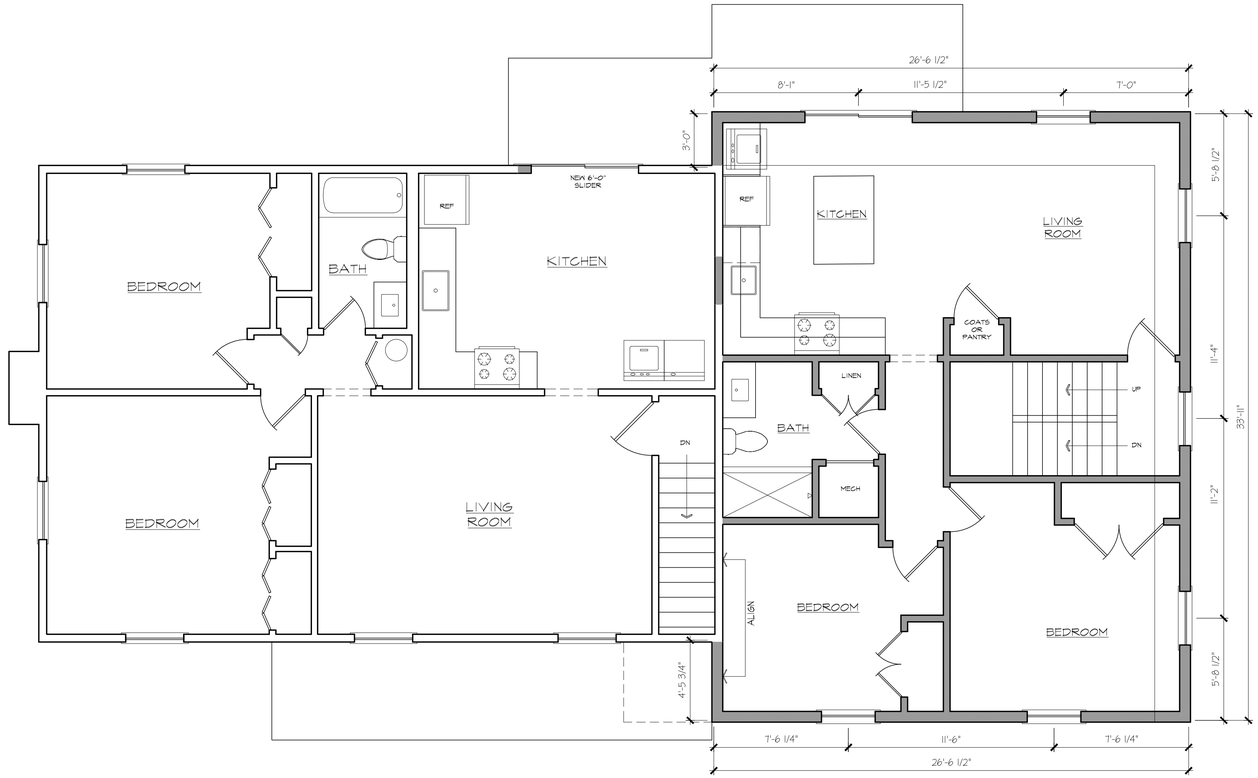
JOANNA RECK
ARCHITECT
15 Rockridge Rd, Andover, MA 01810
ph. 617-642-0646
e. jlranch1@gmail.com

FLOOR PLANS
NEW/ PROPOSED
SCALE: 1/4"=1'-0"

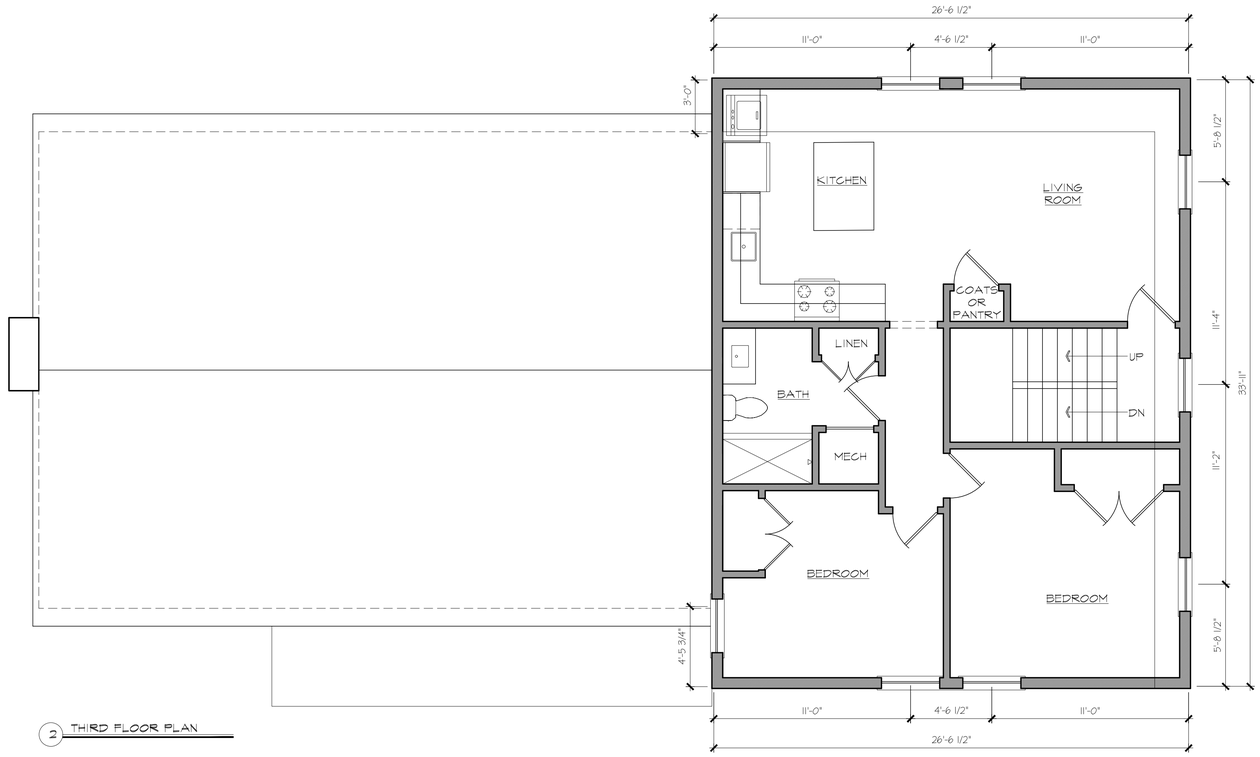
MCNEICE RESIDENCE
60 MAIN STREET
YORK, MAINE 03909

DATE:
5/15/2025

A2



1 SECOND FLOOR PLAN



2 THIRD FLOOR PLAN

JOANNA RECK
ARCHITECT
15 Rockridge Rd, Andover, MA 01810
ph. 617-642-0646
e. jlranch1@gmail.com

FLOOR PLANS
NEW/ PROPOSED
SCALE: 1/4"=1'-0"

MCNEICE RESIDENCE
60 MAIN STREET
YORK, MAINE 03909

DATE:
5/15/2025

A3

1 FRONT ELEVATION

2 RIGHT SIDE ELEVATION

3 REAR ELEVATION

EXTERIOR ELEVATIONS

NEW/ PROPOSED

SCALE: 1/4"=1'-0"

JOANNA RECK
ARCHITECT
15 Rockridge Rd, Andover, MA 01810
ph. 617-642-0646
e. jlrarchitect@gmail.com

MCNEICE RESIDENCE
60 MAIN STREET
YORK, MAINE 03909

DATE:
5/15/2025

A4

MEMO

TO: **The York Planning Board**
FROM: **Brendan J. H. Summerville, Town Planner**
DATE: **5 January 2026**
RE: **Sketch Plan Application Review – 60 Main Street**
Map/Lot 0020-0001-A

OVERVIEW

This is a sketch plan review for an application seeking to convert an existing duplex (two-family residential) into a five-unit, multi-family residence. The applicant has provided an existing conditions plan as well as proposed building elevations for the Planning Board's consideration. At this time, the applicant has met with staff and has yet to indicate whether any waivers would be requested in a full submission.

PRESENT STRUCTURES

1 - Two-Story Building (Two-Family Residential)

APPLICABLE ZONING OVERLAYS

The parcel under review is subject to the following:

1. CD-4 Base Zone
2. Workforce Affordable Housing District
3. 2022 Future Land Use - Growth Zone
4. MS4 Urbanized Area

PUBLIC UTILITIES

The following public utilities are available to support the site:

- Water: 16" water service runs along the East side of Main Street
- Sewer: 16" sewer service runs below Main Street.
- Fire Hydrants: Two (2) within 300' of the property.

JURISDICTION

This is an application for a sketch/conceptual plan, which as stated in (Site/Sub §5.2) allows the Board to ask questions and make suggestions to be incorporated by the applicant into the formal application. The applicant shall obtain no vested rights by

submittal or reviewing a sketch plan. Jurisdiction is limited by (Site/Sub §5.2) as well as (§7.6, and §18-A.5-A of the York Zoning Ordinance).

REVIEW

1. Application Acceptance. Staff have reviewed all application materials and believe there is enough information to review the application as a sketch/conceptual plan.

2. Public Hearing. Following the application acceptance vote or lack thereof, conduct the public hearing to identify any issues or concerns relevant to the decision-making process. The Board, at its discretion, can allow a public hearing for a sketch and or conceptual plan.

3. Substantive Review and Deliberation. Following a review of the materials submitted, staff has identified the following relevant issues for the Planning Board to discuss as part of this application:

   A. Dimensional Regulations – This property conforms to the CD-4 dimensional regulations, as presented in §10-I.4.2.1 with one exception. The CD-4 zone has a maximum front setback of 20ft, and the existing conditions plan depict a distance of 32.1ft from the road. Per §10-I.2.3.1 *General*, this development is not-exempt from these dimensional standards, even as a redevelopment of the existing structure. Were the front façade moved or extended to be within 20ft of the front property line, then this would be rendered moot.

   B. Parking – The supplied drawings do not include a plan showing neither parking spaces nor traffic circulation. Per table §10-I.4.8.2, one (1) parking space per dwelling unit is required, meaning that a minimum of 5 parking spaces will be necessary for this development. In the application materials, the applicant stated that parking would be available in the front and side yards. Additionally, parking within the CD-4 zone is only permitted within the 3rd layer, which in this case would be behind the structure. As this is a component of the York Zoning Ordinance, this cannot be waived and should be addressed in any future submissions. In future applications, staff recommend that the applicant review §10-I.4.8.7 and §10-I.4.11.1 for standards on parking and thoroughfares, respectively.

C. **Greenway Design Standards –** The proposed design meets most of the building standards listed in §10-I.4.2.1 (CD-4). This is clear on items such as frontage buildout and building height, but less so on façade glazing, lot coverage, façade windowsill height, trash receptacle placement, screening, and roof pitch. Staff is of the opinion that while these items are likely met, it would behoove the applicant to verify compliance with these requirements in future submittals.

D. **Other items of concern for full application:** Staff recommend that the applicant review §6.3 and §6.4 of the Site and Subdivision regulations for full submittal requirements. The following are some areas in the regulations that may be of concern even at this stage in the process.

a) **Landscaping:** The applicant has not included a dedicated landscaping plan within their application packet. While landscaping within the Greenway District is not regulated, a landscaping plan is required per §6.3.7 and §6.4.6 of the Site Plan & Subdivision Regulations.

b) **Wetland & Shoreland Resources:** There are neither wetlands nor shoreland zones located on this site, with the wetland boundary being delineated in December of 2024 (see Existing Conditions Plan). While off site, staff recommend the applicant do their due diligence in ensuring that the wetland will not be negatively impacted by an increase in lot coverage, or through illicit discharges & filling during construction.

c) **Historic Preservation:** This property is not located within any of York's historical districts, and the existing structure was constructed in 1972, meaning that it does not qualify as an historic structure.

d) **Workforce Affordable Housing Overlay:** Per §10-I.4.15., any proposed development that consists of 10 or more dwelling units shall include at least ten percent of the total number of dwelling units within the development as workforce affordable housing. As the ten-unit threshold is not met, this development is not subject to this requirement; however, staff will always recommend that a developer consider the addition of workforce affordable units.

e) **Performance guarantee and Financial Capacity**: The applicant must submit documentation of financial capacity to undertake the project (Site/Sub §6.4.28). An irrevocable letter of credit from the applicant's financial institution would suffice in this regard.

f) **Land Use Certification**: This is not an issue related to the design of the proposal, rather its ability to reshape its future land use. In future plan submissions, a plan note should be included which certifies this as a residential use, and that any subsequent changes to this use shall go before the Planning Board.

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: MIXED USE BUILDING - RESTAURANT AND RESIDENTIAL

Project Description: PROPOSED 6,352 SF BUILDING CONTAINING A 125 SEAT RESTAURANT AND FOUR 2-BEDROOM APARTMENT UNITS WITH ASSOCIATED PARKING AND DRAINAGE IMPROVEMENTS.

Street Address: 985 & 995 US ROUTE 1, YORK, ME

Tax Map(s) & Lot(s): MAP 94 LOT 75A AND MAP 30A LOTS 18 & 29

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: ANDREW Q. WANG

Mailing Address: 3 SPARROW LANE, YORK, MAINE 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.

985 & 995 US Route 1-Restaurant & Apartment Building
Site Plan Application
Planning Board Submission – Preliminary Application

TABLE OF CONTENTS

985 & 995 US Route 1 –Restaurant & Apartment Building

SKETCH / CONCEPT PLAN APPLICATION

PROJECT NARRATIVE

This project is to construct a new 6,352 SF footprint, two-story mixed use building on the parcels located at 985 & 995 US Route 1 in York, Maine. The existing lots are entirely undeveloped and consist mainly of woodland. The new building will be positioned in the front of the lot.

The first floor of the proposed building will contain a 5,000 SF, 125 seat restaurant. The remaining 1,352 SF will be used as storage space and access for the residences above. The second floor will consist of four 2-bedroom apartment units. The project qualifies for a new Major Site plan review per the Town of York Site Plan Regulations.

Figure 1 – Preliminary Elevation View of the Proposed Mixed Use Restaurant/Apartment building

The project is located on three lots totaling approximately 6.50 acres. The lots are known as Map 94, Lot 75A, Map 30A Lot 18, and Map 30A Lot 29 on the Town of York Tax Map system. The properties are situated in the Neighborhood Center Character District (CD-4) and Mixed Use Shoreland Overlay Zone. The site is located directly across from the Lobster in the Rough.

To maintain the free flow of traffic on Route 1, the project will implement a new one-way entrance providing access to Route 1 Eastbound. A separate two-way entrance from Rogers Road will serve westbound traffic. This configuration will prevent direct exits onto the busy Route 1, enhance safety and improve traffic flow for all clients, tenants, and public.

While the Greenway Districts zoning allows for reduced parking, the site's location on a 55 mph stretch of Route 1 is not conducive to pedestrian traffic and the site has been designed to meet the regular zoning standards.
Section 15.1.1.2, the parking is calculated as follows:

- Restaurant (125 seats, 10 staff): 52 spaces
- Apartments (four 2-bed): 6 spaces
- Total Required: 58 spaces

The development, provides 58 parking spaces (which includes three ADA-accessible spaces).

The project will utilize municipal water services along Route 1. A new private septic system will be installed on site.

Figure 2 - Existing Aerial Image of Site 2021

CIVIL CONSULTANTS

P.O. Box 100 South Berwick, Maine 03908 207-384-2550

LEGEND:

14258/248	DEED BOOK/PAGE NUMBER
N/F	NOW OR FORMERLY
SE'LY	SOUTHEASTERLY
Y.C.R.D.	YORK COUNTY REGISTRY OF DEEDS
	UTILITY POLE
	GUY WIRE
OHW	OVERHEAD WIRES
MB	MAILBOX
	TREE LINE
	EXISTING REBAR (AS NOTED)
	EXISTING IRON PIPE (AS NOTED)
	LOCUS PARCEL BOUNDARY LINE
	APPROXIMATE ABUTTING PARCEL BOUNDARY LINE
	5/8" REBAR W/CAP "CIVIL CONSULT PLS 2362" (TO BE SET)
	PROPOSED CONTOUR
	PROPOSED SPOT GRADE

GRID NORTH NAD83 MAINE WEST ZONE

SCOPE OF WORK:

THE INTENT OF THIS PLAN IS TO SHOW THE REQUIRED SITE DEVELOPMENT FOR THE PROPOSED 125 SEAT RESTAURANT AND FOUR 2-BEDROOM APARTMENT UNITS AT 985 & 995 US ROUTE 1.

ZONING INFORMATION:

NEIGHBORHOOD CENTER CHARACTER DISTRICT (CD-4)

MINIMUM WIDTH:	25'
MAXIMUM WIDTH	100'
SETBACKS:	
FRONT YARD:	20' MAX (PRINCIPAL)
FRONT YARD:	20' MAX (SECONDARY)
SIDE YARD:	5'
REAR YARD:	3' (15' TO ℄ REAR ALLEY)
MAXIMUM BUILDING HEIGHT:	3 STORIES (STORIES DO NOT INCLUDE ATTIC/BASEMENT)
MINIMUM BUILDING HEIGHT:	2 STORIES
MAXIMUM LOT COVERAGE:	80%

SHORELAND OVERLAY ZONE: MIXED USE

U.S. ROUTE 1
(PAVED - 55 MPH)

ROGERS ROAD

EDGE OF PAVEMENT

RESTAURANT (5,352 SF)
125 SEATS
4-2 BED APARTMENTS
FFE= 68.0'

RESIDENTIAL ACCESS
STORAGE (1,000 SF)

PROPOSED SEPTIC AREA,
3 ROWS OF 8'X72'
CONCRETE CHAMBERS,
8' BETWEEN CHAMBERS
ELEVATIONS TBD

PROPOSED SEPTIC
TREATMENT TANK

PROPOSED
GREASE TRAP

20' MAX. SETBACK

HATCHED AREA TO BE REGRADED AND PAVED

STOP SIGN

GRAVEL

58 PARKING SPACES TOTAL

PATIO

LA

R30

NO ENTRY SIGN

HATCHED AREA TO BE REGRADED AND PAVED

RETAINING WALL

PROPOSED SUBSURFACE STORAGE AREA

PROPOSED RUNOFF DETENTION AREA

PROPOSED STORMWATER OUTLET

PROPOSED STORMWATER OUTLET

DUMPSTER CORRAL

EROSION CONTROL BERM

5' MIN. SETBACK

FORESTED FRESHWATER WETLAND
AREA = 12,366 SF

LESS THAN 4 ACRES

75' WETLAND SETBACK

250' SHORELAND MIXED USE

TAX MAP 94 LOT 75A AND TAX MAP 134 LOTS 131 & 133

PREPARED FOR SKETCH REVIEW 12/5/2025

© 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:
TAX MAP 94 LOT 75A
ANDREW Q. WANG &
WENDY CHAN
3 SPARROW LANE
YORK, MAINE 03909

RECORD OWNER:
TAX MAP 30A LOT 18
ANDREW Q. WANG
3 SPARROW LANE
YORK, MAINE 03909

PROPOSED SITE PLAN
TAX MAP 94 LOT 75A AND TAX MAP 30A LOT 18
985 & 995 U.S. ROUTE 1
YORK, MAINE

PREPARED FOR:
ANDREW Q. WANG
3 SPARROW LANE YORK, MAINE 03909

CLIENT ADDRESS:

1"=20'
0' 20'

DATE: 10/28/2025
DRAWN BY: JAA/LTE
CHECKED BY: GRA
APPROVED BY: GRA

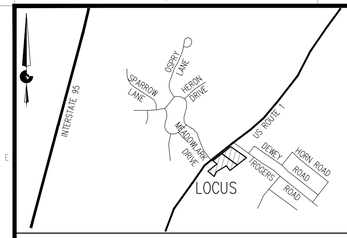
ENLARGED SKETCH PLAN SUBMISSION

PROJECT NO: 19-225.00

SK2

SHEET: 2 OF 2

CADD FILE: J:\aaa\2019\1922500\Carlson\Engineering\1922500-2025-ST.dwg



LOCATION PLAN
(NOT TO SCALE)

NOTES:

1. ASSESSOR'S INFORMATION:
   TOWN OF YORK ASSESSOR'S MAP 94 LOT 75A AND MAP 30A LOT 18

2. RECORD OWNER:

MAP 94 LOT 75A	MAP 30A LOT 18	MAP 30A LOT 29
ANDREW Q. WANG & WENDY CHAN	ANDREW Q. WANG	ANDREW Q. WANG
3 SPARROW LANE	3 SPARROW LANE	3 SPARROW LANE
YORK, MAINE 03909	YORK, MAINE 03909	YORK, MAINE 03909

3. DEED REFERENCE:
   Y.C.R.D. 18306/944
   Y.C.R.D. 17937/294
   Y.C.R.D. 16917/645

4. ZONING INFORMATION:
   NEIGHBORHOOD CENTER CHARACTER DISTRICT (CD-4)

MINIMUM WIDTH:	25'
MAXIMUM WIDTH	100'
SETBACKS:	
FRONT YARD:	20' MAX (PRINCIPAL)
FRONT YARD:	20' MAX (SECONDARY)
SIDE YARD:	5'
REAR YARD:	3' (15' TO ℄ REAR ALLEY)
MAXIMUM BUILDING HEIGHT:	3 STORIES (STORIES DO NOT INCLUDE ATTIC/BASEMENT)
MINIMUM BUILDING HEIGHT:	2 STORIES
MAXIMUM LOT COVERAGE:	80%

   SHORELAND OVERLAY ZONE: MIXED USE

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 230159 022 D, EFFECTIVE DATE JUNE 17, 2002. ZONE X IS DEFINED AS "AREAS OUTSIDE THE 500-YEAR FLOOD PLAIN".

6. MAP 94 LOT 75A CONTAINS 3.38 ACRES, MAP 30A LOT 18 CONTAINS 2.69 ACRES AND MAP 30A LOT 29 CONTAINS 0.44 ACRES. COMBINED 282,968 SF (6.50 AC)

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. WETLANDS SHOWN HEREON WERE DELINEATED BY MICHAEL CUOMO, CSS #211, AND LOCATED BY CIVIL CONSULTANTS IN JULY 2019. WETLAND AREA = 103,346 SF

REFERENCE PLANS:

1. "STANDARD BOUNDARY SURVEY FOR LEWIS PALOSKY, U.S. ROUTE ONE, YORK, MAINE", PREPARED BY ANDERSON LIVINGSTON ENGINEERS, INC., DATED: JUNE 1999.

2. "EXISTING CONDITIONS PLAN FOR PROPERTIES AT 965 & 975 U.S. ROUTE 1, YORK, YORK COUNTY, MAINE, BOTH LOTS OWNED BY LEWIS E. PALOSKY REVOCABLE TRUST, LINDA T. PALOSKY REVOCABLE TRUST", BY EASTERLY SURVEYING, INC, DATED: 11/19/14.

3. "EXISTING CONDITIONS PLAN OF LAND OF SM & BS REALTY LLC, 1000 US ROUTE 1, YORK, MAINE", BY CIVIL CONSULTANTS, DATED 7/1/19.

4. "BOUNDARY SURVEY OF LAND OF ANDY WANG, 170 ROGERS ROAD, TAX MAP 134, LOT 131 (OLD TAX MAP 30A, LOT 29), YORK, YORK COUNTY, MAINE", BY CIVIL CONSULTANTS, DATED 11/10/20.

PROPOSED COVERAGE INFO

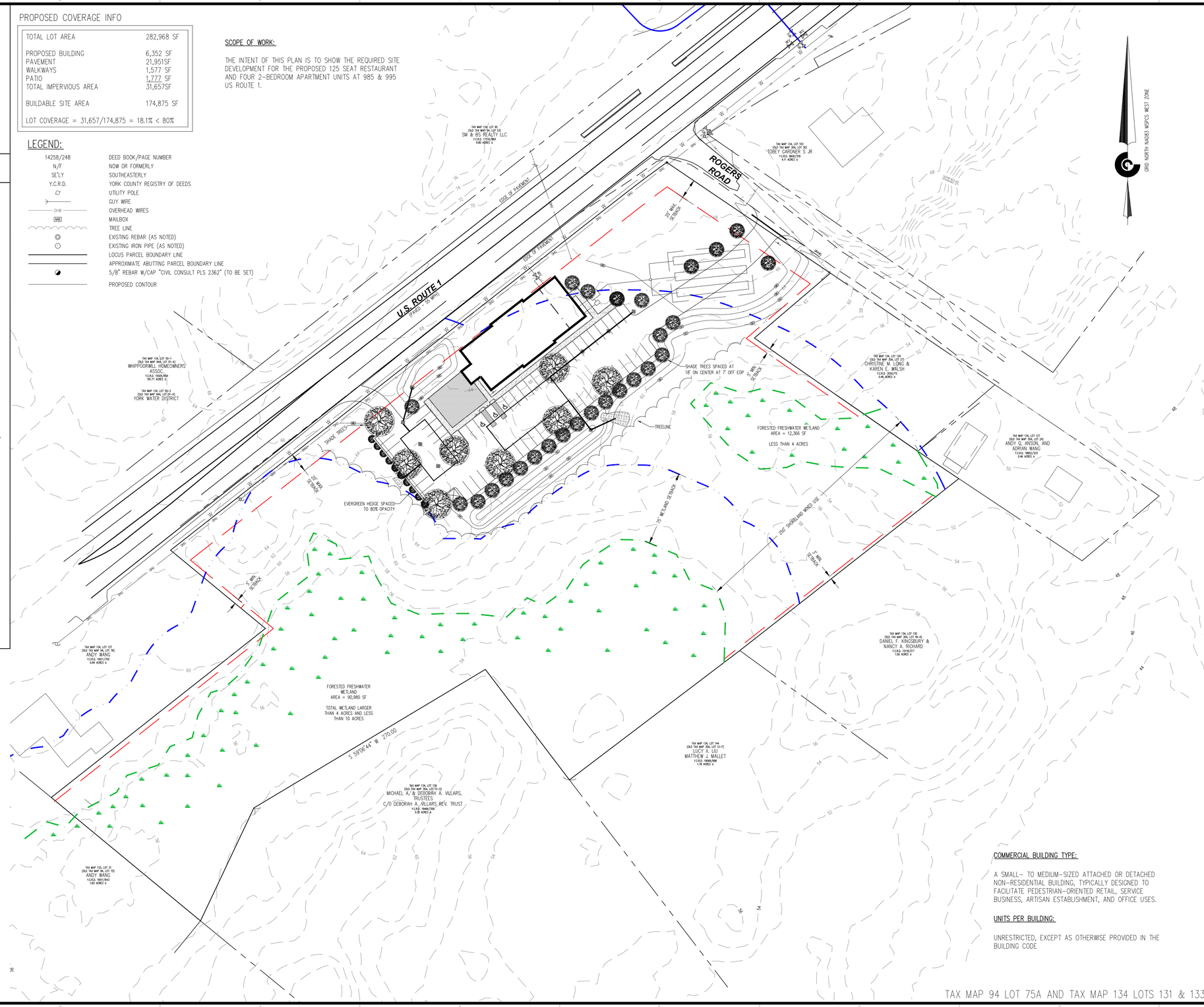
TOTAL LOT AREA	282,968 SF
PROPOSED BUILDING	6,352 SF
PAVEMENT	21,951SF
WALKWAYS	1,577 SF
PATIO	1,777 SF
TOTAL IMPERVIOUS AREA	31,657SF
BUILDABLE SITE AREA	174,875 SF
LOT COVERAGE = 31,657/174,875 = 18.1% < 80%	

SCOPE OF WORK:

THE INTENT OF THIS PLAN IS TO SHOW THE REQUIRED SITE DEVELOPMENT FOR THE PROPOSED 125 SEAT RESTAURANT AND FOUR 2-BEDROOM APARTMENT UNITS AT 985 & 995 US ROUTE 1.

LEGEND:

14258/248	DEED BOOK/PAGE NUMBER
N/F	NOW OR FORMERLY
SELY	SOUTHEASTERLY
Y.C.R.D.	YORK COUNTY REGISTRY OF DEEDS
	UTILITY POLE
	GUY WIRE
OHW	OVERHEAD WIRES
MB	MAILBOX
	TREE LINE
	EXISTING REBAR (AS NOTED)
	EXISTING IRON PIPE (AS NOTED)
	LOCUS PARCEL BOUNDARY LINE
	APPROXIMATE ABUTTING PARCEL BOUNDARY LINE
	5/8" REBAR W/CAP "CIVIL CONSULT PLS 2362" (TO BE SET)
	PROPOSED CONTOUR



PARKING REQUIREMENTS:

(125 SEAT RESTAURANT, 4 APARTMENTS)

RESTAURANT: (DESIGN PER ZONING ORDINANCE 15.1.1.2)
1 PER 3 SEATS + 1 PER EMPLOYEE MAX SHIFT
REQUIRED: 125 SEATS = 41.67 + 10 EMPLOYEES = 52 REQUIRED

APARTMENT: (DESIGN PER TABLE 10-I.4.8.2)
1 PER 2 BED APARTMENT
4 UNITS PROPOSED = 4 REQUIRED

TOTAL REQUIRED= 52 + 4 = 56

AS DESIGNED ON SITE = 58 SPACES

SEPTIC REQUIREMENTS:

SEPTIC DESIGN FLOW ESTIMATES:
125 SEATS - 3 MEAL/DAY (30 GPD) = 3,750 GPD
10 EMPLOYEES - 12 GPD = 120 GPD
4 - 2 BED APARTMENTS (180 GPD) = 720 GPD
TOTAL DESIGN FLOW = 4,590 GPD

SHADE REQUIREMENTS:

58 PARKING SPACES - 6 ISLANDS REQUIRED

25,451 SF PARKING AREA
SHADING REQUIRED = 0.35 * 25,451 = 8,907 SF

2 15FT CROWN TREE AT PERIMETER	= 708 SF
27 10 FT CROWN TREES AROUND PERIMETER = 157 * 27	= 4,239 SF
6 15FT CROWN TREES (WITHIN ISLANDS)	= 4,242 SF
TOTAL SHADING PROVIDED	= 9,189 SF

WAIVER REQUIREMENTS:

TABLE 10-I.4.2.1 DISTRICT & CIVIC SPACE STANDARDS:
FRONTAGE BUILDOUT 60% MIN

TABLE 10-I.4.11.4 PEDESTRIAN WAYS:
PEDESTRIAN WAYS SHALL BE PROVIDED FROM EACH BUILDING ENTRY TO SURROUNDING THOROUGHFARES AND INTERNAL DRIVES, EXTERNAL SIDEWALKS, TRANSIT STOPS, AND OUT-PARCELS.

COMMERCIAL BUILDING TYPE:

A SMALL- TO MEDIUM-SIZED ATTACHED OR DETACHED NON-RESIDENTIAL BUILDING, TYPICALLY DESIGNED TO FACILITATE PEDESTRIAN-ORIENTED RETAIL, SERVICE BUSINESS, ARTISAN ESTABLISHMENT, AND OFFICE USES.

UNITS PER BUILDING:

UNRESTRICTED, EXCEPT AS OTHERWISE PROVIDED IN THE BUILDING CODE

TAX MAP 94 LOT 75A AND TAX MAP 134 LOTS 131 & 133

PREPARED FOR SKETCH REVIEW 12/5/2025

© 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:
TAX MAP 94 LOT 75A
ANDREW Q. WANG &
WENDY CHAN
3 SPARROW LANE
YORK, MAINE 03909

RECORD OWNER:
TAX MAP 30A LOT 18
ANDREW Q. WANG
3 SPARROW LANE
YORK, MAINE 03909

PROPOSED SITE PLAN
TAX MAP 94 LOT 75A AND TAX MAP 30A LOT 18
985 & 995 U.S. ROUTE 1
YORK, MAINE

PREPARED FOR:
ANDREW Q. WANG
3 SPARROW LANE YORK, MAINE 03909

CLIENT ADDRESS:

1"=50'
0' 50'

DATE: 10/28/2025
DRAWN BY: JAA/LTE
CHECKED BY: GRA
APPROVED BY: GRA

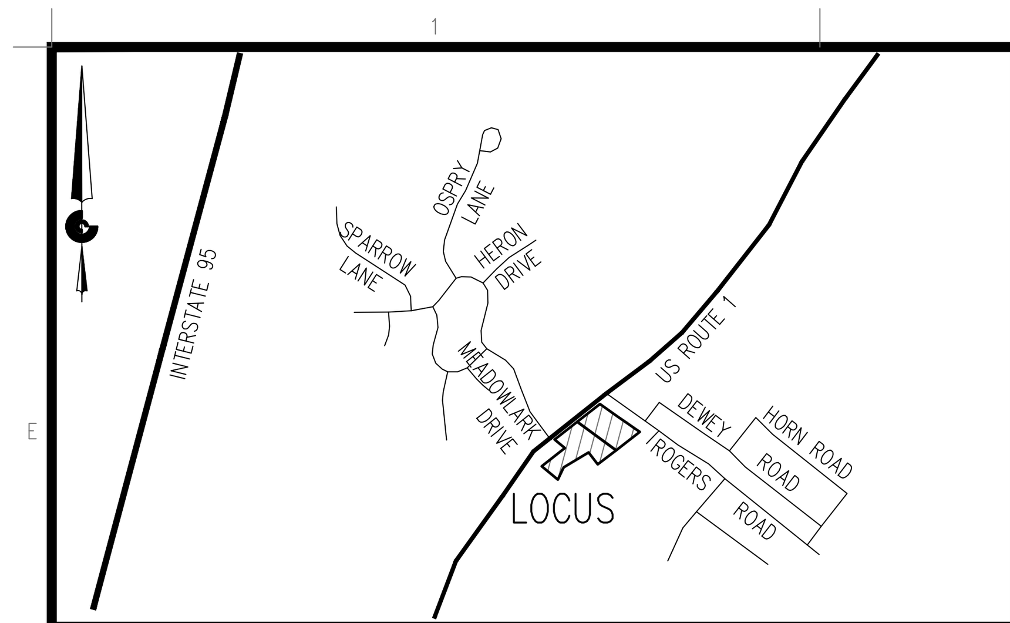
SKETCH PLAN SUBMISSION

PROJECT NO: 19-225.00

SK1

SHEET: 1 OF 2

CADD FILE: J:\aaa\2019\1922500\Carlson\Engineering\1922500-2025-ST.dwg



LOCATION PLAN
(NOT TO SCALE)

NOTES:

1. ASSESSOR'S INFORMATION:
   TOWN OF YORK ASSESSOR'S MAP 94 LOT 75A AND MAP 30A LOT 18

2. RECORD OWNER:

MAP 94 LOT 75A	MAP 30A LOT 18	MAP 30A LOT 29
ANDREW Q. WANG & WENDY CHAN	ANDREW Q. WANG	ANDREW Q. WANG
3 SPARROW LANE	3 SPARROW LANE	3 SPARROW LANE
YORK, MAINE 03909	YORK, MAINE 03909	YORK, MAINE 03909

3. DEED REFERENCE:
   Y.C.R.D. 18306/944
   Y.C.R.D. 17937/294
   Y.C.R.D. 16917/645

4. ZONING INFORMATION:
   NEIGHBORHOOD CENTER CHARACTER DISTRICT (CD-4)

MINIMUM WIDTH:	25'
MAXIMUM WIDTH	100'
SETBACKS:	
FRONT YARD:	20' MAX (PRINCIPAL)
FRONT YARD:	20' MAX (SECONDARY)
SIDE YARD:	5'
REAR YARD:	3' (15' TO ℄ REAR ALLEY)
MAXIMUM BUILDING HEIGHT:	3 STORIES (STORIES DO NOT INCLUDE ATTIC/BASEMENT)
MINIMUM BUILDING HEIGHT:	2 STORIES
MAXIMUM LOT COVERAGE:	80%

   SHORELAND OVERLAY ZONE: MIXED USE

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 23031C0667 G, EFFECTIVE DATE JULY 17, 2024. ZONE X IS DEFINED AS "AREA OF MINIMAL FLOOD HAZARD".

6. MAP 94 LOT 75A CONTAINS 3.38 ACRES, MAP 30A LOT 18 CONTAINS 2.69 ACRES AND MAP 30A LOT 29 CONTAINS 0.44 ACRES. COMBINED 282,968 SF (6.50 AC)

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. WETLANDS SHOWN HEREON WERE DELINEATED BY MICHAEL CUOMO, CSS #211, AND LOCATED BY CIVIL CONSULTANTS IN JULY 2019.

REFERENCE PLANS:

1. "STANDARD BOUNDARY SURVEY FOR LEWIS PALOSKY, U.S. ROUTE ONE, YORK, MAINE", PREPARED BY ANDERSON LIVINGSTON ENGINEERS, INC., DATED: JUNE 1999.

2. "EXISTING CONDITIONS PLAN FOR PROPERTIES AT 965 & 975 U,S, ROUTE 1, YORK, YORK COUNTY, MAINE, BOTH LOTS OWNED BY LEWIS E. PALOSKY REVOCABLE TRUST, LINDA T. PALOSKY REVOCABLE TRUST", BY EASTERLY SURVEYING, INC, DATED: 11/19/14.

3. "EXISTING CONDITIONS PLAN OF LAND OF SM & BS REALTY LLC, 1000 US ROUTE 1, YORK, MAINE", BY CIVIL CONSULTANTS, DATED 7/1/19.

4. "BOUNDARY SURVEY OF LAND OF ANDY WANG, 170 ROGERS ROAD, TAX MAP 134, LOT 131 (OLD TAX MAP 30A, LOT 29), YORK, YORK COUNTY, MAINE", BY CIVIL CONSULTANTS, DATED 11/10/20.

NET BUILDABLE SITE ACREAGE CALCULATION:

PROPERTY NOT CONNECTED TO MUNICIPAL SEWER
REVIEW PER 6.3.25 YORK ZONING ORDINANCE

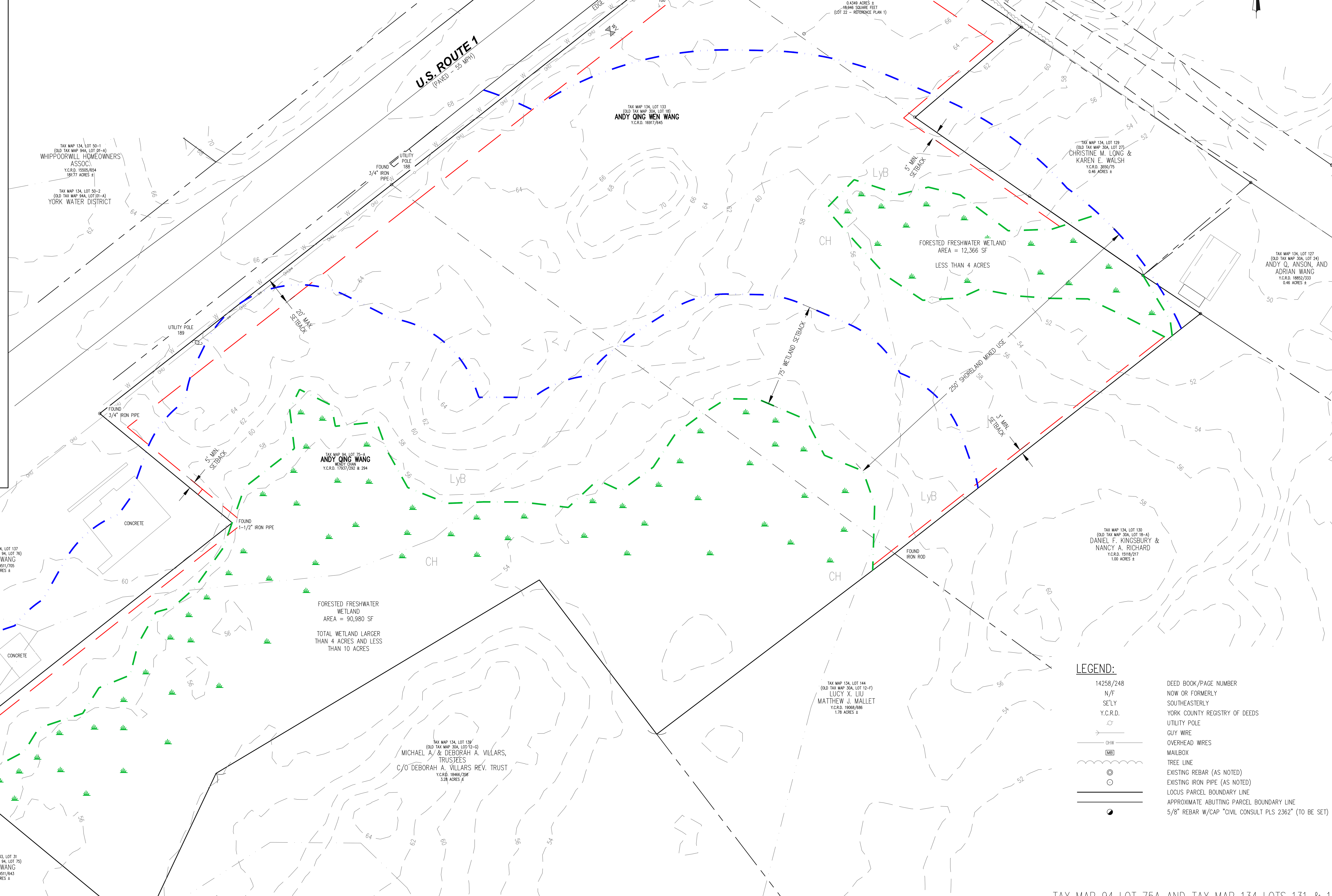
LOT AREA = 282,968 SF

WETLAND AREA (VERY POORLY DRAINED) = 103,346 SF
OTHER VERY POORLY DRAINED = 40,779 SF
SLOPES GREATER THAN 33% = 0 SF
REMAINING AREA SOMEWHAT EXCESSIVELY DRAINED = 138,843 SF

103,346 SF X 0.25 = 25,837 SF
40,779 SF X 0.25 = 10,195 SF
138,843 X 1.00 = 138,843 SF
TOTAL NET BUILDABLE SITE AREA (NON-RESIDENTIAL) = 174,875 SF

LOT COVERAGE = IMPERVIOUS AREA / NET BUILDABLE ACREAGE

ALLOWABLE IMPERVIOUS AREA = 0.8*(174,875 SF) = 139,900 SF



LEGEND:

14258/248	DEED BOOK/PAGE NUMBER
N/F	NOW OR FORMERLY
SE'LY	SOUTHEASTERLY
Y.C.R.D.	YORK COUNTY REGISTRY OF DEEDS
	UTILITY POLE
	GUY WIRE
OHW	OVERHEAD WIRES
MB	MAILBOX
	TREE LINE
	EXISTING REBAR (AS NOTED)
	EXISTING IRON PIPE (AS NOTED)
	LOCUS PARCEL BOUNDARY LINE
	APPROXIMATE ABUTTING PARCEL BOUNDARY LINE
	5/8" REBAR W/CAP "CIVIL CONSULT PLS 2362" (TO BE SET)

TAX MAP 94 LOT 75A AND TAX MAP 134 LOTS 131 & 133

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RECORD OWNER:
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TAX MAP 30A LOT 18
ANDREW Q. WANG
3 SPARROW LANE
YORK, MAINE 03909

EXISTING CONDITIONS SITE PLAN
TAX MAP 94 LOT 75A AND TAX MAP 30A LOT 18
985 & 995 U.S. ROUTE 1
YORK, MAINE

PREPARED FOR:
ANDREW Q. WANG
CLIENT ADDRESS: 3 SPARROW LANE YORK, MAINE 03909

1"=40'
0' 40'

DATE:	10/28/25
DRAWN BY:	JAA/LTE
CHECKED BY:	GRA
APPROVED BY:	GRA

EXISTING SITE PLAN

PROJECT NO: 19-225.00

EC1

SHEET: 1 OF 1

CADD FILE: J:\aaa\2019\1922500\Carlson\Engineering\1922500-2025-ST.dwg

PLOT DATE: 12/5/2025

PROJECT:

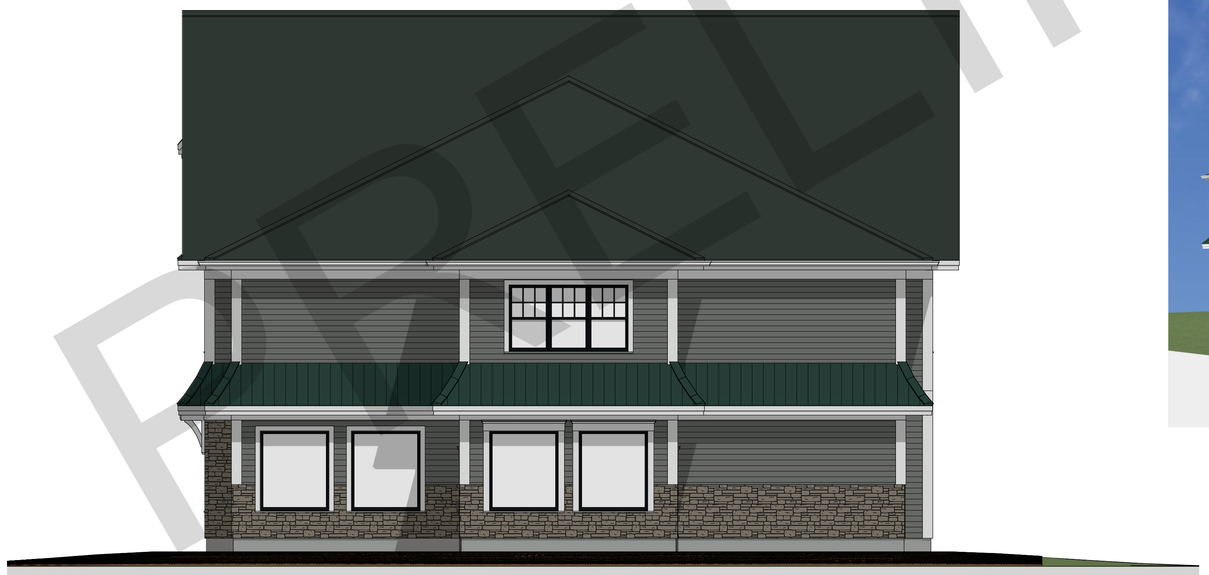
125 Seat Restaurant

4 - 2 Bedroom Apartments

LAYOUT PAGE TABLE			
LABEL	TITLE	DESCRIPTION	COMMENTS
A-1	ELEVATIONS		
A-2	ELEVATIONS		
A-3	FIRST FLOOR PLAN, WINDOW SCHEDULE		
A-4	SECOND FLOOR PLAN		

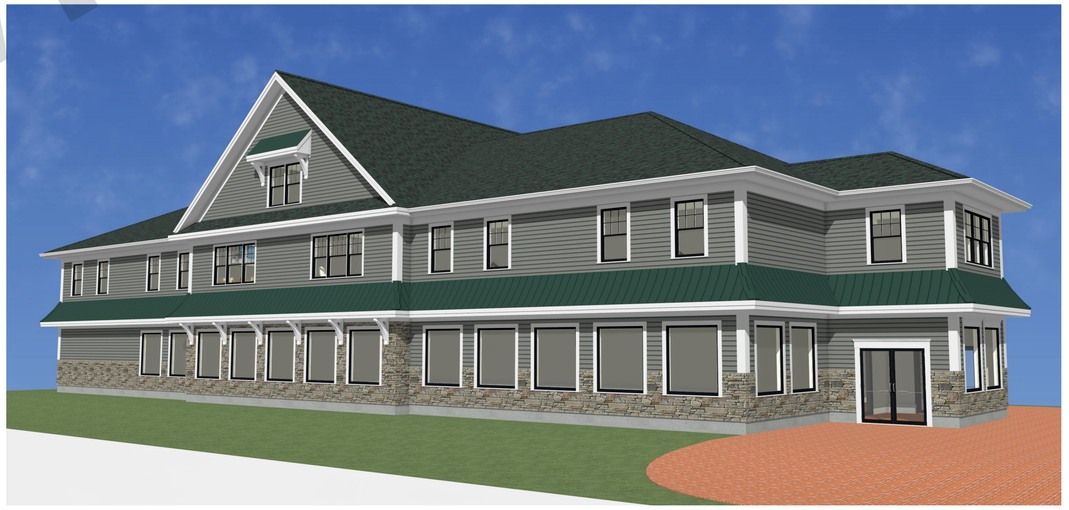
WEST ELEVATION

SCALE: 3/16"=1'



SOUTH ELEVATION

SCALE: 3/16"=1'



GREEN LEAVES RESTAURANT

985 & 995 US Route 1
York, Maine

NOTE:
THE CONTENT OF THIS PLAN SHEET IS PROVIDED BY B.E. BATSON DESIGN LLC FOR THE PURPOSE OF CONVEYING THE DESIGNERS INTENT TO THE ENGINEER OF RECORD, CONTRACTOR OR HOME OWNER. IF NO STRUCTURAL ENGINEERS STAMP APPEARS ON THIS PLAN SHEET THE CONTRACTOR AND / OR HOME OWNER SHALL BE RESPONSIBLE FOR ASSURING THE STRUCTURAL INTEGRITY OF THE BUILDING.

LIABILITY / DISCLAIMER
WHILE GREAT EFFORT HAS BEEN EXERTED TO INSURE THAT THIS PLAN IS COMPLETE AND ACCURATE, B.E. BATSON DESIGN LLC ASSUMES NO LIABILITY FOR ANY BUILDING CONSTRUCTED FROM THIS PLAN. ALL CONSTRUCTION DOCUMENTS PROVIDED BY B.E. BATSON DESIGN LLC ARE PROVIDED AS-IS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER TO PERFORM BUILDING REVIEWS BEFORE BEGINNING CONSTRUCTION. THESE INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A. VERIFY ALL DIMENSIONS
B. REVIEW ALL STAIR REQUIREMENTS
C. VERIFY COMPLIANCE WITH LOCAL BUILDING CODES
D. VERIFY ACTUAL SITE CONDITIONS
ANY DISCREPANCIES ON THIS PLAN MUST BE RESOLVED BY THE CONTRACTOR / OWNER PRIOR TO CONSTRUCTION. ROOF TRUSS DESIGN AND LAYOUT IS THE RESPONSIBILITY OF THE TRUSS MANUFACTURER. CONSTRUCTION OF ANY BUILDING SHOULD NOT BE UNDERTAKEN WITHOUT THE ASSISTANCE OF A QUALIFIED BUILDING PROFESSIONAL.

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

DRAWINGS PROVIDED BY:
B.E Batson Design LLC
155 Pine Hill Road
Cape Neddick Maine 03902
Cell: 207-337-1171
Email: bbatsondesign@gmail.com

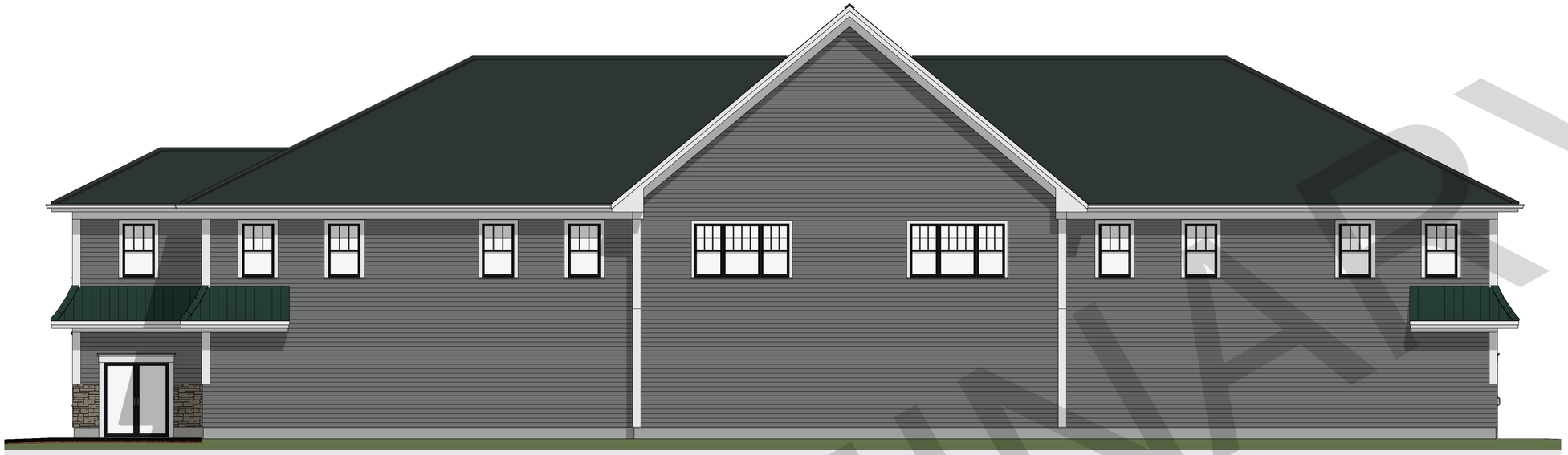
Elevations

PROJECT:
Green Leaves
985 & 995 US Route 1
York, Maine

DATE:
5/7/2021

SCALE:
3/16"=1'

SHEET:
A-1



EAST ELEVATION

SCALE: 3/16"=1'

NORTH ELEVATION

SCALE: 3/16"=1'

NOTE:
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NUMBER	DATE	REVISED BY	DESCRIPTION

DRAWINGS PROVIDED BY:
B.E Batson Design LLC
155 Pine Hill Road
Cape Neddick Maine 03902
Cell: 207-337-1171
Email: bbatsondesign@gmail.com

Elevations

PROJECT:
Green Leaves
985 & 995 US Route 1
York, Maine

DATE:
5/7/2021

SCALE:

SHEET:
A-2

PORTION OF USGS MAP *York, Maine*		*PREPARED FOR:*	*Andrew Q. Wang* *3 Sparrow Lane* *York, ME 03909*
JOB NO: 1922500	*NTS*	*DATE: November 2025*	

J:\aaa\2019\1922500\PLANNING BOARD\2025-SKETCH\COMPONENTS\3_USGSMap.doc

LAND OF ANDREW Q. WANG

York, ME

1 inch = 300 Feet

0 300 600 900

October 28, 2025

CAI Technologies
Precision Mapping. Geospatial Solutions.
www.cai-tech.com

Parcel Lines - No Ortho	DECK
Misc. Type	POOL INGROUND
BUILDING	SwampMarsh
BUILDING OUT	Streams

Google Earth Image *York, Maine*		*PREPARED FOR:*	*Andrew Q. Wang* *3 Sparrow Lane* *York, ME 03909*
JOB NO: 1922500	*NTS*	*DATE: NOVEMBER 2025*	

J:\aaa\2019\1922500\PLANNING BOARD\2025-SKETCH\COMPONENTS\5_GoogleImage.doc

200 feet Abutters List Report

York, ME
October 28, 2025

Subject Properties:

Parcel Number:	0030A0018	Mailing Address:	WANG ANDY Q/ANSON/ADRIAN
CAMA Number:	0030A-0018		3 SPARROW LN
Property Address:	995 US ROUTE 1		YORK, ME 03909
Parcel Number:	0094-0075-A	Mailing Address:	WANG ANDY Q CHAN WENDY
CAMA Number:	0094-0075-A		3 SPARROW LN
Property Address:	985 US ROUTE 1		YORK, ME 03909

Abutters:

Parcel Number:	0030A0012-F	Mailing Address:	LIU LUCY X MAILLET MATTHEW J
CAMA Number:	0030A-0012-F		11 LUCAS FARM RD
Property Address:	11 LUCAS FARM ROAD		YORK, ME 03909
Parcel Number:	0030A0012-G	Mailing Address:	VILLARS MICHAEL A/DEBORAH A TRUSTEES DEBORAH A VILLARS REV TRUST
CAMA Number:	0030A-0012-G		10 LUCAS FARM RD
Property Address:	10 LUCAS FARM ROAD		YORK, ME 03909
Parcel Number:	0030A0018-A	Mailing Address:	KINGSBURY DANIEL F/RICHARD NANCY A
CAMA Number:	0030A-0018-A		1 WHISPERING WIND LN UNIT A
Property Address:	1 WHISPERING WIND LANE		YORK, ME 03909
Parcel Number:	0030A0018-B	Mailing Address:	PAQUET RAYMOND A/KATHERYNE
CAMA Number:	0030A-0018-B		3 WHISPERING WIND LN
Property Address:	3 WHISPERING WIND LANE		YORK, ME 03909
Parcel Number:	0030A0024	Mailing Address:	WANG ANDY Q/ANSON/ADRIAN
CAMA Number:	0030A-0024		3 SPARROW LN
Property Address:	158 ROGERS ROAD		YORK, ME 03909
Parcel Number:	0030A0027	Mailing Address:	LONG CHRISTINE M/WALSH KAREN E
CAMA Number:	0030A-0027		196 NEW BOSTON RD
Property Address:	166 ROGERS ROAD		STURBRIDGE, MA 01566
Parcel Number:	0030A0029	Mailing Address:	WANG ANDY Q/ANSON/ADRIAN
CAMA Number:	0030A-0029		3 SPARROW LN
Property Address:	170 ROGERS ROAD		YORK, ME 03909
Parcel Number:	0030A0030	Mailing Address:	CHT PROPERTIES LLC
CAMA Number:	0030A-0030		434 BEECH RD
Property Address:	1021 US ROUTE 1		ELIOT, ME 03903

200 feet Abutters List Report

York, ME
October 28, 2025

Parcel Number:	0030A0032	Mailing Address:	149 ROGERS ROAD LLC
CAMA Number:	0030A-0032		16 BARRELLS GROVE
Property Address:	149 ROGERS ROAD		YORK, ME 03909
Parcel Number:	0094-0053	Mailing Address:	WHIPPOORWILL CONDO MAIN
CAMA Number:	0094-0053-0000		1000 US ROUTE 1
Property Address:	1000 US ROUTE 1		YORK, ME 03909
Parcel Number:	0094-0053	Mailing Address:	1000 US ROUTE 1 PARTNERS LLC
CAMA Number:	0094-0053-0001		235 WEST RD UNIT 7
Property Address:	1000 US ROUTE 1 #1		PORTSMOUTH, NH 03801
Parcel Number:	0094-0053	Mailing Address:	SM & BS REALTY LLC
CAMA Number:	0094-0053-0002		PO BOX 449
Property Address:	1000 US ROUTE 1 #2		CAPE NEDDICK, ME 03902
Parcel Number:	0094-0058	Mailing Address:	BAYBERRY LP
CAMA Number:	0094-0058		529 US ROUTE 1 STE 101
Property Address:	950 US ROUTE 1		YORK, ME 03909
Parcel Number:	0094-0075	Mailing Address:	WANG ANDY
CAMA Number:	0094-0075		3 SPARROW LN
Property Address:	965 US ROUTE 1		YORK, ME 03909
Parcel Number:	0094-0075-C	Mailing Address:	STONEY BROOK 941 US ROUTE ONE LLC
CAMA Number:	0094-0075-C		PO BOX 327
Property Address:	941 US ROUTE 1		CAPE NEDDICK, ME 03902
Parcel Number:	0094-0076	Mailing Address:	WANG ANDY
CAMA Number:	0094-0076		3 SPARROW LN
Property Address:	975 US ROUTE 1		YORK, ME 03909
Parcel Number:	0094A0001-A	Mailing Address:	WHIPPOORWILL HOMEOWNERS ASSOC
CAMA Number:	0094A-0001-A-0001		
Property Address:	948 US ROUTE 1		529 US ROUTE 1 SUITE 101
			YORK, ME 03909
Parcel Number:	0094A0001-A	Mailing Address:	YORK WATER DISTRICT
CAMA Number:	0094A-0001-A-0002		PO BOX 447
Property Address:	948 US ROUTE 1		YORK, ME 03909

SOIL MAP

York, ME

1 inch = 150 Feet

October 28, 2025

0 150 300 450

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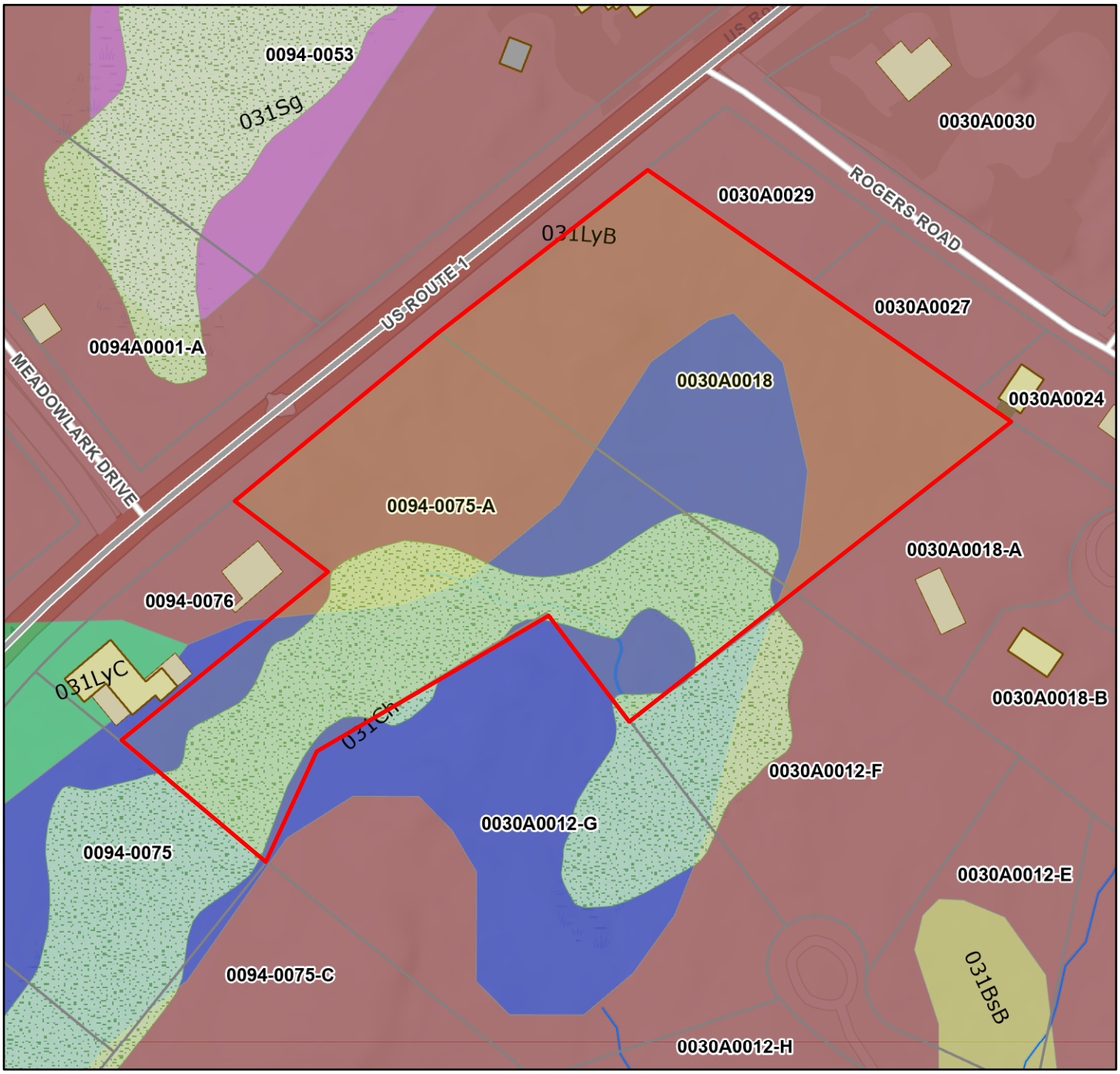
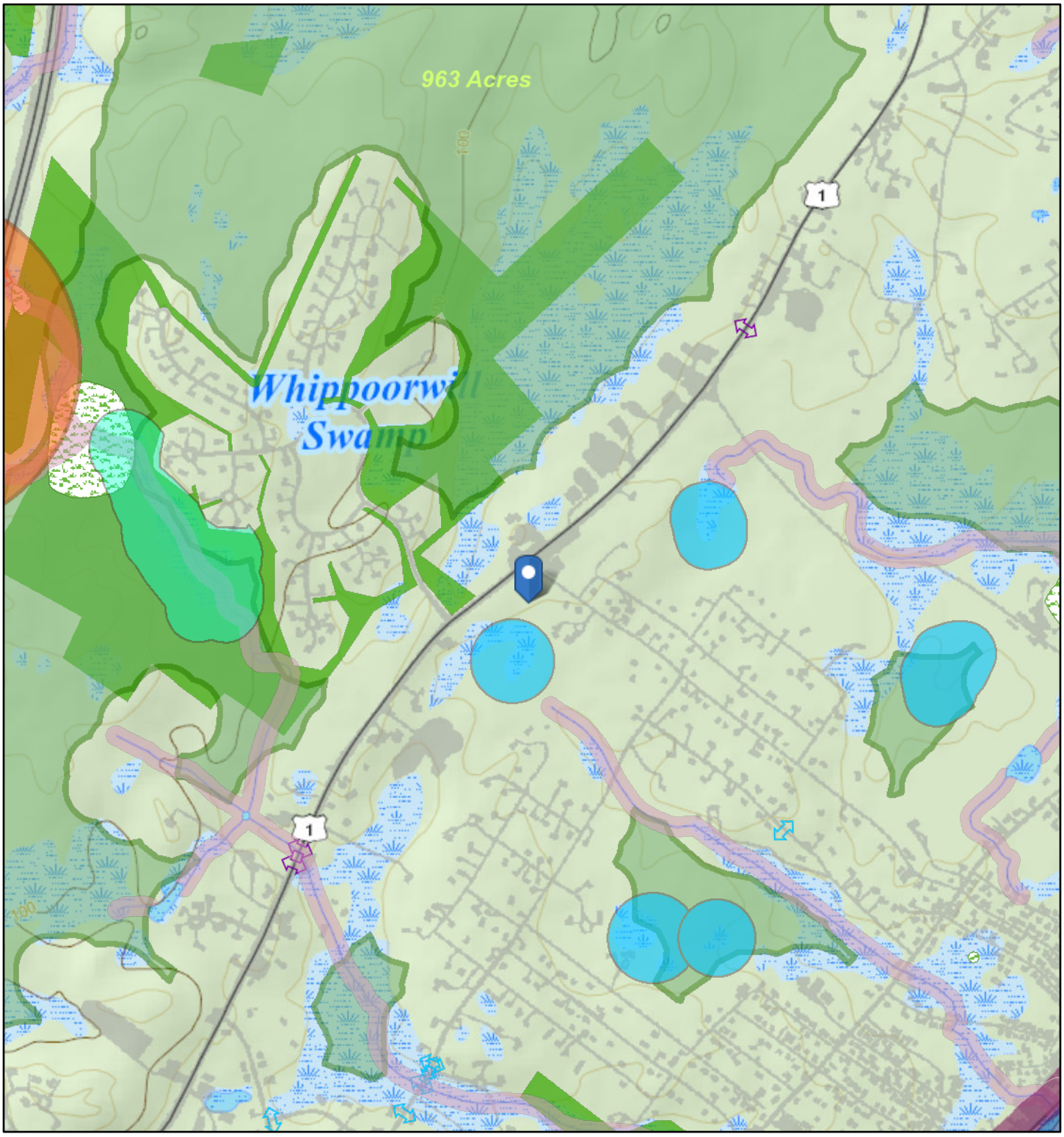


- Parcel Lines - No Ortho
- Misc. Type
- BUILDING
- BUILDING OUT
- DECK
- SwampMarsh
- Streams
- BRAYTON AND WESTBURY VERY STONY FINE SANDY LOAMS-*
- CHOCORUA PEAT-Ch
- LYMAN-ROCK OUTCROP COMPLEX-LyB
- LYMAN-ROCK OUTCROP COMPLEX-LyC
- SEBAGO PEAT-Sg

Beginning With Habitat



October 28, 2025

1:18,056

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

- 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
- 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
- Focus Areas- Overlapping Organized Towns
- Conserved Lands
- Undeveloped Habitat Blocks

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

National Flood Hazard Layer FIRMette

FEMA

70°38'15"W 43°10'48"N

70°37'38"W 43°10'22"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 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- 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 10/28/2025 at 7:25 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.

MEMO

TO: **Planning Board**
FROM: **Brendan J. H. Summerville, Town Planner**
DATE: **5 January 2026**
RE: **Sketch Plan Application Review – 985 & 995 US Route 1**
Map 94 Lot 75A and Map 30A Lots 18 & 29

OVERVIEW

This is a sketch plan review for a proposed redevelopment of 985 & 995 US Route 1, in which a large mixed-use building is proposed. This building would have 5,000ft^2 of restaurant space on the first floor, and 1,352ft^2 of living space, divided into four units, on the second floor. Although not applicable for a sketch plan hearing, the applicant is requesting waivers for §10-I.4.2.1 *District and Civic Space Standards* as it relates to the 60% frontage buildout, and §10-I.4.11.4 *Pedestrian Ways*.

APPLICABLE ZONING OVERLAYS

The parcel under review is subject to the following:

1. CD-4 Base Zone
2. Workforce Affordable Housing District
3. 2022 Future Land Use - Growth Zone

PUBLIC UTILITIES

The following public utilities are available to support the site:

- Water: Public water is accessible via a 16" main beneath Route 1.
- Sewer: N/A
- Storm Sewer: This site is not included within the MS4.
- Fire Hydrants: Two (2) fire hydrants are located within 100 ft of the property.

JURISDICTION

This is an application for a sketch/conceptual plan, which (Site/Sub §5.2) permits the Board to ask questions and make suggestions to be incorporated by the applicant into the formal application. The applicant shall obtain no vested rights by submittal or reviewing a sketch plan. Jurisdiction is limited by (Site/Sub §5.2) as well as (§7.6, and §18-A.5-A of the York Zoning Ordinance).

REVIEW

1. Application Acceptance. Staff have reviewed all application materials and believe there is enough information to review the application as a sketch/conceptual plan.

2. Public Hearing. Following the application acceptance vote or lack thereof, conduct the public hearing to identify any issues or concerns relevant to the decision-making process. The Board, at its discretion, can allow a public hearing for a sketch and or conceptual plan.

3. Substantive Review and Deliberation. Following a review of the materials submitted, staff has identified the following relevant issues for the Planning Board to discuss as part of this application:

   A. Wetlands and Shoreland – There appear to be no issues with this proposal as it relates to shoreland or wetland areas, but staff wished to highlight this item as it deals with sensitive resources. This site contains a large wetland and is located within the mixed-use shoreland overlay zone. With respect to the former, a 75ft wetland setback is included, and all development is to take place outside of that setback. The shoreland zone is marked at 250ft from the upland edge of the same wetland and contains the bulk of the proposed building and driveways. Located outside of both the wetland and shoreland setbacks is the proposed septic field to the North of the development, in accordance with §8.3.9.2a.

   The mixed-use shoreland zone permits up to 70% lot coverage, whereas the CD-4 zone permits up to 80% lot coverage, of which the latter is included on the plan set. It is unclear at this time whether 70% or 80% would be more applicable to the project, but this is unlikely to be any issue of significance as the total lot coverage for the proposal is estimated to be 18% (see sheet SK1).

   B. Dimensional Regulations – The proposed development meets the setback standards put forth in §10-I.4.2.1, although staff is unclear on this with respect to the lot perimeter of the site. The applicant has elected to place the building at the maximum allowable front setback of 20ft due to the building's proximity to Route 1, which is permitted in these regulations. There was some concern with the proposed stormwater structure within the front setback, however, the restriction of

stormwater structures in the front setback does not apply to Greenway District zones.

A differentiating feature of the greenway district is a change in how block size is calculated, where other ordinances measure the area of the property, the character districts measure the lot perimeter. Staff estimate the perimeter of the site to be 2,700ft (under the 3,000ft maximum), but it would be best if the applicant could verify this number and include the block perimeter in the zoning information in the plan notes. Lastly, staff has some concern with respect to parking spaces being within the second layer of the site, which is not permitted. Staff recommend that the applicant also verify the placement of the parking spaces with respect to the layers of the property as established by the Greenway District.

C. **Greenway District Design Standards:** Staff have found that much of the building design conforms to the standards from §10-I.4.2.1, with a few exceptions. §10-I.4.2.1 Lot*/Building Site Occupation* states that the maximum allowable width for the CD-4 zone is 100ft, while in *Building Standards (continued)* there may be a permitted exception. Any façade greater than 100ft in width must be differentiated so that it appears to be comprised of two or more adjacent buildings, so were the design to appear as two buildings sharing one party wall, then the maximum width may not be applicable. Staff recommend that the applicant verify the total width of the building so that the Planning Board may make a determination as to how this is applied.

Second, the Streets & Streetscreens portion of §10-I.4.2.1 specifies that the parking area shall be screened from the frontage. Screening does appear to be included along the back and sides of the lot, but it is unclear if that is continued on the entryway to the parking lot. Staff recommend that the applicant specify whether the screening does extend to this point, and if it may be on the same plan as the related building façade (as required in Screen & Streetscreen Additional Standards).

Third, staff recommend that the applicant provide calculations for the façade buildout and façade glazing. This is particularly necessary as the façade in Greenway Zones is any side which is visible from the frontage. While staff estimates these to be within spec for the ordinance, it would behoove the applicant to include these items to prove compliance.

D. Traffic – All site plans and subdivisions are required under §6.3.8 are required to submit an initial assessment of traffic impacts to the Public Works Director for review. However, as this proposal contains more than 40 parking spaces, it triggers §6.3.33 which calls for a traffic impact analysis to be made by a registered professional engineer. It may be best for the applicant to request a waiver for §6.3.8 and only perform the impact analysis in its place.

E. Parking: Parking on the provided plan was calculated by using §15.1.1.2 and the applicant is proposing a total of 58 spaces. Parking totals for the Greenway District are found in §10-I.4.8.2, but CD-4 parking totals for commercial uses other than lodging are deferred to the Planning Board. Thus, the board shall determine whether this is an appropriate amount of parking spaces for the proposed uses. Lastly, staff question whether the parking spaces for the dwelling units will be reserved for the residents, and if so, if those could be marked as such in a plan note.

F. Stormwater – As stated in the applicant's narrative, as this site will disturb more than one (1) acre of land, it shall comply with Maine DEP requirements for basic and general standards. These standards include erosion and sedimentation controls in addition to post-construction stormwater management. All figures proposed in the stormwater management plan and detailed erosion control plan shall be submitted to the Town and will be reviewed by the town's third-party environmental engineer for compliance with Federal, State, and local regulations. See Site/Sub §6.3.27, §6.4.15, §6.4.16, §9.8, and §9.9, and §9.10.

G. Other items of concern for full application: The applicant should review §6.3 and §6.4 of the Site and Subdivision regulations for full submittal requirements. The following are some areas in the regulations that may be of concern even at this stage in the process.

a) **Landscaping:** The applicant has included a drawing which shows some of the proposed landscaping, but not a dedicated landscaping plan. While landscaping within the Greenway District is not regulated, a landscaping plan is required per §6.3.7 and §6.4.6 of the Site Plan & Subdivision Regulations.

b) **ADA Compliance:** It is unclear from this sketch plan whether additional measures (such as an elevator) will be included for residents who require assisted access to the second floor.
c) **Workforce Affordable Housing:** Per §10-I.4.15., any proposed development that consists of 10 or more dwelling units shall include at least ten percent of the total number of dwelling units within the development as workforce affordable housing. As the ten-unit threshold is not met, this development is not subject to this requirement. In a meeting with the applicant, it was indicated that these would be utilized for employee housing. In future submissions, staff ask that applicant elaborate on this possibility, and what agreements would be in place for residents.
d) **Offsite Improvements:** In a meeting with staff, the applicant indicated that a sidewalk could be included along Route-1, but questioned whether the Town would be more amenable to a buffered sidewalk or one along the road itself. Staff recommend in this instance that a buffered sidewalk be constructed, to make for a more walkable environment. Additionally, it was noted that additional paving may be done on Rogers Road to extend the paved edge to the driveway leading out of the site. In future submissions, staff ask that both of these improvements be included in the plans, and to verify compliance with the Town Engineer.
e) **State and Federal Permits:** The applicants will need to show that they have received all relevant state and federal permits for the proposed work or that no such permitting is required.
f) **Timeline/Phasing**: The applicant will need to provide an estimated timeline for construction and any proposed phasing of the development per Site/Sub §7.30.
g) **Performance Guarantee and Financial Capacity**: In future applications, the applicant shall submit documentation proving their financial capacity to undertake the project (Site/Sub §6.4.28). An irrevocable letter of credit from the applicant's financial institution shall suffice for this project. Performance guarantees for proposed offsite improvements, construction erosion controls, and/or site restoration shall be based on an estimate from the applicant's engineer and then verified by the town.

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: Electric Light Building Addition

Project Description: 48 X 125' garage/shop addition to existing structure with site improvements including landscape buffers and drainage.

Street Address: 1 Morgan Way

Tax Map(s) & Lot(s): 99/44

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

Name: Tim DeCoteau

e-mail: tim.maine207@gmail.com Phone #: 207-850-0558

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: BKR LLC

Mailing Address: 1 Morgan Way Cape Neddick, ME 03092

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: President Date: January 30, 2024

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

ELECTRIC LIGHT COMPANY, INC.

1 MORGAN WAY, CAPE NEDDICK, MAINE 03902

TOWN OF YORK NOTES

1. APPLICATION ACCEPTANCE. THE PLAN WAS INITIALLY ACCEPTED FOR REVIEW BY THE PLANNING BOARD ON –/–/–. THE REGULATIONS IN EFFECT AS OF THIS DATE SHALL APPLY.

2. ZONING. THE PROPERTY IS LOCATED IN THE FOLLOWING BASE ZONE(S): GEN–2.

3. USE. THE EXISTING USE OF THE PROPERTY IS INDUSTRIAL (WOOD MANUFACTURING AND FABRICATION). THE PROPOSED USE OF THE PROPERTY IS INDUSTRIAL (WOOD MANUFACTURING AND FABRICATION).

4. SUPPLEMENTAL PLANS. THE FOLLOWING ARE THE TITLES AND MOST RECENT DATES OF REVISION FOR EACH PAGE OF THE PLAN SET:

   1.) COVER
   2.) SITE PLAN
   3.) EXITING CONDITIONS PLAN
   4.) GRADING & UTILITY PLAN
   5.) EXISTING STORMWATER PLAN
   6.) DEVELOPED STORMWATER PLAN
   7.) SITE DETAILS
   8.) SITE DETAILS

5. 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.

6. DEED RESTRICTIONS. THE FOLLOWING DEED RESTRICTIONS ARE ESTABLISHED PURSUANT TO THIS APPROVAL, AND SHALL BE INCORPORATED IN THE DEED OF EACH PARCEL: N/A

7. COVENANTS. COVENANTS DATED ARE CONSIDERED PART OF THIS APPROVAL BY REFERENCE. N/A

8. EASEMENTS. THE FOLLOWING EASEMENTS ARE ESTABLISHED PURSUANT TO THIS PLAT: N/A

9. OFF–SITE IMPROVEMENTS. THE FOLLOWING OFF–SITE IMPROVEMENTS ARE REQUIRED IN CONJUNCTION WITH THIS APPLICATION: N/A

10. 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.

11. TOPSOIL. NO TOPSOIL SHALL BE REMOVED FROM THIS SITE.

12. CONSTRUCTION DEBRIS. NO CONSTRUCTION OR DEMOLITION DEBRIS, STUMPS, OR OTHER WASTES GENERATED DURING SITE WORK OR BUILDING CONSTRUCTION SHALL BE DISPOSED OF ON–SITE.

13. 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.

14. 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.

15. RESTRICTIONS WITHIN A PROTECTIVE WELL RADIUS. WITHIN THE DESIGNATED PROTECTIVE RADIUS AROUND EACH WELL THERE SHALL BE NO SEPTIC SYSTEMS, UNDERGROUND STORAGE TANKS OR ROADS.

16. RESTRICTIONS WITHIN A SEPTIC OR BACK–UP SEPTIC AREA. AREAS RESERVED FOR SEPTIC SYSTEM USE ON EACH LOT SHALL NOT BE USED FOR ANY BUILDING, CONSTRUCTION, OR OTHER LAND USE THAT IS INCOMPATIBLE WITH THE SEPTIC SYSTEM FUNCTION.

17. PERFORMANCE GUARANTEE. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THE DEVELOPER SHALL PROVIDE THE TOWN OF YORK A PERFORMANCE GUARANTEE.

18. PRE–CONSTRUCTION MEETING. NO CONSTRUCTION SHALL COMMENCE UNTIL A PRE–CONSTRUCTION MEETING IS HELD BETWEEN TOWN STAFF, THE TOWN'S INSPECTION ENGINEER (IF ONE IS NEEDED), 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

19. 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.

20. PRIVATE FIRE HYDRANTS. THE PROPERTY OWNER(S) SHALL BE RESPONSIBLE FOR PAYMENT OF WATER SERVICE COSTS FOR EACH FIRE HYDRANT ON PRIVATE PROPERTY. IN THE EVENT THAT REQUIRED WATER CHARGES ARE NOT PAID, THE TOWN SHALL LIEN EACH AFFECTED PROPERTY TO ENSURE CONTINUED OPERATION OF EACH HYDRANT. THE TOWN SHALL CHARGE EACH PROPERTY OWNER THEIR RESPECTIVE SHARE OF THE COSTS, PLUS A 25% PENALTY TO HELP COVER ADMINISTRATIVE COSTS.

21. 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.

22. 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.

   - 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.

   - 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.

   - 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.

STATE OF MAINE – YORK COUNTY
ss. REGISTRY OF DEEDS
RECEIVED_____, 20___
AT___h,___m,___M, AND RECORDED IN
PLAN BOOK_____, PAGE_____
ATTEST_____REGISTER

23. OCCUPANCY PERMITS RELATING TO ROAD CONSTRUCTION. IN ADDITION TO GENERAL STANDARDS RELATING TO A OCCUPANCY PERMITS, NO TEMPORARY OR PERMANENT OCCUPANCY PERMIT SHALL BE ISSUED FOR DEVELOPMENT ON A LOT ACCESSING A NEW ROAD UNTIL THE ROAD HAS BEEN COMPLETED THROUGH BASE PAVING, AND CONSTRUCTION TO THAT POINT HAS BEEN INSPECTED AND APPROVED BY THE TOWN'S INSPECTION ENGINEER AND THE DESIGN ENGINEER HAS PROVIDED AN INTERIM CERTIFICATION OF COMPLETION.

24. SIGNED PLANS. A COPY OF THE SIGNED PLANS WILL BE KEPT ON–SITE UNTIL AN OCCUPANCY PERMIT IS ISSUED/ROAD WORK IS COMPLETED.

25. 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.

26. HIGH WATER TABLE AREAS. ANY CONSTRUCTION WITHIN THE AREAS IDENTIFIED ON THE PLAN AS HAVING HIGH WATER TABLES MAY REQUIRE SPECIAL CONSTRUCTION PRACTICES TO PREVENT FUTURE WATER DAMAGE.

27. SUBDIVISION PHASING: N/A

28. 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.

29. REPLACEMENT OF PLANTINGS. REQUIRED PLANTINGS THAT DIE SHALL BE REPLACED WITHIN ONE GROWING SEASON.

30. HOURS OF OPERATION. HOURS OF OPERATION MUST BE IN COMPLIANCE WITH THE TOWN NOISE ORDINANCE.

31. EXTERIOR LIGHTING. ALL EXTERIOR LIGHTING SHALL BE DIRECTED AND SHIELDED TO PREVENT GLARE ON NEARBY LOTS AND STREETS.

FEES: ANY AND ALL OUTSTANDING FEES BE PAID TO THE TOWN OF YORK AND UTILITY DISTRICTS BEFORE SIGNING OF MYLAR FROM THE PLANNING BOARD. THIS MAY INCLUDE BUT IS NOT LIMITED TO OUTSTANDING FEES FROM OUTSOURCED ENGINEER REVIEW(S).

APPROVAL OF THE PLANNING BOARD OF YORK, MAINE DATE

_____ CHAIR

_____

_____

_____

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

FIRE DEPARTMENT NOTES

1. NEW BUILDINGS AND ADDITIONS SHALL BE EQUIPPED WITH A SMOKE DETECTION SYSTEM CONNECTED TO A CENTRAL STATION ANSWERING/MONITORING STATION. SUCH SYSTEMS INSTALLED IN ADDITIONS SHALL INCLUDE THE EXISTING BUILDING.

2. FIRE EXTINGUISHERS SHALL BE KEPT IN ALL BUILDINGS AND SHALL BE INSPECTED MONTHLY BY THE OWNER.

3. FLAMMABLE PRODUCTS SUCH AS SOLVENTS, LACQUERS, THINNERS OR OIL BASED PRODUCTS SHALL BE STORED IN FIREPROOF CABINETS.

4. ONE KNOX BOX CONTAINING KEYS TO ALL ON–SITE BUILDINGS SHALL BE INSTALLED AT A LOCATION APPROVED BY THE FIRE CHIEF.

5. AREAS IMMEDIATELY ADJACENT TO BUILDINGS SHALL BE KEPT CLEAR OF OBSTRUCTIONS THAT WOULD PREVENT ACCESS FOR EMERGENCY PERSONNEL AND EQUIPMENT.

TAX MAP 99, LOT 44

NO.	DESCRIPTION	DATE
D	PLANNING BOARD REVS	10/23/25
C	PLANNING BOARD REVS	9/5/25
B	PLANNING BOARD REVS	1/6/24
A	TOWN PLANNER REVS	7/24/24
	REVISIONS	

STATE OF MAINE · KENNETH A. WOOD · No. 5992 · LICENSED PROFESSIONAL ENGINEER

COVER SHEET
ELECTRIC LIGHT COMPANY, INC.
1 MORGAN WAY, CAPE NEDDICK, ME

FOR: KEN MILLER
1 MORGAN WAY
CAPE NEDDICK, ME 03902

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

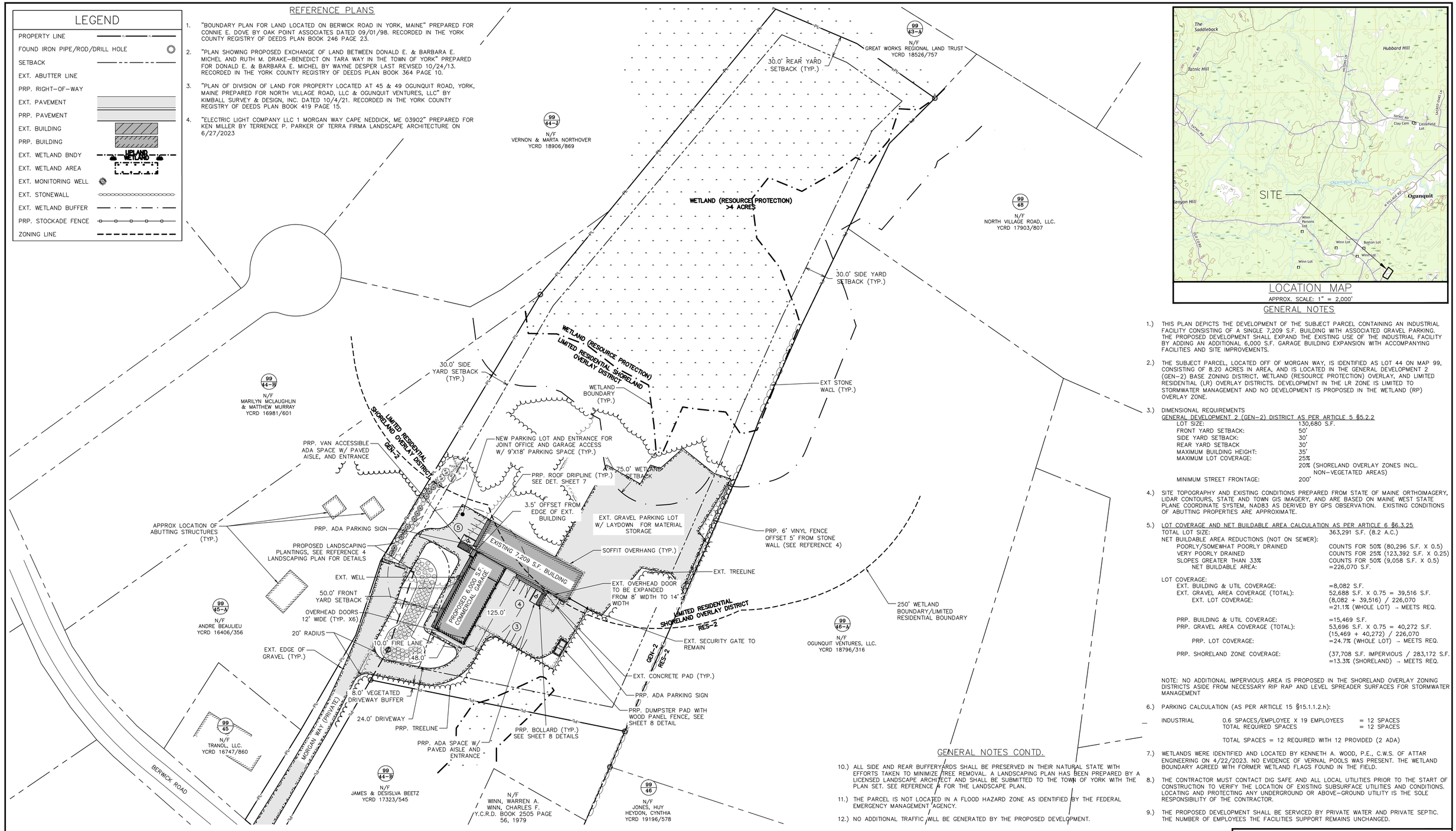
SCALE: 1" = 40'	APPROVED:	DRAWN BY: WRP
DATE: 1/3/2024		REVISION DATE: E : 11/26/2025
JOB NO: C334–22	FILE: ELECTRIC LIGHT BASE.DWG	SHEET: 1

LEGEND

- PROPERTY LINE
- FOUND IRON PIPE/ROD/DRILL HOLE
- SETBACK
- EXT. ABUTTER LINE
- PRP. RIGHT-OF-WAY
- EXT. PAVEMENT
- PRP. PAVEMENT
- EXT. BUILDING
- PRP. BUILDING
- EXT. WETLAND BNDY (UPLAND / WETLAND)
- EXT. WETLAND AREA
- EXT. MONITORING WELL
- EXT. STONEWALL
- EXT. WETLAND BUFFER
- PRP. STOCKADE FENCE
- ZONING LINE

REFERENCE PLANS

1. "BOUNDARY PLAN FOR LAND LOCATED ON BERWICK ROAD IN YORK, MAINE" PREPARED FOR CONNIE E. DOVE BY OAK POINT ASSOCIATES DATED 09/01/98. RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS PLAN BOOK 246 PAGE 23.
2. "PLAN SHOWING PROPOSED EXCHANGE OF LAND BETWEEN DONALD E. & BARBARA E. MICHEL AND RUTH M. DRAKE-BENEDICT ON TARA WAY IN THE TOWN OF YORK" PREPARED FOR DONALD E. & BARBARA E. MICHEL BY WAYNE DESPER LAST REVISED 10/24/13. RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS PLAN BOOK 364 PAGE 10.
3. "PLAN OF DIVISION OF LAND FOR PROPERTY LOCATED AT 45 & 49 OGUNQUIT ROAD, YORK, MAINE PREPARED FOR NORTH VILLAGE ROAD, LLC & OGUNQUIT VENTURES, LLC" BY KIMBALL SURVEY & DESIGN, INC. DATED 10/4/21. RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS PLAN BOOK 419 PAGE 15.
4. "ELECTRIC LIGHT COMPANY LLC 1 MORGAN WAY CAPE NEDDICK, ME 03902" PREPARED FOR KEN MILLER BY TERRENCE P. PARKER OF TERRA FIRMA LANDSCAPE ARCHITECTURE ON 6/27/2023



LOCATION MAP

APPROX. SCALE: 1" = 2,000'

GENERAL NOTES

1.) THIS PLAN DEPICTS THE DEVELOPMENT OF THE SUBJECT PARCEL CONTAINING AN INDUSTRIAL FACILITY CONSISTING OF A SINGLE 7,209 S.F. BUILDING WITH ASSOCIATED GRAVEL PARKING. THE PROPOSED DEVELOPMENT SHALL EXPAND THE EXISTING USE OF THE INDUSTRIAL FACILITY BY ADDING AN ADDITIONAL 6,000 S.F. GARAGE BUILDING EXPANSION WITH ACCOMPANYING FACILITIES AND SITE IMPROVEMENTS.

2.) THE SUBJECT PARCEL, LOCATED OFF OF MORGAN WAY, IS IDENTIFIED AS LOT 44 ON MAP 99, CONSISTING OF 8.20 ACRES IN AREA, AND IS LOCATED IN THE GENERAL DEVELOPMENT 2 (GEN-2) BASE ZONING DISTRICT, WETLAND (RESOURCE PROTECTION) OVERLAY, AND LIMITED RESIDENTIAL (LR) OVERLAY DISTRICTS. DEVELOPMENT IN THE LR ZONE IS LIMITED TO STORMWATER MANAGEMENT AND NO DEVELOPMENT IS PROPOSED IN THE WETLAND (RP) OVERLAY ZONE.

3.) DIMENSIONAL REQUIREMENTS

GENERAL DEVELOPMENT 2 (GEN-2) DISTRICT AS PER ARTICLE 5 §5.2.2

LOT SIZE:	130,680 S.F.
FRONT YARD SETBACK:	50'
SIDE YARD SETBACK:	30'
REAR YARD SETBACK	30'
MAXIMUM BUILDING HEIGHT:	35'
MAXIMUM LOT COVERAGE:	25%
	20% (SHORELAND OVERLAY ZONES INCL. NON-VEGETATED AREAS)
MINIMUM STREET FRONTAGE:	200'

4.) SITE TOPOGRAPHY AND EXISTING CONDITIONS PREPARED FROM STATE OF MAINE ORTHOIMAGERY, LIDAR CONTOURS, STATE AND TOWN GIS IMAGERY, AND ARE BASED ON MAINE WEST STATE PLANE COORDINATE SYSTEM, NAD83 AS DERIVED BY GPS OBSERVATION. EXISTING CONDITIONS OF ABUTTING PROPERTIES ARE APPROXIMATE.

5.) LOT COVERAGE AND NET BUILDABLE AREA CALCULATION AS PER ARTICLE 6 §6.3.25

TOTAL LOT SIZE:	363,291 S.F. (8.2 A.C.)
NET BUILDABLE AREA REDUCTIONS (NOT ON SEWER):	
POORLY/SOMEWHAT POORLY DRAINED	COUNTS FOR 50% (80,296 S.F. X 0.5)
VERY POORLY DRAINED	COUNTS FOR 25% (123,392 S.F. X 0.25)
SLOPES GREATER THAN 33%	COUNTS FOR 50% (9,058 S.F. X 0.5)
NET BUILDABLE AREA:	=226,070 S.F.
LOT COVERAGE:	
EXT. BUILDING & UTIL COVERAGE:	=8,082 S.F.
EXT. GRAVEL AREA COVERAGE (TOTAL):	52,688 S.F. X 0.75 = 39,516 S.F.
EXT. LOT COVERAGE:	(8,082 + 39,516) / 226,070 =21.1% (WHOLE LOT) → MEETS REQ.
PRP. BUILDING & UTIL COVERAGE:	=15,469 S.F.
PRP. GRAVEL AREA COVERAGE (TOTAL):	53,696 S.F. X 0.75 = 40,272 S.F.
	(15,469 + 40,272) / 226,070
PRP. LOT COVERAGE:	=24.7% (WHOLE LOT) → MEETS REQ.
PRP. SHORELAND ZONE COVERAGE:	(37,708 S.F. IMPERVIOUS / 283,172 S.F. =13.3% (SHORELAND) → MEETS REQ.

NOTE: NO ADDITIONAL IMPERVIOUS AREA IS PROPOSED IN THE SHORELAND OVERLAY ZONING DISTRICTS ASIDE FROM NECESSARY RIP RAP AND LEVEL SPREADER SURFACES FOR STORMWATER MANAGEMENT

6.) PARKING CALCULATION (AS PER ARTICLE 15 §15.1.1.2.h):

INDUSTRIAL	0.6 SPACES/EMPLOYEE X 19 EMPLOYEES	= 12 SPACES
	TOTAL REQUIRED SPACES	= 12 SPACES
	TOTAL SPACES = 12 REQUIRED WITH 12 PROVIDED (2 ADA)	

7.) WETLANDS WERE IDENTIFIED AND LOCATED BY KENNETH A. WOOD, P.E., C.W.S. OF ATTAR ENGINEERING ON 4/22/2023. NO EVIDENCE OF VERNAL POOLS WAS PRESENT. THE WETLAND BOUNDARY AGREED WITH FORMER WETLAND FLAGS FOUND IN THE FIELD.

8.) THE CONTRACTOR MUST CONTACT DIG SAFE AND ALL LOCAL UTILITIES 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.

9.) THE PROPOSED DEVELOPMENT SHALL BE SERVICED BY PRIVATE WATER AND PRIVATE SEPTIC. THE NUMBER OF EMPLOYEES THE FACILITIES SUPPORT REMAINS UNCHANGED.

GENERAL NOTES CONTD.

10.) ALL SIDE AND REAR BUFFERYARDS SHALL BE PRESERVED IN THEIR NATURAL STATE WITH EFFORTS TAKEN TO MINIMIZE TREE REMOVAL. A LANDSCAPING PLAN HAS BEEN PREPARED BY A LICENSED LANDSCAPE ARCHITECT AND SHALL BE SUBMITTED TO THE TOWN OF YORK WITH THE PLAN SET. SEE REFERENCE 4 FOR THE LANDSCAPE PLAN.

11.) THE PARCEL IS NOT LOCATED IN A FLOOD HAZARD ZONE AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

12.) NO ADDITIONAL TRAFFIC WILL BE GENERATED BY THE PROPOSED DEVELOPMENT.

APPROVAL OF THE PLANNING BOARD OF YORK, MAINE DATE

CHAIR

THE 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

TOWN DEPARTMENT REVIEWS DATE

YORK POLICE DEPARTMENT

YORK VILLAGE FIRE DEPARTMENT

YORK PUBLIC WORKS DEPARTMENT

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

GRID N

GRAPHIC SCALE

0 60 120 180 240 (FEET)

TAX MAP 99, LOT 44

NO.	DESCRIPTION	DATE
D	PLANNING BOARD REVS	10/23/25
C	PLANNING BOARD REVS	9/5/25
B	PLANNING BOARD REVS	1/6/25
A	TOWN PLANNER REVS	7/24/24

REVISIONS

STATE OF MAINE – KENNETH A. WOOD No. 5992 – LICENSED PROFESSIONAL ENGINEER

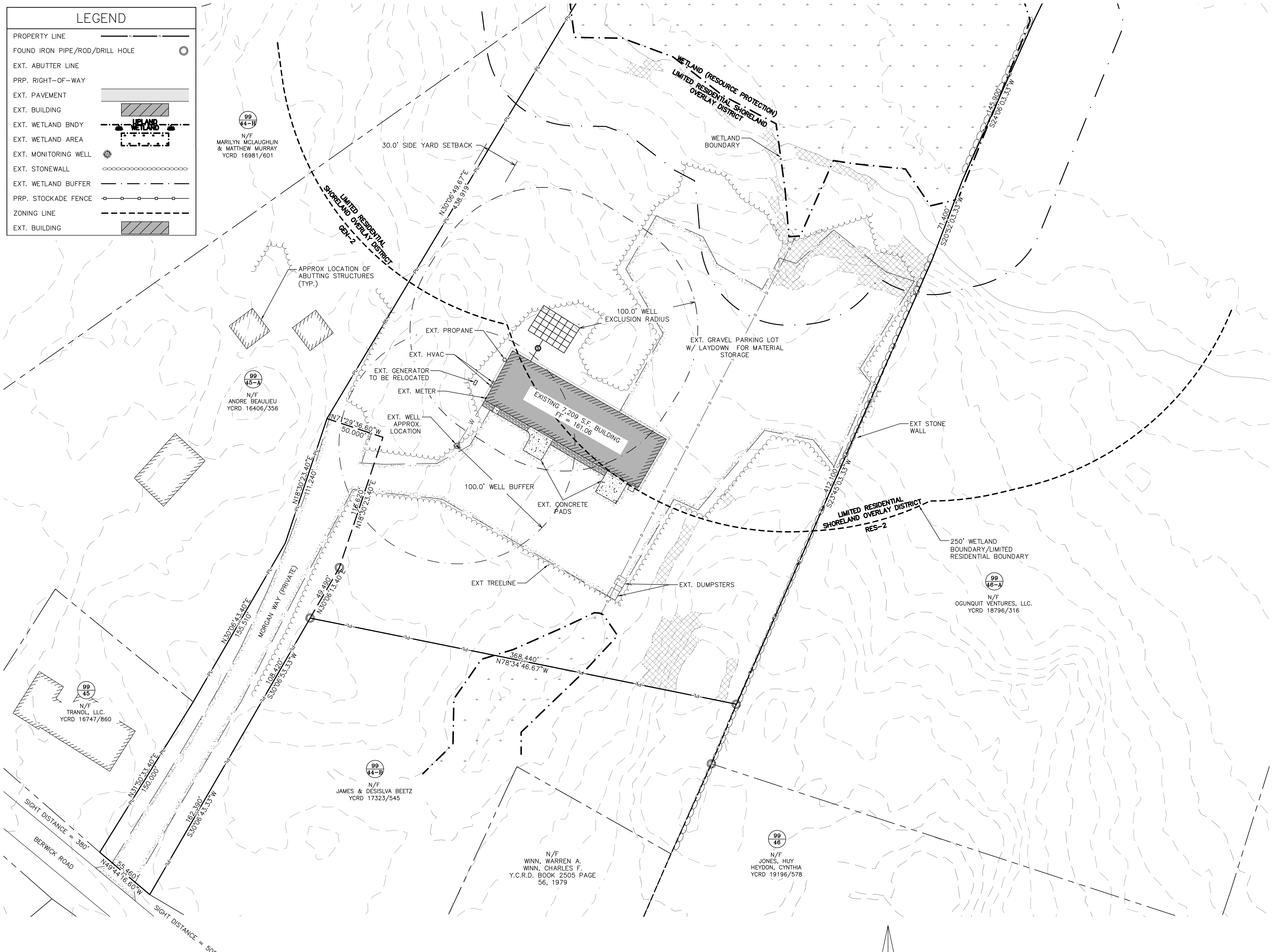
SITE PLAN
ELECTRIC LIGHT COMPANY, INC.
1 MORGAN WAY, CAPE NEDDICK, ME

FOR: KEN MILLER
1 MORGAN WAY
CAPE NEDDICK, ME 03902

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" = 60'		WRP
DATE:		REVISION DATE:
1/3/2024		E : 11/26/2025
JOB NO: C334-22	FILE: ELECTRIC LIGHT BASE.DWG	SHEET: 2

Exhibit 1 Plan Sheet 2

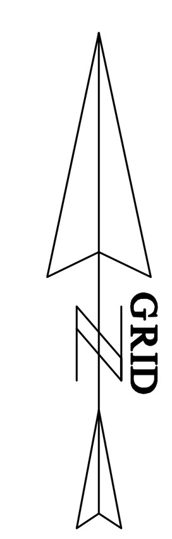

LEGEND
PROPERTY LINE
FOUND IRON PIPE/ROD/DRILL HOLE
EXT. ABUTTER LINE
PRP. RIGHT-OF-WAY
EXT. PAVEMENT
EXT. BUILDING
EXT. WETLAND BNDY
UPLAND
WETLAND
EXT. WETLAND AREA
EXT. MONITORING WELL
EXT. STONEWALL
EXT. WETLAND BUFFER
PRP. STOCKADE FENCE
ZONING LINE
EXT. BUILDING
99 44-H N/F MARILYN MCLAUGHLIN & MATTHEW MURRAY YCRD 16981/601
30.0' SIDE YARD SETBACK
WETLAND (RESOURCE PROTECTION)
LIMITED RESIDENTIAL SHORELAND OVERLAY DISTRICT
WETLAND BOUNDARY
LIMITED RESIDENTIAL SHORELAND OVERLAY DISTRICT GEN-2
APPROX LOCATION OF ABUTTING STRUCTURES (TYP.)
N30°06'49.67"E 438.919'
145.900' S24°06'03.33"W
71.400' S20°52'03.33"W
100.0' WELL EXCLUSION RADIUS
EXT. PROPANE
EXT. HVAC
EXT. GENERATOR TO BE RELOCATED
EXT. METER
EXT. WELL APPROX. LOCATION
EXISTING 7,209 S.F. BUILDING FF = 161.06
EXT. GRAVEL PARKING LOT W/ LAYDOWN FOR MATERIAL STORAGE
99 45-A N/F ANDRE BEAULIEU YCRD 16406/356
N71°29'36.60"W 50.000'
100.0' WELL BUFFER
EXT. CONCRETE PADS
EXT STONE WALL
412.100' S23°45'03.33"W
LIMITED RESIDENTIAL SHORELAND OVERLAY DISTRICT RES-2
250' WETLAND BOUNDARY/LIMITED RESIDENTIAL BOUNDARY
99 46-A N/F OGUNQUIT VENTURES, LLC. YCRD 18796/316
N18°30'23.40"E 111.240'
116.620' N18°30'23.40"E
EXT TREELINE
EXT. DUMPSTERS
49.490' N30°06'13.40"E
368.440' N78°34'46.67"W
N30°06'43.40"E 155.510'
MORGAN WAY (PRIVATE)
108.420' S30°06'53.33"W
99 45 N/F TRANOL, LLC. YCRD 16747/860
99 44-B N/F JAMES & DESISLVA BEETZ YCRD 17323/545
N31°50'33.40"E 150.000'
162.390' S30°06'43.33"W
SIGHT DISTANCE = 380'
BERWICK ROAD
55.460' N49°44'16.60"W
SIGHT DISTANCE = 508'
N/F WINN, WARREN A. WINN, CHARLES F. Y.C.R.D. BOOK 2505 PAGE 56, 1979
99 46 N/F JONES, HUY HEYDON, CYNTHIA YCRD 19196/578

GENERAL NOTES

1.) BOUNDARIES SHOWN ACCORDING TO "STANDARD BOUNDARY SURVEY PLAN SHOWING A DIVISION OF LAND OF KEITH T. & NANCY MORGAN ON THE BERWICK ROAD IN YORK, MAINE" PREPARED BY OAK POINT ASSOCIATES ON 02/19/1997

SIGNATURE	DATE
CHAIR	

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 40 80 120 160 (FEET)

TAX MAP 99, LOT 44

EXISTING CONDITIONS PLAN
ELECTRIC LIGHT COMPANY, INC.
1 MORGAN WAY, CAPE NEDDICK, ME

FOR: KEN MILLER
1 MORGAN WAY
CAPE NEDDICK, ME 03902

NO.	DESCRIPTION	DATE
B	PLANNING BOARD REVS	1/6/25
A	TOWN PLANNER REVS	7/24/24

REVISIONS

STATE OF MAINE — KENNETH A. WOOD No. 5992 — LICENSED PROFESSIONAL ENGINEER

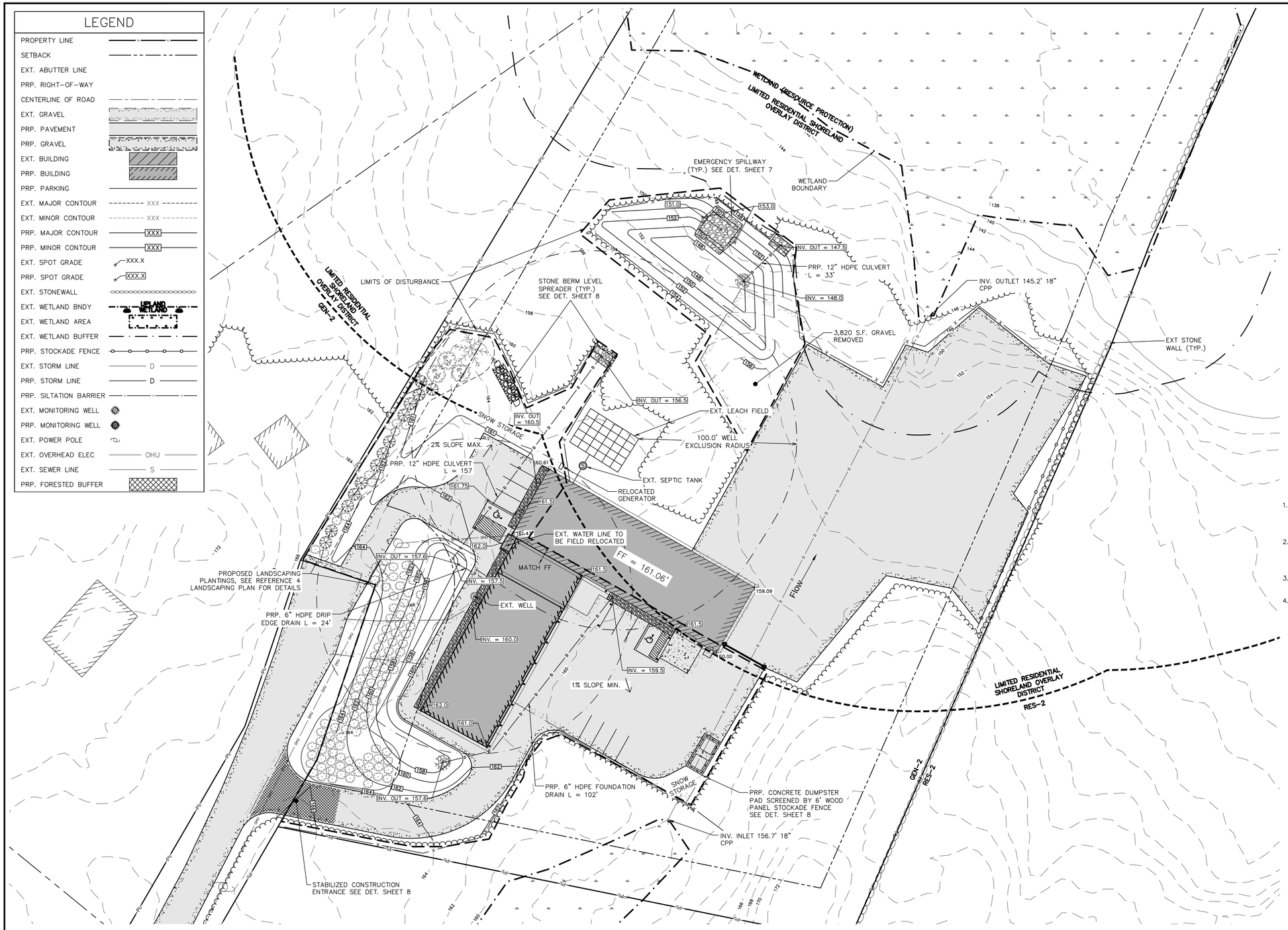
ATTAR ENGINEERING, INC.
CIVIL ◆ STRUCTURAL ◆ MARINE ◆ SURVEYING
1284 STATE ROAD – ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 40'	APPROVED BY:	DRAWN BY: WRP
DATE: 1/3/2024		REVISION DATE: E : 11/26/2025
JOB NO: C334-22	FILE: ELECTRIC LIGHT BASE.DWG	SHEET: 3

Exhibit 1 Plan Sheet 3

LEGEND

- PROPERTY LINE
- SETBACK
- EXT. ABUTTER LINE
- PRP. RIGHT-OF-WAY
- CENTERLINE OF ROAD
- EXT. GRAVEL
- PRP. PAVEMENT
- PRP. GRAVEL
- EXT. BUILDING
- PRP. BUILDING
- PRP. PARKING
- EXT. MAJOR CONTOUR
- EXT. MINOR CONTOUR
- PRP. MAJOR CONTOUR
- PRP. MINOR CONTOUR
- EXT. SPOT GRADE
- PRP. SPOT GRADE
- EXT. STONEWALL
- EXT. WETLAND BNDY
- EXT. WETLAND AREA
- EXT. WETLAND BUFFER
- PRP. STOCKADE FENCE
- EXT. STORM LINE
- PRP. STORM LINE
- PRP. SILTATION BARRIER
- EXT. MONITORING WELL
- PRP. MONITORING WELL
- EXT. POWER POLE
- EXT. OVERHEAD ELEC
- EXT. SEWER LINE
- PRP. FORESTED BUFFER



GRADING & UTILITY NOTES

1.) ALL STORM DRAINS SHALL BE ADS N-12 (HDPE) OR APPROVED EQUAL (UNLESS NOTED OTHERWISE). PROPER TRENCHING AND BACKFILLING ARE VITAL TO THE LONG TERM PERFORMANCE AND DURABILITY OF HDPE CULVERT INSTALLATIONS. SEE HDPE CULVERT TRENCH DETAIL.

2.) SNOW STORAGE LOCATIONS ARE DEPICTED ON THE PLANS. ROADSIDE SNOW STORAGE IS LOCATED NEXT TO THE DUMPSTER PAD AS WELL AS ON THE NORTH-EAST EDGE OF THE NEW PARKING AREA. IN AN INSTANCE WHERE THE DEVELOPED LOT REACHES ITS CAPACITY FOR SNOW STORAGE, ALL EXCESS SNOW SHALL BE CARRIED OFF-SITE.

3.) CENTRAL MAINE POWER COMPANY WILL PREPARE THE ELECTRICAL PLAN FOR CONSTRUCTION. ALL ELECTRICAL, TELEPHONE, AND CABLE SERVICES WILL BE UNDERGROUND.

4.) THE LIMITS OF DISTURBANCE MUST BE VISUALLY DELINEATED IN THE FIELD.

GRID

GRAPHIC SCALE
0 30 60 90 120 (FEET)

SIGNATURE	DATE
CHAIR	

STATE OF MAINE - YORK COUNTY
ss. REGISTRY OF DEEDS
RECEIVED_____, 20___
AT___h,___m,___M, AND RECORDED IN
PLAN BOOK_____, PAGE_____
ATTEST_____REGISTER

TAX MAP 99, LOT 44

NO.	DESCRIPTION	DATE
	REVISIONS	
E	ADDED LEVEL SPREADER TO SWALE AS PER GP	11/26/25
D	PLANNING BOARD REVS	10/23/25
C	PLANNING BOARD REVS	9/5/25
B	PLANNING BOARD REVS	1/6/25
A	TOWN PLANNER REVS	7/24/24

STATE OF MAINE
KENNETH A. WOOD
No. 5992
LICENSED PROFESSIONAL ENGINEER

GRADING & UTILITY PLAN
ELECTRIC LIGHT COMPANY, INC.
1 MORGAN WAY, CAPE NEDDICK, ME

FOR: KEN MILLER
1 MORGAN WAY
CAPE NEDDICK, ME 03902

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" = 30'		WRP
DATE:		REVISION DATE:
1/3/2024		E : 11/26/2025
JOB NO: C334-22	FILE: ELECTRIC LIGHT BASE.DWG	SHEET: 4

SOILS LEGEND

SYMBOL	SOIL SERIES NAME	HSG	SLOPES
Bm	BIDDEFORD MUCKY PEAT	D	0–3%
BsB	BRAYTON & WESTBURY VERY FINE SANDY LOAMS	D	0–8%
LyB	LYMAN–ROCK OUTCROP COMPLEX	D	3–8%
LyC	LYMAN–ROCK OUTCROP COMPLEX	D	8–15%
MaB	MADAWASKA FINE SANDY LOAM	B	0–8%

FLOW TYPES

SF	SHEET FLOW
SCF	SHALLOW CONCENTRATED FLOW
CF	CHANNEL FLOW

NOTE: SOILS INFORMATION IS TAKEN FROM CUSTOM SOIL RESOURCE REPORT FOR YORK COUNTY, MAINE, MEDIUM INTENSITY, INFORMATION GATHERED FROM THE NATIONAL RESOURCES CONSERVATION SERVICE (NRCS). SURVEY AREA DATA IS VERSION 21, DATED 08/30/2022.

LEGEND

- EXT. MAJOR CONTOUR ---------- XXX ----------
- EXT. MINOR CONTOUR ---------- XXX ----------
- EXT. SPOT GRADE XXX.X
- EXT. SUBCATCHMENT
- EXT. Tc FLOW LINE
- EXT. Tc GRADE CALC SF=XXX' @ X.XX%
- EXT. WETLAND BNDY
- EXT. WETLAND AREA WETLAND
- EXT. WETLAND BUFFER
- SOIL TYPE BOUNDARY

- 1S SUBCATCHMENT
- 1R REACH
- 1 POND
- 1L ANALYSIS POINT

GRID

GRAPHIC SCALE
0 60 120 180 240 (FEET)

SIGNATURE	DATE
CHAIR	

STATE OF MAINE – YORK COUNTY
ss. REGISTRY OF DEEDS
RECEIVED_____, 20___
AT__h.__m.__M. AND RECORDED IN
PLAN BOOK_____, PAGE_____
ATTEST_____REGISTER

TAX MAP 99, LOT 44

EXISTING STORMWATER PLAN
ELECTRIC LIGHT COMPANY, INC.
1 MORGAN WAY, CAPE NEDDICK, ME

FOR: KEN MILLER
1 MORGAN WAY
CAPE NEDDICK, ME 03902

NO.	DESCRIPTION	DATE
	REVISIONS	
B	PLANNING BOARD REVS	1/6/25

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:
1" = 60'		WRP
DATE:		REVISION DATE:
1/3/2024		E : 11/26/2025
JOB NO: C334–22	FILE: ELECTRIC LIGHT BASE.DWG	SHEET: 5

SIGNATURE	DATE
CHAIR	

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 60 120 180 240 (FEET)

TAX MAP 99, LOT 44

NO.	DESCRIPTION	DATE
E	ADDED LEVEL SPREADER TO SWALE AS PER GP	11/26/25
D	PLANNING BOARD REVS	10/23/25
C	PLANNING BOARD REVS	9/5/25
B	PLANNING BOARD REVS	1/6/25
	REVISIONS	

STATE OF MAINE
KENNETH A. WOOD
No. 5992
LICENSED PROFESSIONAL ENGINEER

DEVELOPED STORMWATER PLAN
ELECTRIC LIGHT COMPANY, INC.
1 MORGAN WAY, CAPE NEDDICK, ME

FOR: KEN MILLER
1 MORGAN WAY
CAPE NEDDICK, ME 03902

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

SCALE: 1" = 60'	APPROVED BY:	DRAWN BY: WRP
DATE: 1/3/2024		REVISION DATE: E : 11/26/2025
JOB NO: C334–22	FILE: ELECTRIC LIGHT BASE.DWG	SHEET: 6

EROSION & SEDIMENTATION CONTROL NOTES

1. SEDIMENT BARRIERS SHALL BE INSTALLED PARALLEL TO CONTOURS DOWNSLOPE OF ALL STRIPPING OR CONSTRUCTION OPERATIONS, PRIOR TO THE START OF CONSTRUCTION. A DOUBLE SILT FENCE BARRIER SHALL BE INSTALLED DOWNSLOPE OF ANY SOIL MATERIAL STOCKPILES (STORMWATER SHALL BE PREVENTED FROM DRAINING TOWARD 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. THE MAXIMUM AREA THAT CAN BE EXPOSED, AND NOT TEMPORARILY OR PERMANENTLY STABILIZED, AT ONE TIME SHALL BE LIMITED TO 10 ACRES.

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 3H:1V AND 2H:1V SHALL BE TREATED WITH POLYJUTE OPEN WEAVE GEOTEXTILE (OR EQUIVALENT) AFTER SEEDING. JUTE MATS SHALL BE ANCHORED PER MANUFACTURER'S SPECIFICATIONS. SLOPES 2H:1V TO SLOPES AS STEEP AS 1.5H:1V SHALL BE TREATED WITH RIP RAP AS DEPICTED ON THE PLANS/DETAILS. SLOPES STEEPER THAN 1.5H:1V ARE PROHIBITED.

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. TEMPORARY E&S CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS OF PERMANENT STABILIZATION. ACCUMULATED SEDIMENTS SHALL BE REMOVED AND THE AREA STABILIZED.

15. 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 (SEE NOTE 18) AND UNAUTHORIZED NON-STORMWATER DISCHARGES (SEE NOTE 19). 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.

16. WHENEVER PRACTICABLE, NO DISTURBANCE ACTIVITIES SHOULD TAKE PLACE WITHIN 50 FEET OF ANY PROTECTED NATURAL RESOURCE. IF DISTURBANCE ACTIVITIES TAKE PLACE WITHING 75' 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.

EROSION & SED. CONTROL NOTES (CONT.)

1. AUTHORIZED NON-STORMWATER DISCHARGES. IDENTIFY AND PREVENT CONTAMINATION BY NONSTORMWATER 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 NONSTORMWATER 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) POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS;
(L) LANDSCAPE IRRIGATION.

2. UNAUTHORIZED NON-STORMWATER DISCHARGES. THE DEPARTMENT'S APPROVAL UNDER THIS CHAPTER DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NONSTORMWATER, OTHER THAN THOSE DISCHARGES IN COMPLIANCE WITH APPENDIX C(6). SPECIFICALLY, THE DEPARTMENT'S APPPROVAL 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.

E&S INSPECTION/MAINTENANCE DURING CONSTRUCTION

THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:

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 AS WELL AS BEFORE AND WITHIN 24 HOURS AFTER A STORM EVENT OF MORE THAN 0.5" IN A CONSECUTIVE 24 HOUR PERIOD, AND PRIOR TO COMPLETING PERMANENT STABILIZATION MEASURES. A PERSON WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING THE STANDARDS AND CONDITIONS IN THE PERMIT, SHALL CONDUCT THE INSPECTIONS.

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 (RAINFALL). 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.

PAVEMENT SECTION CONSTRUCTION NOTES

1. DRIVEWAYS AND PARKING AREAS TO BE CONSTRUCTED IN ACCORDANCE WITH THE APPROPRIATE CROSS SECTION DETAIL. GRAVEL FILL TO BE COMPACTED TO 95% MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557. LIFT THICKNESSES TO BE A MAXIMUM OF 6".

2. ALL STUMPS, ORGANIC MATERIAL, ROCKS AND BOULDERS TO BE REMOVED TO A MINIMUM DEPTH OF 24" BELOW SUBBASE.

3. ALL STUMPS, LEDGE AND LARGE BOULDERS TO BE REMOVED FROM THE CONSTRUCTION AREA. THE CONSTRUCTION AREA SHALL BE CLEARED AND ROUGH GRADED.

4. ALL CULVERTS TO BE ADS N-12 (HDPE) OR APPROVED EQUAL. CULVERT INLETS AND OUTLETS TO BE PROTECTED IN ACCORDANCE WITH THE CULVERT INLET/OUTLET PROTECTION DETAIL.

5. THE CONTRACTOR MUST CONTACT DIG SAFE AND ALL LOCAL UTILITIES 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.

6. THE CONTRACTOR MUST KEEP ROADWAY TRANSITIONS FROM NEW TO EXISTING PAVEMENT CLEAN TO ENSURE NO SEDIMENT OR DEBRIS LEAVES THE SITE.

WINTER CONSTRUCTION NOTES

1. AN AREA SHALL BE CONSIDERED STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH HAY AT A RATE OF 100 LB/1000 S.F. 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.

2. 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.

3. FROM NOVEMBER 1 TO APRIL 15 ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING, TRACKING 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%.

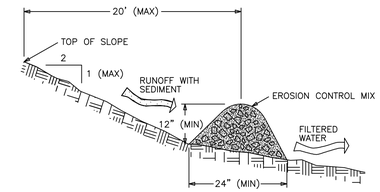
4. SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.

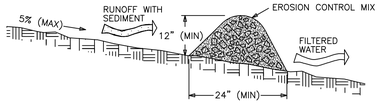
5. FOR WINTER STABILIZATION, HAY MULCH SHALL BE APPLIED AT TWICE THE STANDARD TEMPORARY STABILIZATION RATE. AT THE END OF EACH CONSTRUCTION DAY, AREAS THAT HAVE BEEN BROUGHT TO FINAL GRADE SHALL BE STABILIZED. MULCH SHALL NOT BE SPREAD ON TOP OF SNOW.

6. ALL AREAS WITHIN 75 FEET OF A PROTECTED NATURAL RESOURCE SHALL BE PROTECTED WITH A DOUBLE ROW OF SEDIMENT BARRIERS.

7. ALL VEGETATED DITCH LINES THAT HAVE NOT BEEN STABILIZED BY NOVEMBER 1, OR WILL BE WORKED DURING THE WINTER CONSTRUCTION PERIOD, SHALL BE STABILIZED WITH AN APPROPRIATE STONE LINING BACKED BY AN APPROPRIATE GRAVEL BED OR GEOTEXTILE UNLESS SPECIFICALLY RELEASED FROM THIS STANDARD BY THE MDEP.

8. MULCH NETTING SHALL BE USED TO ANCHOR MULCH ON ALL SLOPES GREATER THAN 8% UNLESS EROSION CONTROL BLANKETS OR EROSION CONTROL MIX IS BEING USED ON SUCH SLOPES.

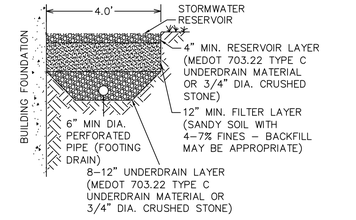




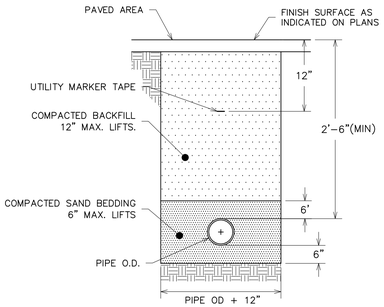
EROSION CONTROL MIX COMPOSITION STANDARDS:

- 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

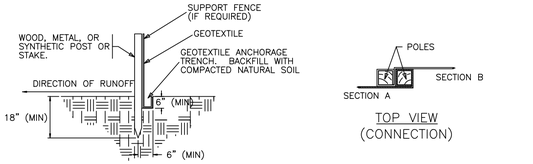
EROSION CONTROL MIX BERM
(NTS)



ROOF DRIPLINE DETAIL
(NTS)

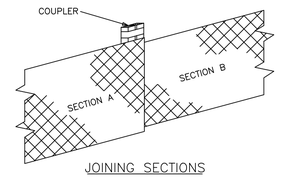


UTILITY CONDUIT TRENCH DETAIL
(NTS)



TOP VIEW
(CONNECTION)

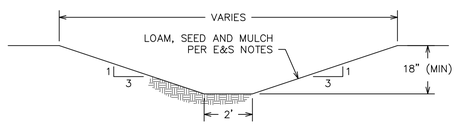
TOE - IN METHOD



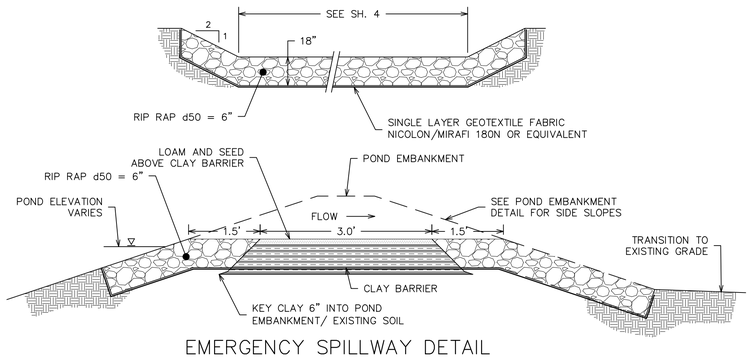
NOTES:
1. DEPENDING UPON THE CONFIGURATION, ATTACH GEOTEXTILE TO WIRE MESH WITH HOG RINGS, TO STEEL POSTS WITH TIE WIRES, AND TO WOOD POSTS WITH STAPLES.
2. POSTS MAY BE WIRED TOGETHER WHEN JOINING SECTIONS.

JOINING SECTIONS
THE COUPLER CAN BE ANY ACCEPTABLE DEVICE USED TO TIE THE POLES TOGETHER

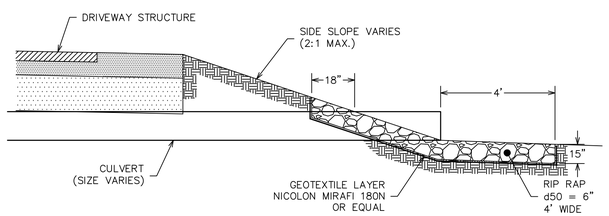
TEMPORARY SILT FENCE - NTS



VEGETATED SWALE DETAIL
NTS



EMERGENCY SPILLWAY DETAIL
(NTS)



CULVERT INLET/OUTLET PROTECTION DETAIL
(NTS)

SIGNATURE	DATE
CHAIR	

STATE OF MAINE - YORK COUNTY
ss. REGISTRY OF DEEDS
RECEIVED_____, 20___
AT___h,___m,___M, AND RECORDED IN
PLAN BOOK_____, PAGE_____

ATTEST_____REGISTER

TAX MAP 89, LOT 43A

NO.	DESCRIPTION	DATE
C	PLANNING BOARD REVS	9/5/25
	REVISIONS	

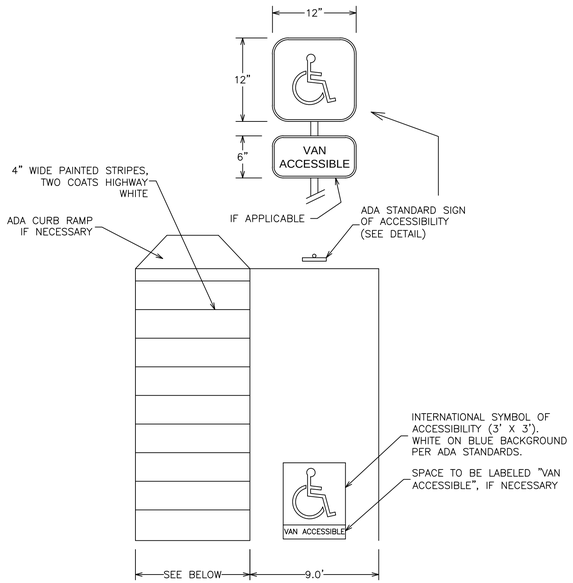
STATE OF MAINE
KENNETH A. WOOD
No. 5992
LICENSED PROFESSIONAL ENGINEER

SITE DETAILS
ELECTRIC LIGHT COMPANY, INC.
1 MORGAN WAY, CAPE NEDDICK, ME

FOR: KEN MILLER
1 MORGAN WAY
CAPE NEDDICK, ME 03902

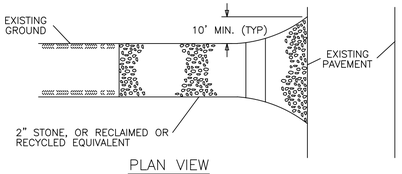
ATTAR ENGINEERING, INC.
CIVIL ◆ STRUCTURAL ◆ MARINE ◆ SURVEYING
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: -	APPROVED BY:	DRAWN BY: WRP
DATE: 1/3/2024		REVISION DATE: E : 11/26/2025
JOB NO: C340-22	FILE: ELECTRIC LIGHT DET.DWG	SHEET: 7

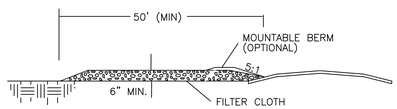


ACCESSIBLE PARKING SPACE DETAIL

AISLE SHALL BE 5' WIDE FOR AUTOMOBILES OR 8' WIDE FOR VANS
(NTS)



PLAN VIEW



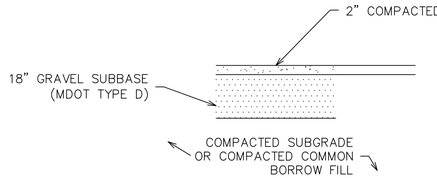
PROFILE

NOTES:

1. GEOTEXTILE: PLACE FILTER CLOTH OVER ENTIRE AREA TO BE COVERED WITH AGGREGATE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENTIAL LOT.

2. PIPING OF SURFACE WATER UNDER ENTRANCE SHALL BE PROVIDED AS REQUIRED. IF PIPING IS IMPOSSIBLE, A MOUNTABLE BERM WITH A 5:1 SLOPE WILL BE PERMITTED.

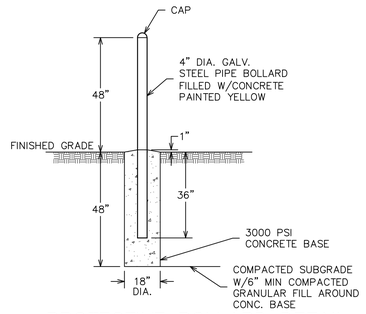
STABILIZED CONSTRUCTION ENTRANCE



PARKING/DRIVEWAY CROSS SECTION

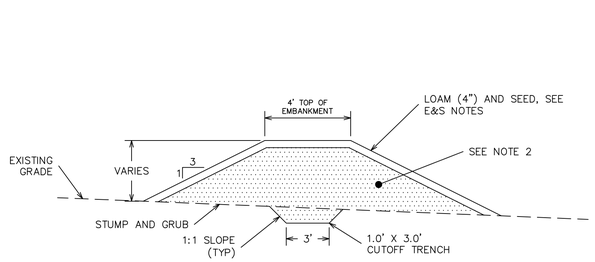
(NTS)

GRAVEL FILL TO BE COMPACTED TO 95% MODIFIED PROCTOR



PROTECTIVE BOLLARD DETAIL

(NTS)



POND EMBANKMENT AND BERM DETAIL

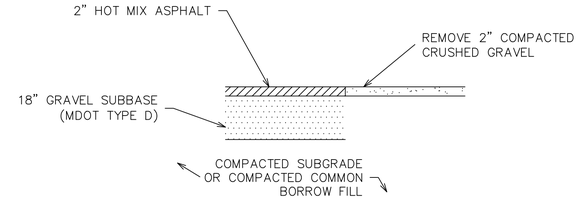
SCALE: 1" = 5'

EMBANKMENT CONSTRUCTION NOTES

1. ALL ORGANIC MATERIAL, STUMPS, ROCKS AND BOULDERS SHALL BE REMOVED TO A MINIMUM DEPTH OF 24" BELOW SUBGRADE OF THE BASIN EMBANKMENT. ALL EXCAVATIONS BELOW THE BASIN EMBANKMENT SHALL HAVE A MINIMUM SLOPE OF 1H : 1V.

2. ALL BASIN EMBANKMENT FILL MATERIAL SHALL BE WELL GRADED BORROW WITH A MINIMUM OF 20% FINES CONTENT. EMBANKMENT FILL SHALL BE PLACED IN 12" (MAX.) LIFTS AND BE COMPACTED TO 95% MODIFIED PROCTOR. A CUTOFF TRENCH SHALL BE EXCAVATED AS SHOWN PRIOR TO CONSTRUCTION OF EMBANKMENT.

3. DETENTION BASIN AND ALL EXCAVATIONS SHALL BE KEPT FREE OF WATER DURING CONSTRUCTION.

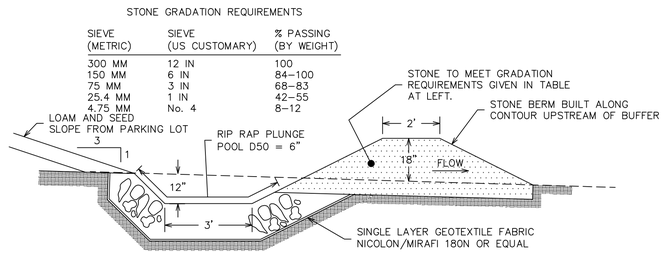


ADA SPACE PAVING CROSS SECTION (NTS)

GRAVEL FILL TO BE COMPACTED TO 95% MODIFIED PROCTOR
EXISTING GRAVEL DEPTH SHALL BE VERIFIED AS 24" MIN. AND MAY BE REUSED.

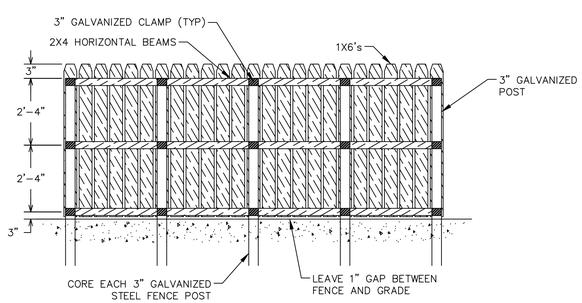
STONE GRADATION REQUIREMENTS

SIEVE (METRIC)	SIEVE (US CUSTOMARY)	% PASSING (BY WEIGHT)
300 MM	12 IN	100
150 MM	6 IN	84–100
75 MM	3 IN	68–83
25.4 MM	1 IN	42–55
4.75 MM	No. 4	8–12



STONE BERM LEVEL SPREADER

(NTS)



WOOD PANEL STOCKADE FENCE DETAIL

(NTS)

SIGNATURE	DATE
CHAIR	

STATE OF MAINE – YORK COUNTY
ss. REGISTRY OF DEEDS
RECEIVED_____, 20___
AT___h.___m.___M. AND RECORDED IN
PLAN BOOK_____, PAGE_____

ATTEST_____REGISTER

TAX MAP 89, LOT 43A

NO.	DESCRIPTION	DATE
	REVISIONS	

STATE OF MAINE
KENNETH A. WOOD
No. 5992
LICENSED PROFESSIONAL ENGINEER

SITE DETAILS
ELECTRIC LIGHT COMPANY, INC.
1 MORGAN WAY, CAPE NEDDICK, ME

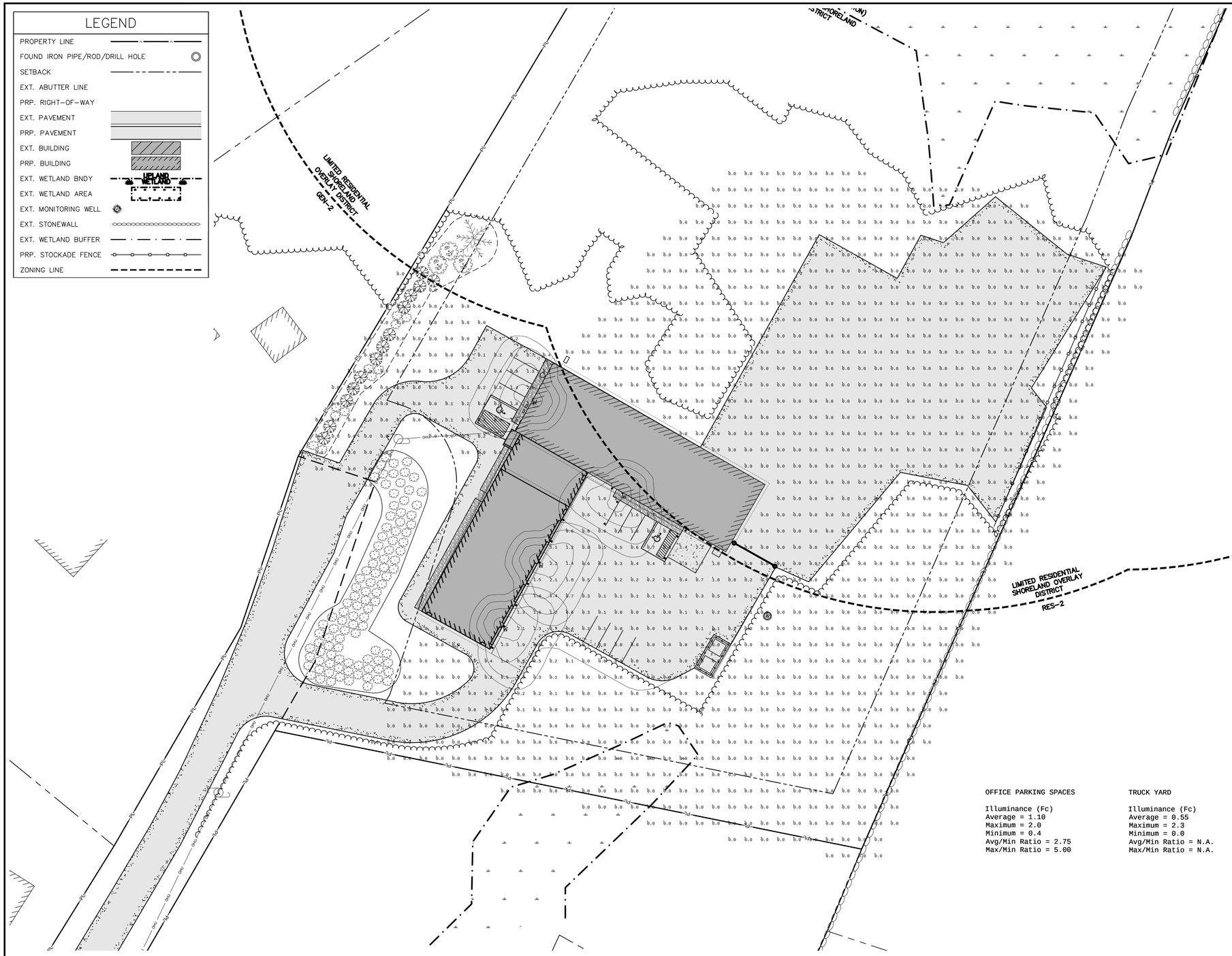
FOR:
KEN MILLER
1 MORGAN WAY
CAPE NEDDICK, ME 03902

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" = 40'		WRP
DATE: 1/3/2024		REVISION DATE: E : 11/26/2025
JOB NO: C340-22	FILE: ELECTRIC LIGHT DET.DWG	SHEET: 8

LEGEND

- PROPERTY LINE
- FOUND IRON PIPE/ROD/DRILL HOLE
- SETBACK
- EXT. ABUTTER LINE
- PRP. RIGHT-OF-WAY
- EXT. PAVEMENT
- PRP. PAVEMENT
- EXT. BUILDING
- PRP. BUILDING
- EXT. WETLAND BNDY (UPLAND / WETLAND)
- EXT. WETLAND AREA
- EXT. MONITORING WELL
- EXT. STONEWALL
- EXT. WETLAND BUFFER
- PRP. STOCKADE FENCE
- ZONING LINE



LIGHTING NOTES

1. PHOTOMETRICS PREPARED BY EXPOSURE LIGHTING.

OFFICE PARKING SPACES

Illuminance (Fc)
Average = 1.10
Maximum = 2.0
Minimum = 0.4
Avg/Min Ratio = 2.75
Max/Min Ratio = 5.00

TRUCK YARD

Illuminance (Fc)
Average = 0.55
Maximum = 2.3
Minimum = 0.0
Avg/Min Ratio = N.A.
Max/Min Ratio = N.A.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	Tag	Luminaire Lumens	Luminaire Watts	Total Watts	BUG Rating
▪	5	W	Single	XWS-LED-03L-SIL-FT-30-70CRI-IMSBT1-CXX	WALL MOUNTED 12' AFG	2822	19	95	B1-U0-G1

SIGNATURE DATE

CHAIR

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 30 60 90 120 (FEET)

NO.	DESCRIPTION	DATE
	REVISIONS	

STATE OF MAINE
KENNETH A. WOOD
No. 5992
LICENSED PROFESSIONAL ENGINEER

TAX MAP 99, LOT 44

PHOTOMETRIC PLAN
ELECTRIC LIGHT COMPANY, INC.
1 MORGAN WAY, CAPE NEDDICK, ME

FOR: KEN MILLER
1 MORGAN WAY
CAPE NEDDICK, ME 03902

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" = 30'		WRP
DATE:		REVISION DATE:
3/5/2024		E : 11/26/2025
JOB NO: C334-22	FILE: ELECTRIC LIGHT BASE.DWG	SHEET: 9

ALLIED DESIGN

DESIGN AND EXPLANATORY NOTES

1.) ALL PLOT PLANS AND RELATED DETAILS SHALL BE PROVIDED BY OWNER UNLESS INCORPORATED AS PART OF THESE DRAWINGS.

2.) NO ONE MAY ALTER ANY ARCHITECTURAL ITEM UNLESS ACTING UNDER THE DIRECTION OF THE LICENSED / REGISTERED ARCHITECT.

3.) THE PROPOSED MIXED USE GROUP BUILDING HAS BEEN DESIGNED WITHOUT FIRE BARRIERS TO SEPARATE OCCUPANCIES SATISFYING THE PROVISIONS OF I.B.C. SECTION 508.3 NONSEPARATED OCCUPANCIES.

4.) LIMITATIONS FOR S-1 USE GROUP INCLUDE:

A. ALL CHEMICALS STORED IN THIS BUILDING SHALL MEET THE REQUIREMENTS OF USE GROUP S-1 AS DESCRIBED IN IBC SECTION 307. ALL CHEMICALS ABOVE THE MAXIMUM ALLOWABLE QUANTITIES PER TABLES 307.1(1) AND 307.1(2) SHALL HAVE A CLOSED CUP FLASH POINT AT OR ABOVE 200 DEGREES F, MEET THE LD50 AND LC50 TOXICITY REQUIREMENTS (ORAL, DERMAL, AND INHALATION) FOR NONTOXIC CHEMICALS, MEET THE REQUIREMENT FOR NONCORROSIVE CHEMICALS, AND WILL MEET ALL OF THE OTHER LIMITS FOR MODERATE HAZARD STORAGE AS SPECIFIED IN SECTION 307 FOR HIGH-HAZARD STORAGE.

B. STORAGE AND REPAIR OF COMMERCIAL MOTOR VEHICLES AND BUSES SHALL BE LIMITED TO VEHICLES WITH A GROSS VEHICLE WEIGHT RATING OF LESS THAN 10,000 LBS. OR VEHICLES DESIGNED TO TRANSPORT 15 OR LESS PASSENGERS INCLUDING THE DRIVER.

C. HIGH - PILED COMBUSTIBLE STORAGE, WHERE THE TOP OF STORAGE IS GREATER THAN 12 FEET IN HEIGHT, IS NOT ALLOWED.

5.) ◆ THE PRECEDING SYMBOL IDENTIFIES ITEMS THROUGHOUT THE PLANS THAT ARE NOT PROVIDED BY MORTON BUILDINGS, INC. OR MORTON BUILDINGS' SUBCONTRACTORS AND ARE THE OWNER'S RESPONSIBILITY.

SHEET INDEX	
SHEET#	DESCRIPTION
GA1 OF GA1	SPECIFICATIONS & SHEET INDEX
A1 OF A3	INTERIOR PLAN
A2 OF A3	ELEVATIONS
A3 OF A3	FIRE WALL DETAILS

BUILDING DESIGN CRITERIA	
USE GROUP	B/S-1
CONSTRUCTION TYPE	VB
RISK CATEGORY	II
BUILDING #1 EXISTING FLOOR AREA	7,200 SQ. FT.
BUILDING #1 PROPOSED FLOOR AREA	1,152 SQ. FT.
TOTAL BUILDING #1 AREA	8,352 SQ. FT.
BUILDING #2 PROPOSED FLOOR AREA	4,848 SQ. FT.
TOTAL PROJECT AREA	13,200 SQ. FT.

SITE PLAN PROVIDED BY:
ATTAR ENGINEERING, INC.
1284 STATE ROAD
ELIOT, MAINE
PHONE: 207-439-6023
DATE: 1/3/2024

PHOTOMETRIC PLAN PROVIDED BY:
ATTAR ENGINEERING, INC.
1284 STATE ROAD
ELIOT, MAINE
PHONE: 207-439-6023
DATE: 3/5/2024

I HEREBY CERTIFY THAT THE ARCHITECTURAL DESIGN FOR THIS BUILDING WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED/REGISTERED ARCHITECT.

KEVIN E. CONLEY, ARCHITECT
kevin.conley@alliedesignaes.com
DATE: 3/19/24 REG.# 5481

OFFICE: MANCHESTER, NH
JOB NO. 118-131341

ELECTRIC LIGHT COMPANY, INC.
CAPE NEDDICK, ME

ALLIED DESIGN ARCHITECTURAL & ENGINEERING GROUP, P.C.
100 S. PERSHING P.O. BOX 110 MORTON, IL 61550 PHONE NUMBER: 309-263-4105

DRAWN BY:	RKS
DATE:	3/15/2024
CHECKED BY:	----
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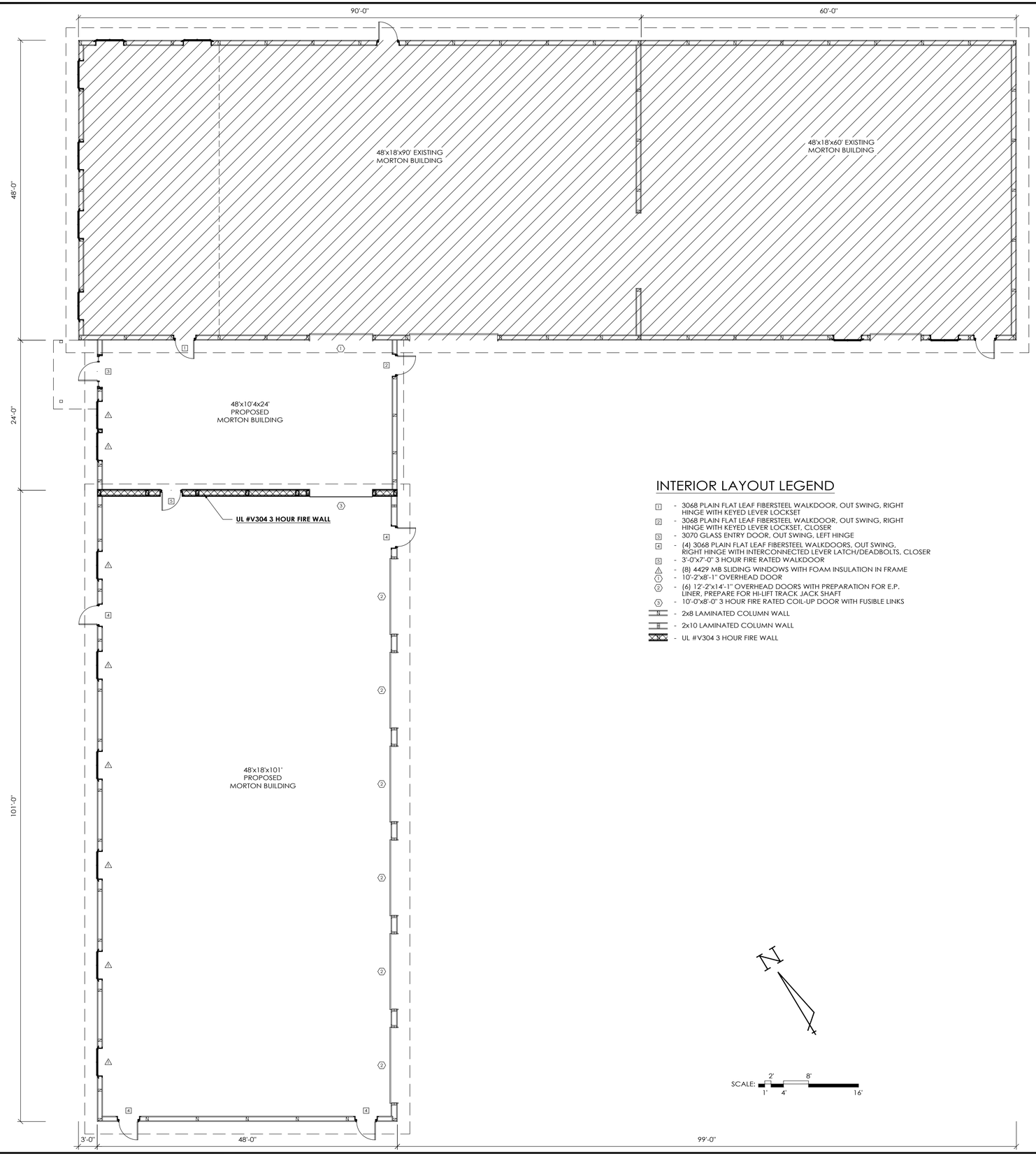
REVISED DATE:	----

SCALE: AS NOTED

SHEET NO:	OF:
GA1	GA1

Exhibit 2 Sheet 1



INTERIOR LAYOUT LEGEND

- [1] - 3068 PLAIN FLAT LEAF FIBERSTEEL WALKDOOR, OUT SWING, RIGHT HINGE WITH KEYED LEVER LOCKSET
- [2] - 3068 PLAIN FLAT LEAF FIBERSTEEL WALKDOOR, OUT SWING, RIGHT HINGE WITH KEYED LEVER LOCKSET, CLOSER
- [3] - 3070 GLASS ENTRY DOOR, OUT SWING, LEFT HINGE
- [4] - (4) 3068 PLAIN FLAT LEAF FIBERSTEEL WALKDOORS, OUT SWING, RIGHT HINGE WITH INTERCONNECTED LEVER LATCH/DEADBOLTS, CLOSER
- [5] - 3'-0"x7'-0" 3 HOUR FIRE RATED WALKDOOR
- (A) - (8) 4429 MB SLIDING WINDOWS WITH FOAM INSULATION IN FRAME
- (1) - 10'-2"x8'-1" OVERHEAD DOOR
- (2) - (6) 12'-2"x14'-1" OVERHEAD DOORS WITH PREPARATION FOR E.P. LINER, PREPARE FOR HI-LIFT TRACK JACK SHAFT
- (3) - 10'-0"x8'-0" 3 HOUR FIRE RATED COIL-UP DOOR WITH FUSIBLE LINKS
- 2x8 LAMINATED COLUMN WALL
- 2x10 LAMINATED COLUMN WALL
- UL #V304 3 HOUR FIRE WALL

DESIGN AND EXPLANATORY NOTES

FLOOR PLAN ACCESSIBILITY

1. ACCESSIBILITY SHALL COMPLY WITH ICC/ANSI 117.1
2. SINKS.
   - A. SINKS SHALL BE MOUNTED WITH RIM NO HIGHER THAN 34 INCHES ABOVE FINISHED FLOOR.
   - B. KNEE CLEARANCE AT LEAST 27 INCHES HIGH, 30 INCHES WIDE AND 17 INCHES DEEP SHALL BE PROVIDED UNDERNEATH SINKS.
   - C. SINKS SHALL BE A MAXIMUM OF 6-1/2 INCHES DEEP.
   - D. WATER SUPPLY AND DRAINPIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE WILL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.
   - E. FAUCETS SHALL BE LEVER-OPERATED OR AUTOMATED.
   - F. A CLEAR FLOOR SPACE AT LEAST 30 INCHES WIDE BY 48 INCHES DEEP SHALL BE PROVIDED IN FRONT OF SINKS TO ALLOW FOR FORWARD APPROACH, WHEN FORWARD APPROACH IS REQUIRED, THE CLEAR FLOOR SPACE SHALL EXTEND A MAXIMUM OF 19 INCHES UNDERNEATH THE SURFACE.
3. DOORS.
   - A. DOOR HARDWARE THROUGHOUT BUILDING SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE, THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LB/FT.
   - B. ALL DOORS REQUIRED TO BE ACCESSIBLE, SHALL BE PROVIDED WITH LEVER HANDLES OR PUSH/PULL HARDWARE.
   - C. DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM.
   - D. THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN ACCESSIBLE INTERIOR HINGED DOORS SHALL BE 5 LB/FT.
   - E. HARDWARE REQUIRED FOR ACCESSIBLE DOOR PASSAGE SHALL BE MOUNTED 34 INCHES MINIMUM TO 48 INCHES MAXIMUM ABOVE THE FINISHED FLOOR.
   - F. THE UNLATCHING OFANY DOOR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION.
   - G. DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT
   - H. GLAZING IN DOORS AND SIDELITES SHALL BE SAFETY GLAZING. WINDOW GLAZING WITHIN TWO FEET OF ANY VERTICAL EDGE OF A DOOR IN A CLOSED POSITION SHALL ALSO BE SAFETY GLAZED.
4. DINING / WORK SURFACES.
   - A. THE TOP OF THE COUNTER, TABLE, OR WORK STATION RESERVED FOR HANDICAPPED PERSONS SHALL BE 28 TO 34 INCHES ABOVE THE FINISHED FLOOR HEIGHT WITH A MINIMUM WORK SURFACE OF 36 INCHES LONG FOR SIDE APPROACH OR 30 INCHES LONG FOR FRONT APPROACH. KNEE AND TOE CLEARANCE SHALL BE PROVIDED UNDER THE WORKING SURFACES.
   - B. FLOOR SURFACES WITHIN MANEUVERING CLEARANCES SHALL HAVE A SLOPE NOT STEEPER THAN 1:48.
5. SALES AND SERVICE COUNTERS.
   - A. PARALLEL APPROACH:
     1) A PORTION OF THE COUNTER SURFACE 36 INCHES MINIMUM IN LENGTH AND 36 INCHES MAXIMUM IN HEIGHT ABOVE THE FLOOR SHALL BE PROVIDED.
     2) WHERE THE COUNTER SURFACE IS LESS THAN 36 INCHES IN LENGTH, THE ENTIRE COUNTER SURFACE SHALL BE 36 INCHES MAXIMUM IN HEIGHT ABOVE THE FLOOR.
     3) A CLEAR FLOOR SPACE POSITIONED FOR A PARALLEL APPROACH ADJACENT TO THE ACCESSIBLE COUNTER SHALL BE PROVIDED.
   - B. FORWARD APPROACH:
     1) A PORTION OF THE COUNTER SURFACE 30 INCHES MINIMUM IN LENGTH AND 36 INCHES MAXIMUM IN HEIGHT ABOVE THE FLOOR SHALL BE PROVIDED.
     2) A CLEAR FLOOR SPACE POSITIONED FOR A FORWARD APPROACH TO THE ACCESSIBLE COUNTER SHALL BE PROVIDED.
     3) KNEE AND TOE CLEARANCE SHALL BE PROVIDED UNDER THE ACCESSIBLE COUNTER.
6. SIGNAGE.
   - A. SIGNAGE IS REQUIRED AT THE FOLLOWING LOCATIONS:
     1) AT ALL NON-ACCESSIBLE ENTRANCES INDICATING THE LOCATION OF THE ACCESSIBLE ENTRANCES.
     2) SIGNS STATING "EXIT" SHALL BE PROVIDED ADJACENT TO EACH DOOR THAT LEADS TO A CORRIDOR, STAIRWELL, OR TO THE EXTERIOR OF THE BUILDING.
     3) SIGNAGE SHOWING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE LOCATED AT ALL RESTROOMS.
   - B. ALL SIGNS SHALL INCLUDE TACTILE SIGNAGE INCLUDING ANY OPTIONAL INTERIOR AND EXTERIOR SIGNAGE IDENTIFYING PERMANENT ROOMS AND SPACES.
   - C. TACTILE AND BRAILLE SIGNAGE SHALL BE LOCATED 48 INCHES MINIMUM ABOVE THE FLOOR OR GROUND SURFACE, MEASURED TO THE BASELINE OF THE LOWEST TACTILE LETTER TO 60 INCHES MAXIMUM ABOVE THE FLOOR OR GROUND SURFACE, MEASURED TO THE BASE LINE OF THE HIGHEST TACTILE LETTER.
   - D. TACTILE SIGNAGE SHALL BE LOCATED AT THE LATCH SIDE OF A DOORWAY. AT DOUBLE DOORS SIGNAGE SHALL BE PROVIDED ON THE SIDE OF ANY INACTIVE LEAF. IF BOTH DOORS ARE ACTIVE THE SIGNAGE SHALL BE PLACED TO THE RIGHT SIDE OF THE DOORWAY. IF SPACE IS NOT AVAILABLE FOR SIGNAGE IN THESE LOCATIONS, SIGNAGE SHALL BE LOCATED ON THE NEAREST ADJACENT WALL TO THE AREA SPECIFIED.
   - E. A MINIMUM 18 INCHES x18 INCHES CLEAR FLOOR AREA CENTERED ON THE TACTILE SIGNAGE SHALL BE PROVIDED BEYOND THE ARC OF THE DOORWAY. SIGNAGE SHALL BE ALLOWED ON THE PUSH SIDE OF DOORS WITH CLOSERS WITHOUT HOLD OPEN DEVICES.
   - F. NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
   - G. STREET ADDRESS SHALL BE POSTED IN NOT LESS THAN 4 INCH HIGH LETTERS/NUMBERS (6 INCH RECOMMENDED) WITH A MINIMUM STROKE DEPTH OF 0.5 INCH ON THE BUILDING.
7. SURFACES.
   - A. FLOOR SURFACE SHALL BE STABLE, FIRM AND SLIP RESISTANT.
   - B. FLOOR SURFACES OF A CLEAR FLOOR SPACE SHALL HAVE A SLOPE NOT STEEPER THAN 1:48.
8. ROOMS AND ENCLOSED SPACES SHALL HAVE WALL AND CEILING FINISHES WITH A MINIMUM CLASS C RATING (FLAME SPREAD INDEX 76-200 AND SMOKE DEVELOPED INDEX 0-450). CORRIDORS AND STAIRWAYS SHALL HAVE A MINIMUM CLASS A RATING (FLAME SPREAD INDEX 0-25 AND SMOKE DEVELOPED INDEX 0-450).

OFFICE: MANCHESTER, NH

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CAPE NEDDICK, ME

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100 S. PERSHING P.O. BOX 110 MORTON, IL 61550
PHONE NUMBER: 309-263-4105

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DATE:	3/15/2024
CHECKED BY:	----
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LICENSED ARCHITECT
KEVIN EGAN CONLEY
No. 5481
STATE OF MAINE

3/19/24

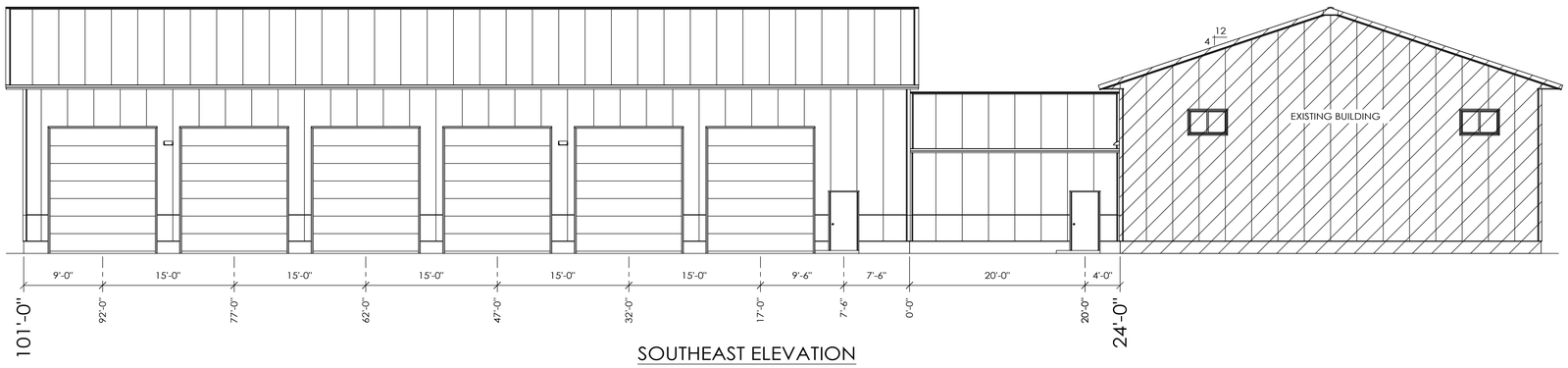
SCALE: AS NOTED

SHEET NO:	OF:
A1	A3

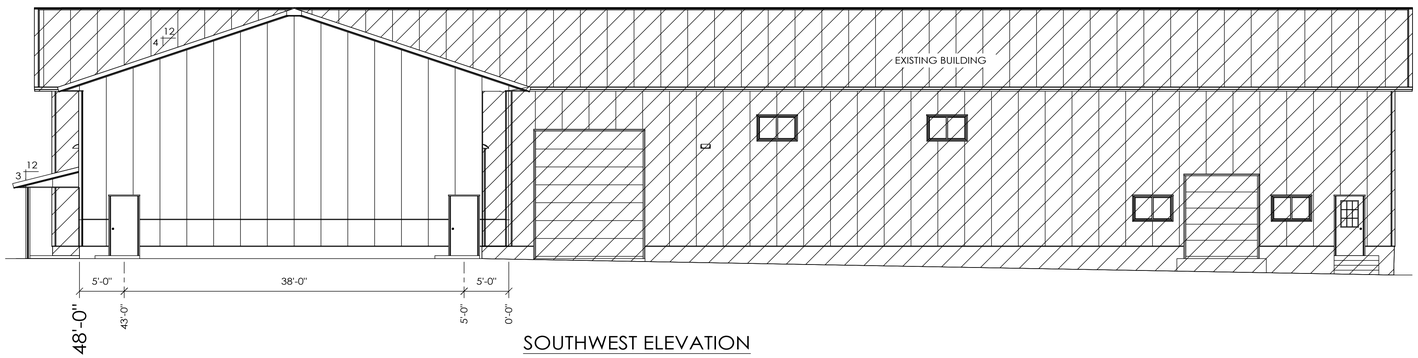
Exhibit 2 Sheet 2

DESIGN AND EXPLANATORY NOTES

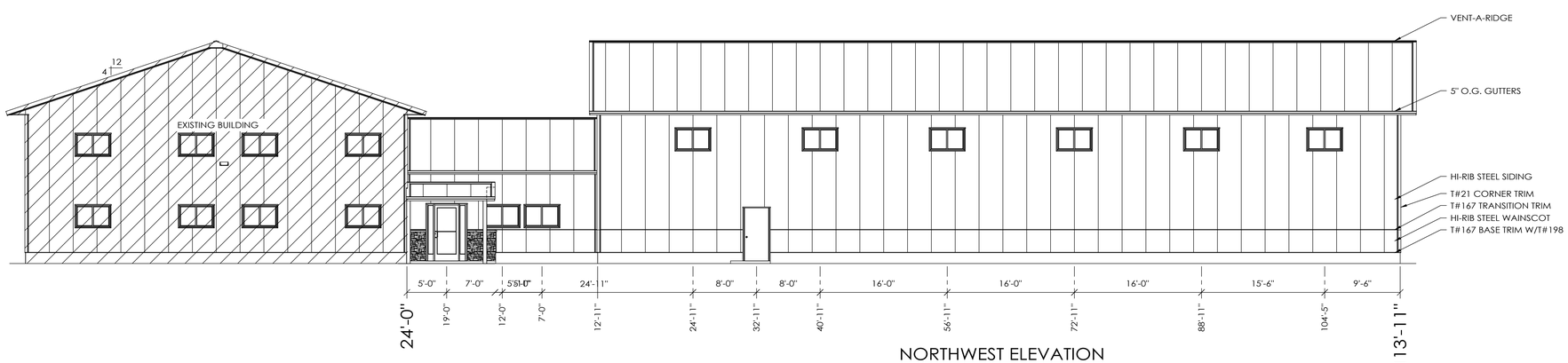
1.) EXTERIOR DOOR AND WINDOW LOCATIONS ARE TAKEN FROM THE EXTERIOR FACE OF THE NAILERS AND ARE TO THE CENTER OF THE DOOR AND WINDOW UNITS. VERIFY ALL DOOR AND WINDOW LOCATIONS WITH THE OWNER.



SOUTHEAST ELEVATION



SOUTHWEST ELEVATION



NORTHWEST ELEVATION

SCALE: 1' 2' 4' 8' 16'

OFFICE: MANCHESTER, NH
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ELECTRIC LIGHT COMPANY, INC.
CAPE NEDDICK, ME

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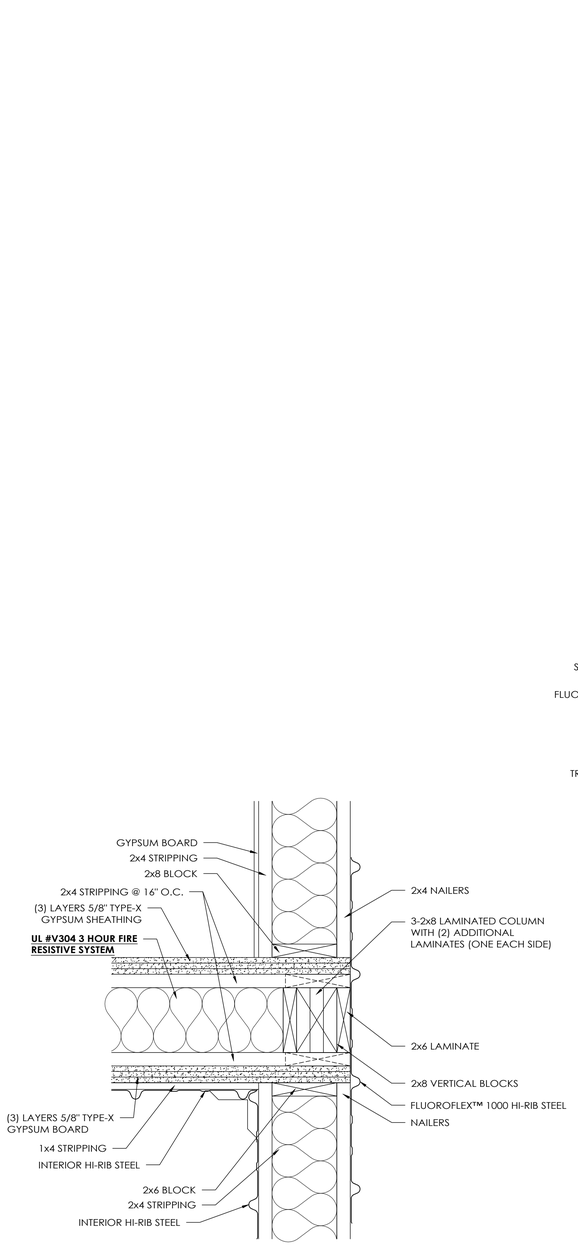
LICENSED ARCHITECT
KEVIN EGAN CONLEY
No. 5481
STATE OF MAINE
3/19/24

SCALE: AS NOTED

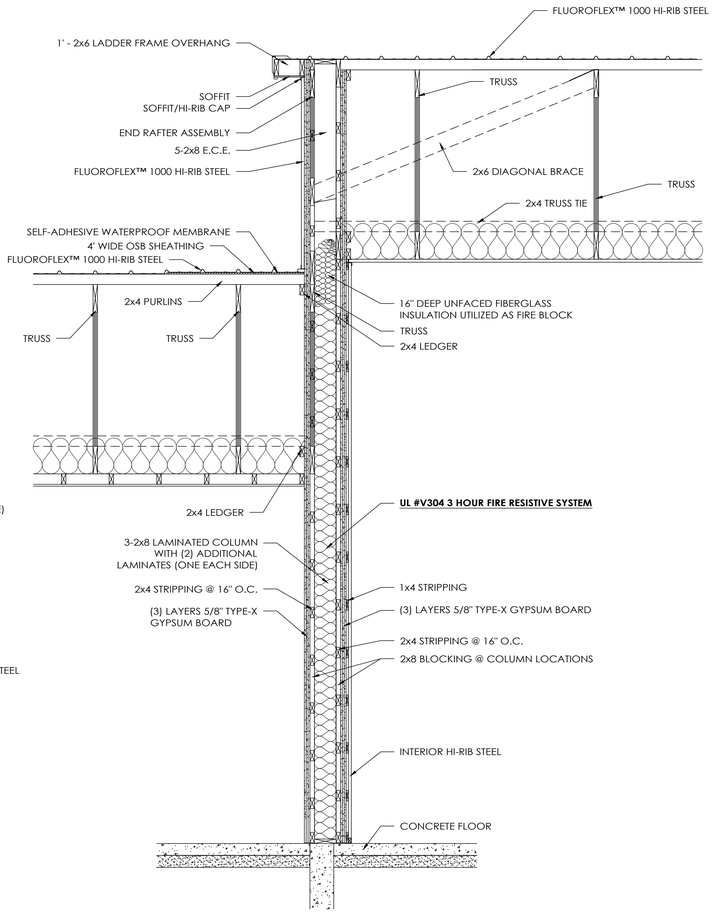
SHEET NO:	OF:
A2	A3

Exhibit 2 Sheet 3



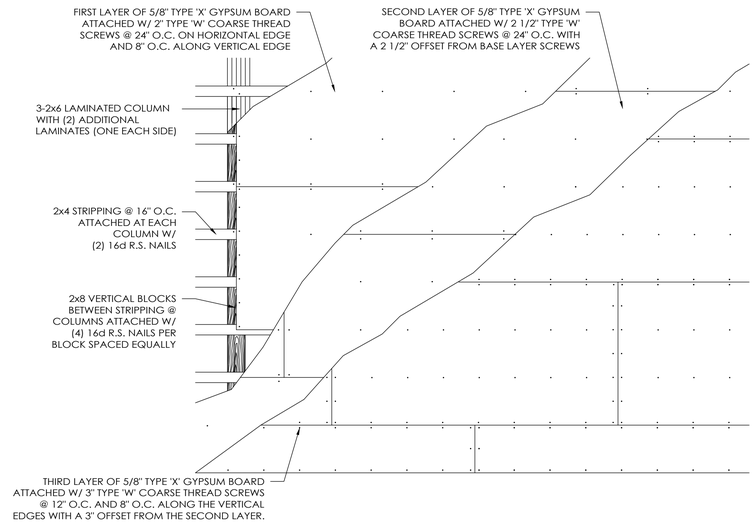
CONNECTION DETAIL

SCALE: 1 1/2" = 1'-0"



FIRE WALL SECTION

SCALE: 1/2" = 1'-0"



TYPICAL GYPSUM BOARD INSTALLATION ELEVATION DETAIL

SCALE: 1/2" = 1'-0"

NOTES:
1. PANELS ARE TO BE INSTALLED HORIZONTALLY.
2. PANELS ARE TO BE STAGGERED. VERTICAL JOINTS ARE TO BE OFFSET A MINIMUM OF 16" FROM EACH OTHER SO THAT NO SEAMS ARE ALIGNED (SEE DETAIL).
3. FIRST LAYER JOINTS TO TERMINATE @ VERTICAL BLOCKING PROVIDED AT COLUMN LOCATIONS.
4. HORIZONTAL JOINTS TO BE STAGGERED A MINIMUM OF 16" PER LAYER. HORIZONTAL JOINTS TO BE LOCATED AT A NAILER LOCATION.
5. JOINT COMPOUND AND TAPE - (OPTIONAL - NOT SHOWN) - JOINTS MAY OR MAY NOT BE COVERED WITH JOINT COMPOUND AND PAPER OR MESH TAPE. FASTENER HEADS MAY OR MAY NOT BE COVERED WITH ONE LAYER OF JOINT COMPOUND.

3 HOUR FIRE BARRIER DETAIL

SCALE: 3/4" = 1'-0" 3 HOUR FIRE WALL PER UL #V304

OFFICE: MANCHESTER, NH
JOB NO. 118-131341

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100 S. PERSHING P.O. BOX 110 MORTON, IL 61550
PHONE NUMBER: 309-263-4105

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LICENSED ARCHITECT
KEVIN EGAN CONLEY
No. 5481
STATE OF MAINE
3/19/24

SCALE: AS NOTED

SHEET NO:	OF:
A3	A3

Plant List

ID	Qty	Botanical Name	Common Name	Scheduled Size
BA	1	Betula alleghanesis	Yellow Birch	8-10' Clump
COP	20	Comptonia peregrina	Sweetfern	24" HT.
CSA	144	Cornus sericea 'Arctic Fire'	Arctic Fire Dogwood	2" Cal.
FG	60	Fothergilla gardenii	Dwarf Fothergilla	24" HT
JES	23	Juniperus virginiana 'Emerald Sentinel'	Emerald Sentinel Red Cedar	2" Cal.
JHC	20	Juniperus chinensis 'Hetzi Columnaris'	Columnar Hetzi Juniper	6-7' HT
JV	1	Juniperus virginiana	Red Cedar	6-8'
NS	2	Nyssa sylvetica	Black Tupelo	2" Cal.
PG	3	Picea glauca 'Densata'	White Spruce	2" Cal.
RGL	18	Rhus aromatica 'Grow Low'	Grow Low Sumac	18"+ Ht.
TGG	3	Thuja plicata 'Green Giant'	Green Giant Western Red Cedar	8' HT
TJG	33	Thuja plicata 'Junior Giant'	Junior Giant Western Arborvitae	6' Ht.
UAP	2	Ulmus americana 'Princeton'	Princeton Elm	2"

LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THE DRAWINGS.
3. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. ALL PLANT SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
5. ALL PLANT MATERIALS SHALL BE EXACTLY AS SPECIFIED BY THE LANDSCAPE ARCHITECT. IF PLANT SPECIES CULTIVARS ARE FOUND TO VARY FROM THAT SPECIFIED AT ANY TIME DURING THE GUARANTEE PERIOD, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO HAVE THE CONTRACTOR REPLACE THAT PLANT MATERIAL. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT DELIVERED TO THE SITE FOR AESTHETIC REASONS BEFORE PLANTING. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE QUALITY FOR ALL THE PLANTS.
6. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, UPON DELIVERY OR AT THE JOB SITE WHILE WORK IS ON-GOING TO CONFORMITY TO SPECIFIED QUALITY, SIZE AND VARIETY.
7. PLANTS FURNISHED IN CONTAINERS SHALL HAVE THE ROOTS WELL ESTABLISHED IN THE SOIL MASS AND SHALL HAVE AT LEAST ONE (1) GROWING SEASON. ROOT-BOUND PLANTS OR INADEQUATELY SIZED CONTAINERS TO SUPPORT THE PLANT MAY BE DEEMED UNACCEPTABLE.
8. NO PLANT SHALL BE PUT IN THE GROUND BEFORE GRADING HAS BEEN FINISHED AND APPROVED BY THE LANDSCAPE ARCHITECT.
9. ALL PLANTS SHALL BE INSTALLED AND DETAILED PER PROJECT SPECIFICATIONS.
10. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY, OR MORE OFTEN IF NECESSARY, DURING THE FIRST GROWING SEASON, WITH TREES BEING WATERED FOR 1 YEAR PER INCH OF CALIPER AT TIME OF PLANTING. IF TEMPORARY IRRIGATION SYSTEMS ARE TO BE USED, THEY SHALL BE DESIGNED AND INSTALLED FOR EFFICIENT AND EFFECTIVE WATER USE TO LANDSCAPED AREAS FOR A LIMITED PERIOD OF TIME DETERMINED BY THE PLANT MATERIAL AND SITE CONDITIONS.
11. ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR NOT LESS THAN ONE FULL YEAR FROM THE TIME OF PROVISIONAL ACCEPTANCE. DURING THIS TIME, THE OWNER SHALL MAINTAIN ALL PLANT MATERIALS IN THE ABOVE MANNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE PLANTS TO ENSURE PROPER CARE. IF THE CONTRACTOR IS DISSATISFIED WITH THE CARE GIVEN, HE SHALL IMMEDIATELY, AND IN SUFFICIENT TIME TO PERMIT THE CONDITION TO BE RECTIFIED, NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OR OTHERWISE FORFEIT HIS CLAIM. LANDSCAPE CONTRACTOR SHALL PRUNE PLANTINGS OF DEAD LIMBS OR TWIGS DURING THE FIRST YEAR OF GROWTH.
12. FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT WILL BE MADE UPON THE CONTRACTOR'S REQUEST AFTER ALL CORRECTIVE WORK HAS BEEN COMPLETED.
13. LANDSCAPE CONTRACTOR SHOULD REPLACE DEAD PLANTINGS IMMEDIATELY UPON OWNER DIRECTION WITHIN THE WARRANTY PERIOD AND AGAIN AT THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL HAVE REPLACED ANY PLANT MATERIAL THAT IS MISSING, NOT TRUE TO SIZE AS SPECIFIED, THAT HAVE DIED, THAT HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESSIVE PRUNING OR INADEQUATE OR IMPROPER CARE, OR THAT ARE, IN THE OPINION OF THE LANDSCAPE ARCHITECT, IN UNHEALTHY OR UNSIGHTLY CONDITION.
14. ALL LANDSCAPE AREAS TO BE GRASS COMMON TO REGION EXCEPT FOR INTERIOR LANDSCAPED ISLANDS OR WHERE OTHER PLANT MATERIAL IS CALLED FOR.
15. ALL TREES AND SHRUBS TO BE PLANTED IN MULCH BEDS WITH DEFINED AND CUT EDGES TO SEPARATE TURF GRASS AREAS.
16. FOR ANY LANDSCAPE AREA SO DESIGNATED TO REMAIN, WHETHER ON OR OFF-SITE, REMOVE WEEDS, ROCKS, CONSTRUCTION ITEMS, ETC., THEN APPLY GRASS SEED OR PINE BARK MULCH AS DEPICTED ON PLANS.
17. LANDSCAPE CONTRACTOR SHALL FEED AND PRUNE EX. TREES, ON OR JUST OFF SITE, THAT HAVE EXPERIENCED ROOT BASE INTRUSION OR DAMAGE DURING CONSTRUCTION IMMEDIATELY AND FOR THE DURATION OF THE WARRANTY PERIOD AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
18. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY SNOW FENCING AT THE EDGE OF THE EX. TREE CANOPY THE CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS WITHIN THE LANDSCAPED AREAS. ANY DAMAGE TO EXISTING TREES, SHRUBS OR LAWN SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
19. ALL MULCH AREAS SHALL RECEIVE A 3" LAYER OF SHREDDED PINE BARK MULCH, AND MULCH SHALL NOT BE IN CONTACT WITH STEMS OR TRUNKS OF SHRUBS AND TREES.
20. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.

Maintenance Plan

Installation of all new plants or replacement plants shall be planted during the growing season from April to October.
Plants shall be planted in accordance with the Landscape Notes on the planting plan.
All plants shall be watered 2x per week during the first growing season. Watering shall saturate the soil around the root ball.
The proper use and regular refilling of 'Gator' bags is acceptable. Trees shall be watered for a period of one year per inch of caliper at planting. If temporary irrigation systems are to be used, they shall be designed and installed for efficient and effective water use to landscaped area for a limited period of time determined by the plant material and site conditions.
Aged and organic compost mulch shall be used to a 3" depth shall be maintained around root ball, but kept away from stems and trunks. Do not stack mulch in mounds deeper than 3".
Planting beds shall be kept free of weeds on a biweekly schedule.
Bed edges shall be maintained to keep lawn mowers from damaging trees and shrubs.
Lawn areas shall be mowed on a weekly schedule.
Broken or dead limbs of all plant materials shall be removed close to trunk, but not damaging trunk of plant with clean sharp shears.
Severely injured, diseased, or dead plant material shall be replaced in kind in perpetuity.
Aged organic compost mulch is preferred, but an owner may use a low phosphorous and slow release nitrogen organic fertilizer as needed.
The owner shall be responsible for continued inspection and maintenance.
Snow Storage to occur on grassed and/or non-living landscape.
If ownership of a site is conveyed to a new property owner, the new owner shall be responsible for maintaining all landscaping in accordance with the approved final landscaping plan.

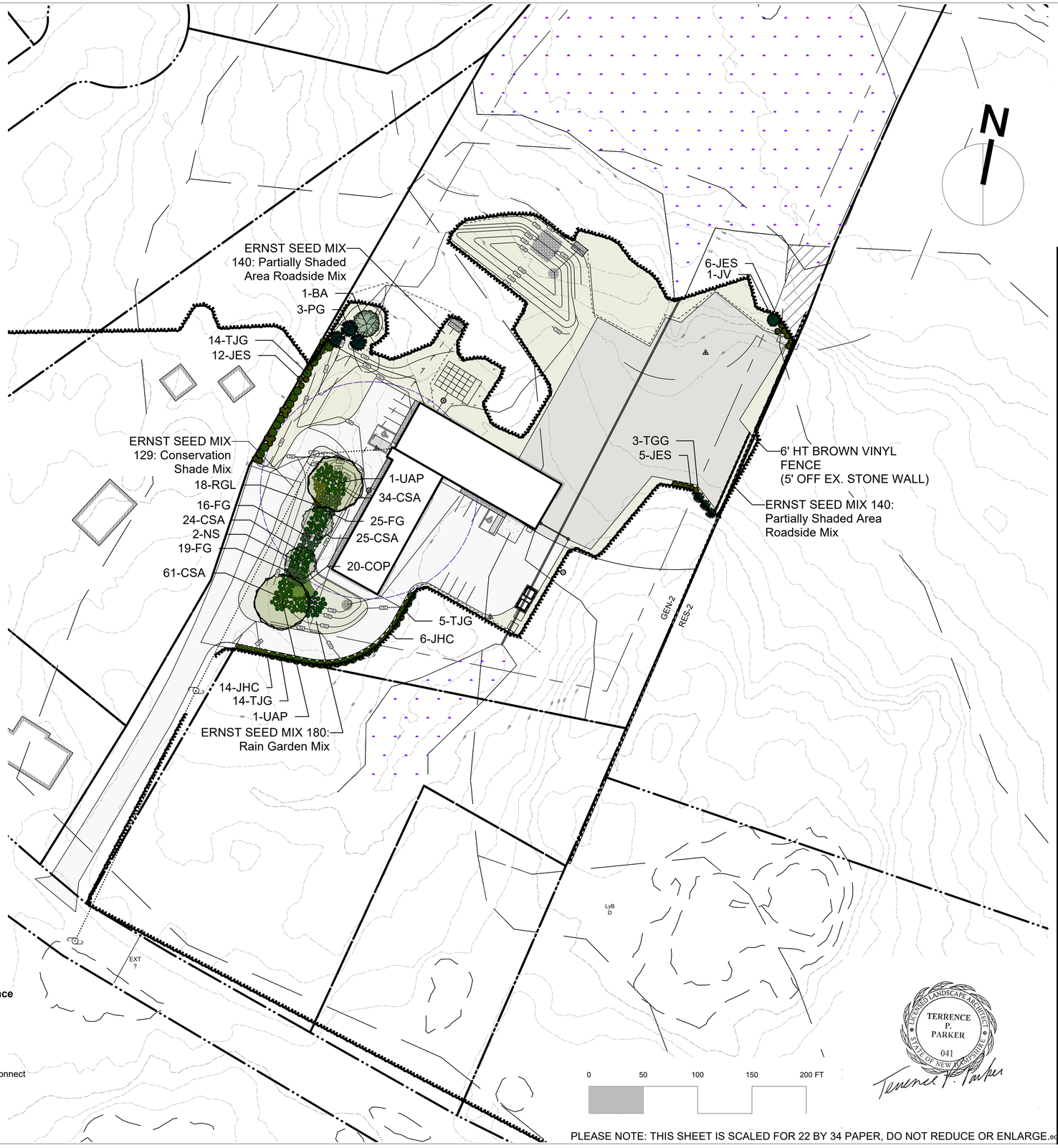
VS 322
Double Dutch

Chesapeake Privacy Fence
VS 322
Double Dutch

WALPOLE OUTDOORS
255 Patriot Place
Foxborough, MA 02035
(866) 758-7926
https://walpoleoutdoors.com/connect

1
L-1

6' HT BROWN VINYL FENCE DETAIL
SCALE: NTS



PLEASE NOTE: THIS SHEET IS SCALED FOR 22 BY 34 PAPER, DO NOT REDUCE OR ENLARGE.

terra firma
landscape architecture
163.a court street | portsmouth, nh 03801
office 603.436.8388 | terrence@terrafirmalandarch.com

No.	Date	By	Revision Notes
A	1/16/2025		UPDATED SITE LAYOUT

No.	Date	Issue Notes

Design Firm
terra firma landscape architecture
163.a Court Street
Portsmouth, NH

Consultant

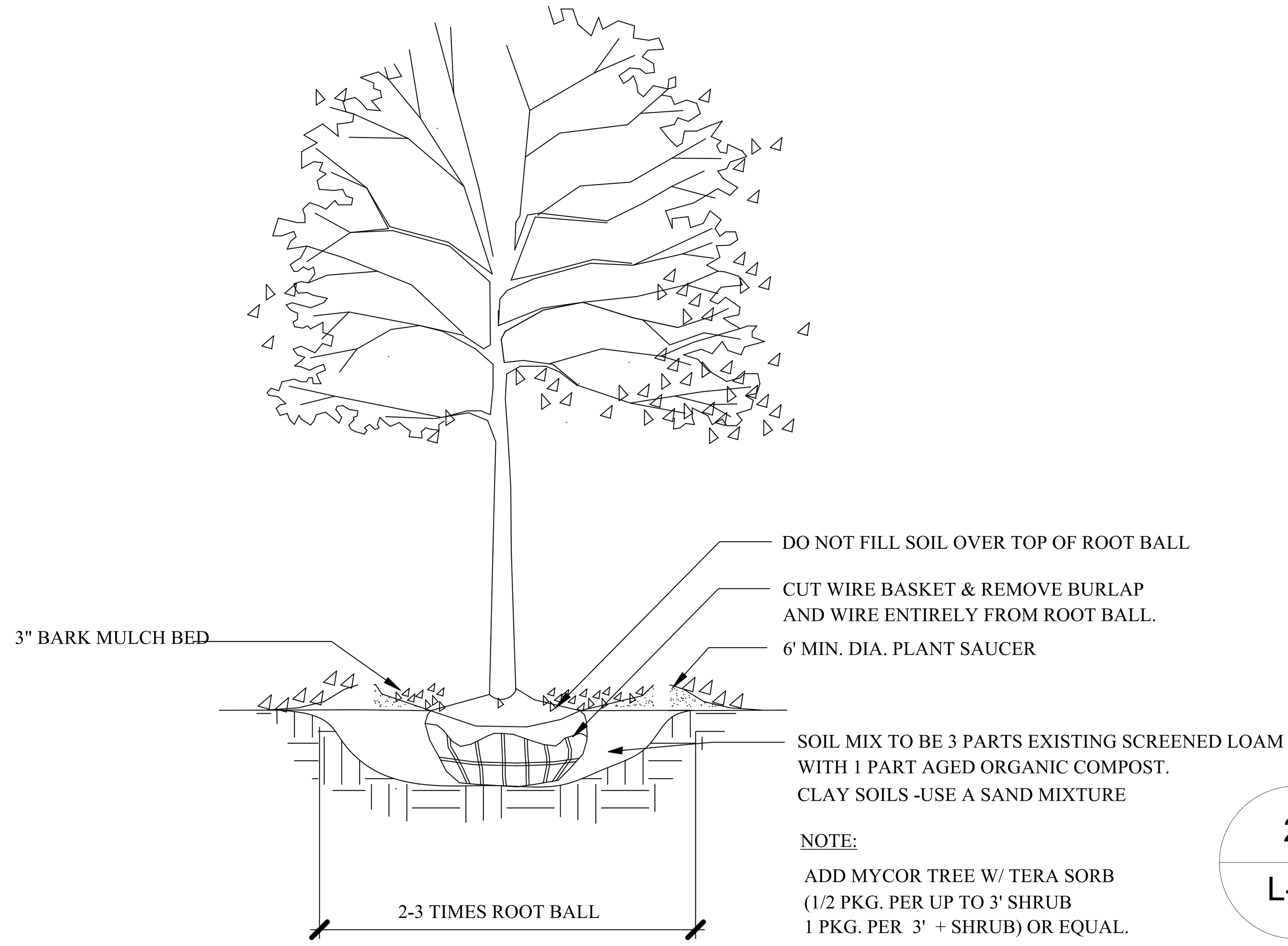
Project Title
Electric Light Company LLC
1 Morgan Way
Cape Neddick, ME 03902

Sheet Title
Landscape Plan

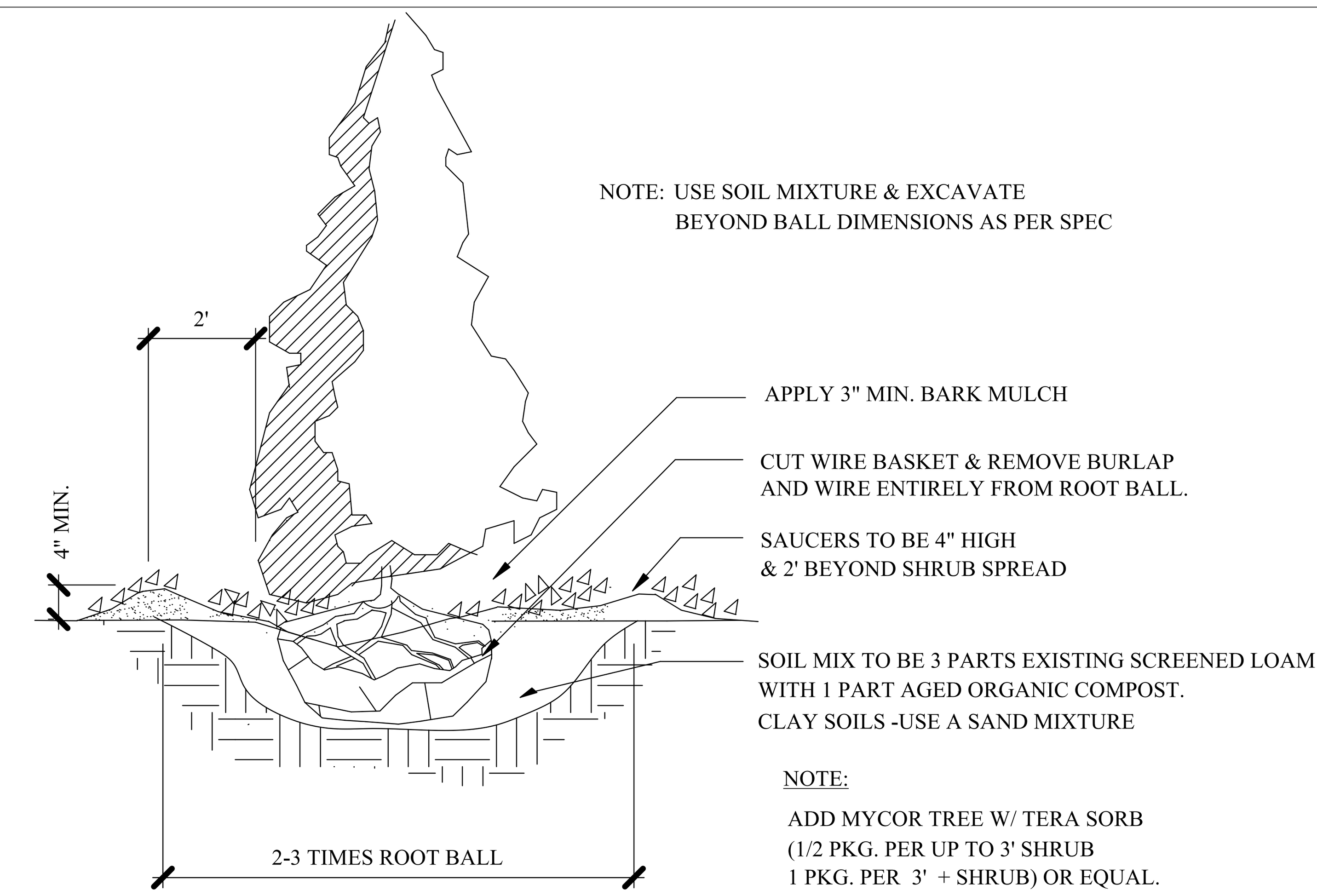
Project Manager	Project ID: Electric Light Company LLC
Drawn By: TC	Scale: 1:600
Reviewed By: TP	Sheet No.: L-1 of 2
Date: 11/15/2023	
CAD File Name: electriclightcompany_v2025.vwx	

LICENSED LANDSCAPE ARCHITECT
TERRENCE P. PARKER
041
STATE OF NEW HAMPSHIRE

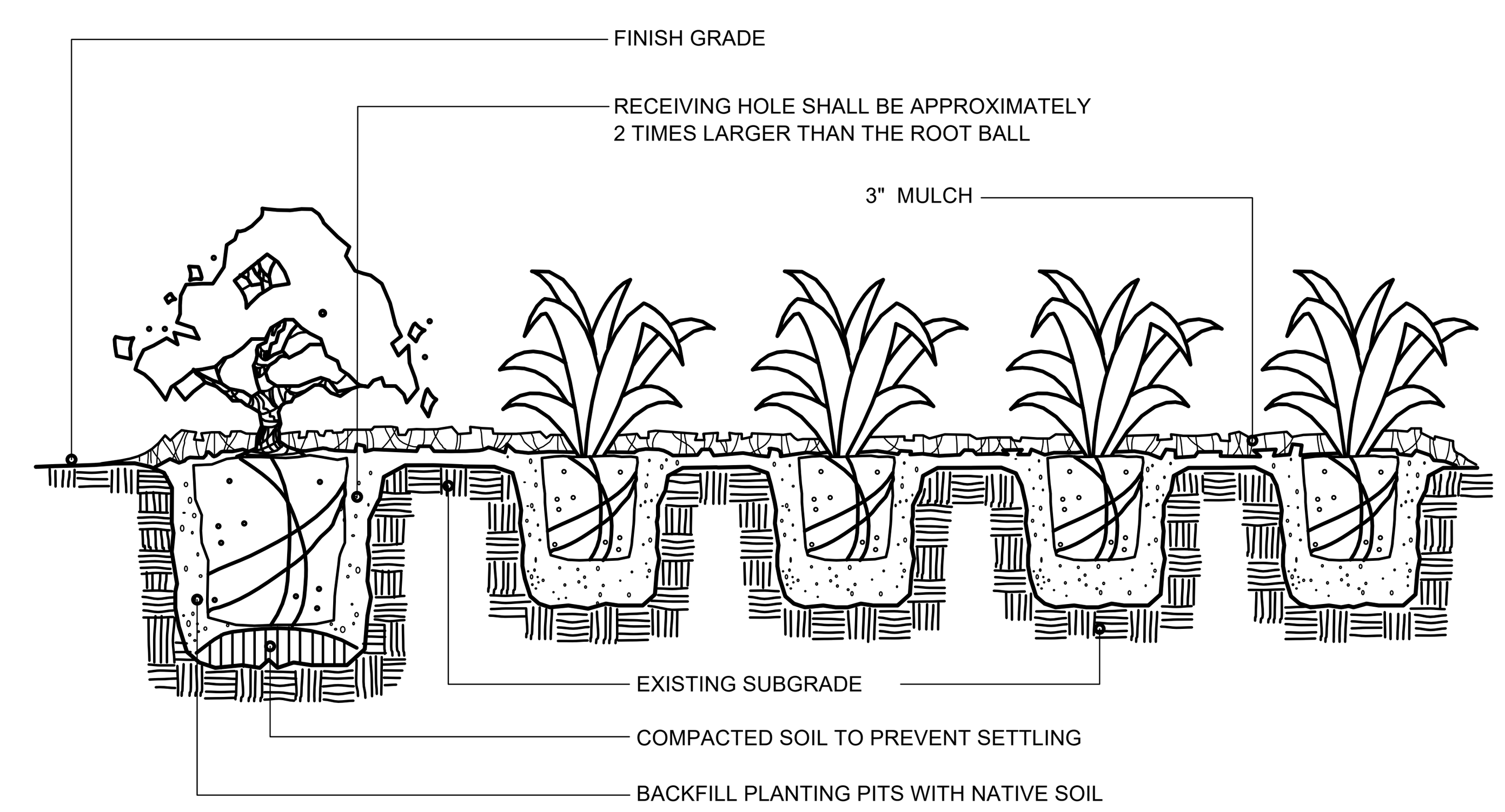
Exhibit 3 Sheet 1



1 L-2 **TREE PLANTING - 2"+ CAL.**
SCALE: NTS

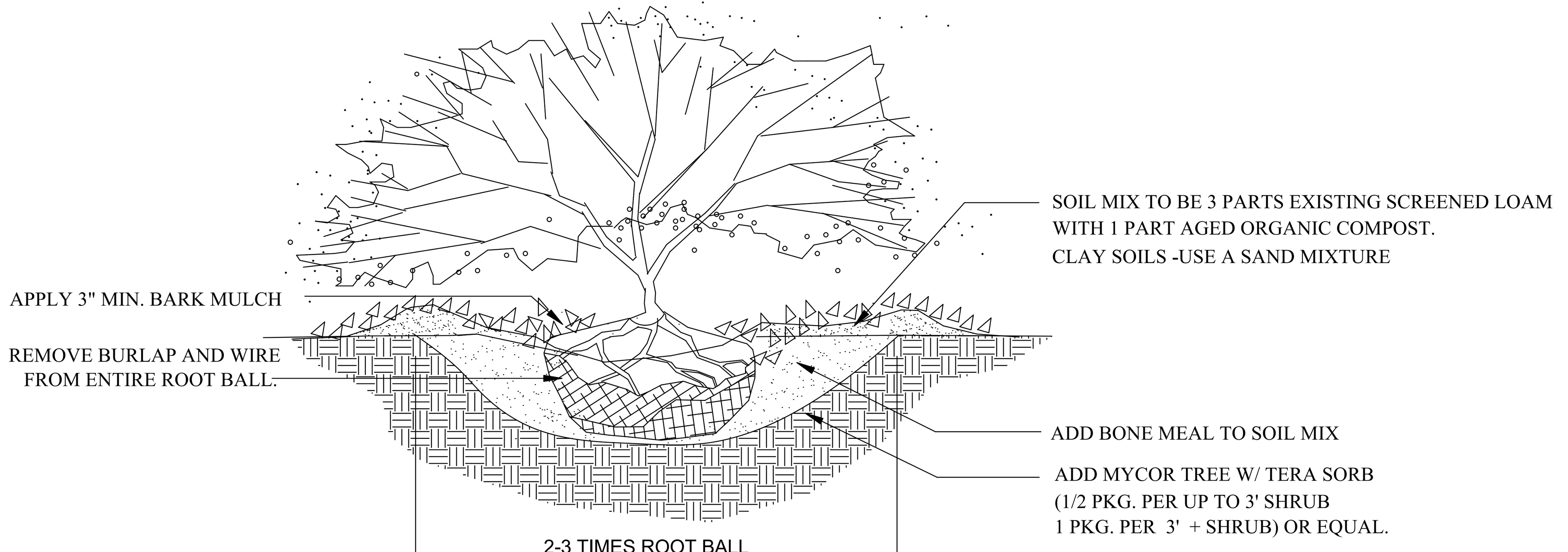


2 L-2 **PYRAMIDAL EVERGREEN TREE PLANTING**
SCALE: NTS

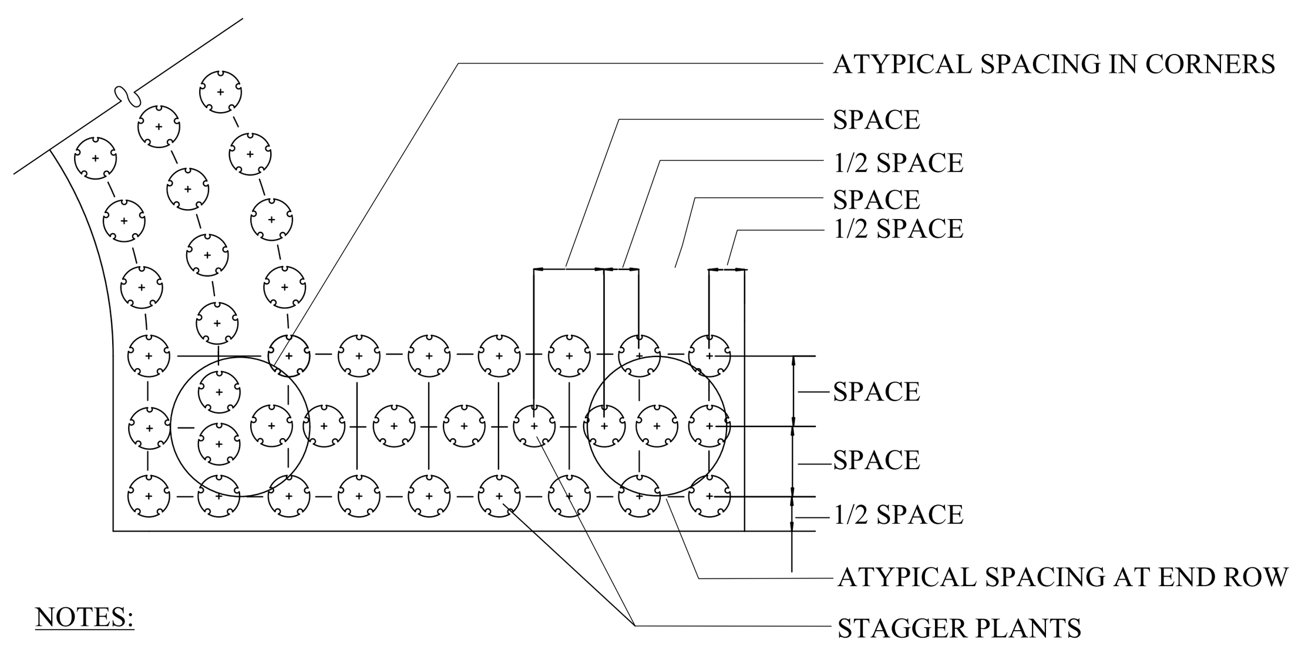


NOTE: SHRUBS SHALL BE PLANTED A MINIMUM OF 1" & NO MORE THAN 2" ABOVE FINISH GRADE, DEPENDING UPON SITE CONDITIONS.

3 L-2 **SHRUB/GROUND COVER PLANTING DETAIL**
SCALE: NTS



4 L-2 **B&B SHRUB PLANTING**
SCALE: NTS



NOTES:
1. PLACE PLANTS IN BED AS SHOWN, SPACING AS SPECIFIED IN PLANT SCHEDULE.
2. GROUNDCOVER SHALL BE TRIANGULAR SPACED IN ROWS PARALLEL TO STRAIGHT EDGES AND SHALL BE EVENLY SPACED IN ROWS PARALLEL TO CURVE EDGES.

5 L-2 **GROUND COVER SPACING DETAIL**
SCALE: NTS

ERNST SEEDS

Ernst Conservation Seeds
8884 Mercer Pike
Meadville, PA 16335
(800) 873-3321 Fax (814) 336-5191
www.ernstseed.com

Partially Shaded Area Roadside Mix - ERNMX-140

	Botanical Name	Common Name
46.90 %	*Schizachyrium scoparium, Fort Indiantown Gap-PA Ecotype*	Little Bluestem, Fort Indiantown Gap-PA Ecotype
18.30 %	*Elymus virginicus, PA Ecotype*	Virginia Wildrye, PA Ecotype
9.50 %	*Echinacea purpurea*	Purple Coneflower
6.80 %	*Elymus hystrix, PA Ecotype*	Bottlebrush Grass, PA Ecotype
3.00 %	*Chamaecrista fasciculata, PA Ecotype*	Partridge Pea, PA Ecotype
3.00 %	*Rudbeckia hirta*	Blackeyed Susan
1.80 %	*Heliopsis helianthoides, PA Ecotype*	Oxeye Sunflower, PA Ecotype
1.10 %	*Geum canadense, PA Ecotype*	White Avens, PA Ecotype
1.00 %	*Liatris spicata*	Marsh Blazing Star
1.00 %	*Penstemon digitalis, PA Ecotype*	Tall White Beardtongue, PA Ecotype
1.00 %	*Zizia aurea, PA Ecotype*	Golden Alexanders, PA Ecotype
0.60 %	*Baptisia australis, Southern WV Ecotype*	Blue False Indigo, Southern WV Ecotype
0.50 %	*Anemone virginiana, PA Ecotype*	Thimbleweed, PA Ecotype
0.50 %	*Gaura biennis, PA Ecotype*	Biennial Beeblossom, PA Ecotype
0.50 %	*Rudbeckia triloba, WV Ecotype*	Browneyed Susan, WV Ecotype
0.40 %	*Asclepias tuberosa, PA Ecotype*	Butterfly Milkweed, PA Ecotype
0.40 %	*Aster macrophyllus, PA Ecotype*	Bigleaf Aster, PA Ecotype
0.40 %	*Aster pilosus, PA Ecotype*	Heath Aster, PA Ecotype
0.40 %	*Pycnanthemum incanum, MD Ecotype*	Hoary Mountainmint, MD Ecotype
0.40 %	*Pycnanthemum tenuifolium*	Narrowleaf Mountainmint
0.30 %	*Asclepias syriaca, PA Ecotype*	Common Milkweed, PA Ecotype
0.30 %	*Monarda fistulosa, Fort Indiantown Gap-PA Ecotype*	Wild Bergamot, Fort Indiantown Gap-PA Ecotype
0.30 %	*Solidago bicolor, PA Ecotype*	White Goldenrod, PA Ecotype
0.20 %	*Aquilegia canadensis*	Eastern Columbine
0.20 %	*Aster novae-angliae, PA Ecotype*	New England Aster, PA Ecotype
0.20 %	*Aster prenanthoides, PA Ecotype*	Zigzag Aster, PA Ecotype
0.20 %	*Penstemon laevigatus, PA Ecotype*	Appalachian Beardtongue, PA Ecotype
0.20 %	*Solidago nemoralis, PA Ecotype*	Gray Goldenrod, PA Ecotype
0.20 %	*Tradescantia ohiensis, PA Ecotype*	Ohio Spiderwort, PA Ecotype
0.10 %	*Oenothera fruticosa var. fruticosa*	Sundrops
0.10 %	*Penstemon hirsutus*	Hairy Beardtongue
0.10 %	*Solidago juncea, PA Ecotype*	Early Goldenrod, PA Ecotype
0.10 %	*Solidago odora, PA Ecotype*	Licorice Scented Goldenrod, PA Ecotype

100.00 %

Seeding Rate: 20 lbs/acre with 30 lbs/acre of a cover crop. For a cover crop use either grain oats (1 Jan to 31 Jul) or grain rye (1 Aug to 31 Dec).

Grasses & Grass-like Species - Herbaceous Perennial; Herbaceous Flowering Species - Herbaceous Perennial; Pollinator Favorites; Woodland Openings

The native grasses and forbs are ideal for roadside areas and woodland margins. Mix formulations are subject to change without notice depending on the availability of existing and new products. While the formula may change, the guiding philosophy and function of the mix will not.

ERNST SEEDS

Ernst Conservation Seeds
8884 Mercer Pike
Meadville, PA 16335
(800) 873-3321 Fax (814) 336-5191
www.ernstseed.com

Conservation Shade Mix - ERNMX-129

	Botanical Name	Common Name
30.00 %	*Festuca rubra*	Creeping Red Fescue
30.00 %	*Festuca rubra ssp. commutata*	Chewings Fescue
20.00 %	*Lolium multiflorum*	Annual Ryegrass
10.00 %	*Poa pratensis, 'Maverick'*	Kentucky Bluegrass, 'Maverick'
10.00 %	*Poa trivialis*	Rough Bluegrass

100.00 %

Seeding Rate: 100-200 lb per acre, or 3-5 lb per 1,000 sq ft

Grasses & Grass-like Species - Herbaceous Perennial; Lawn & Turfgrass Sites

While designed for deep-shaded areas, this mix requires at least 2 hours of sunlight daily. The fescues and bluegrasses are shade tolerant and blend very well together. Mix formulations are subject to change without notice depending on the availability of existing and new products. While the formula may change, the guiding philosophy and function of the mix will not.

ERNST SEEDS

Ernst Conservation Seeds
8884 Mercer Pike
Meadville, PA 16335
(800) 873-3321 Fax (814) 336-5191
www.ernstseed.com

Rain Garden Mix - ERNMX-180

	Botanical Name	Common Name
29.00 %	*Schizachyrium scoparium, Fort Indiantown Gap-PA Ecotype*	Little Bluestem, Fort Indiantown Gap-PA Ecotype
20.00 %	*Elymus virginicus, PA Ecotype*	Virginia Wildrye, PA Ecotype
7.50 %	*Echinacea purpurea*	Purple Coneflower
7.00 %	*Carex vulpinoidea, PA Ecotype*	Fox Sedge, PA Ecotype
5.80 %	*Panicum rigidulum, PA Ecotype*	Redtop Panicgrass, PA Ecotype
5.00 %	*Chasmanthium latifolium, WV Ecotype*	River Oats, WV Ecotype
3.00 %	*Chamaecrista fasciculata, PA Ecotype*	Partridge Pea, PA Ecotype
3.00 %	*Coreopsis lanceolata*	Lanceleaf Coreopsis
3.00 %	*Rudbeckia hirta*	Blackeyed Susan
2.10 %	*Verbena hastata, PA Ecotype*	Blue Vervain, PA Ecotype
2.00 %	*Panicum clandestinum, Tioga*	Deertongue, Tioga
1.80 %	*Heliopsis helianthoides, PA Ecotype*	Oxeye Sunflower, PA Ecotype
1.50 %	*Asclepias incarnata, PA Ecotype*	Swamp Milkweed, PA Ecotype
1.00 %	*Carex scoparia, PA Ecotype*	Blunt Broom Sedge, PA Ecotype
1.00 %	*Penstemon digitalis, PA Ecotype*	Tall White Beardtongue, PA Ecotype
1.00 %	*Senna hebecarpa, VA & WV Ecotype*	Wild Senna, VA & WV Ecotype
0.90 %	*Pycnanthemum tenuifolium*	Narrowleaf Mountainmint
0.90 %	*Zizia aurea, PA Ecotype*	Golden Alexanders, PA Ecotype
0.50 %	*Baptisia australis, Southern WV Ecotype*	Blue False Indigo, Southern WV Ecotype
0.50 %	*Geum canadense, PA Ecotype*	White Avens, PA Ecotype
0.50 %	*Juncus effusus*	Soft Rush
0.50 %	*Juncus tenuis, PA Ecotype*	Path Rush, PA Ecotype
0.50 %	*Vernonia noveboracensis, PA Ecotype*	New York Ironweed, PA Ecotype
0.40 %	*Monarda fistulosa, Fort Indiantown Gap-PA Ecotype*	Wild Bergamot, Fort Indiantown Gap-PA Ecotype
0.30 %	*Aster novae-angliae, PA Ecotype*	New England Aster, PA Ecotype
0.20 %	*Aster lanceolatus*	Lance Leaved Aster
0.20 %	*Aster prenanthoides, PA Ecotype*	Zigzag Aster, PA Ecotype
0.20 %	*Helenium autumnale, PA Ecotype*	Common Sneezeweed, PA Ecotype
0.20 %	*Solidago nemoralis, PA Ecotype*	Gray Goldenrod, PA Ecotype
0.10 %	*Aster lateriflorus*	Calico Aster
0.10 %	*Aster pilosus, PA Ecotype*	Heath Aster, PA Ecotype
0.10 %	*Eupatorium perfoliatum, PA Ecotype*	Boneset, PA Ecotype
0.10 %	*Mimulus ringens, PA Ecotype*	Square Stemmed Monkeyflower, PA Ecotype
0.10 %	*Solidago rugosa, PA Ecotype*	Wrinkleleaf Goldenrod, PA Ecotype

100.00 %

Seeding Rate: 20 lb per acre with a cover crop. For sites that drain within 24 hours of a rain event use one of the following cover crops:Oats (1 Jan to 31 Jul; 30 lbs/acre), Japanese Millet (1 May to 31 Aug; 10 lbs/acre), or grain rye (1 Aug to 31 Dec; 30 lbs/acre).

Grasses & Grass-like Species - Herbaceous Perennial; Herbaceous Flowering Species - Herbaceous Perennial; Stormwater Management; Uplands & Meadows

The native perennial forbs and grasses provide food and cover for rain garden biodiversity. Mix formulations are subject to change without notice depending on the availability of existing and new products. While the formula may change, the guiding philosophy and function of the mix will not.

LICENSED LANDSCAPE ARCHITECT
TERRENCE P. PARKER
041
STATE OF NEW HAMPSHIRE

0 50 100 150 200 FT

PLEASE NOTE: THIS SHEET IS SCALED FOR 22 BY 34 PAPER, DO NOT REDUCE OR ENLARGE.

terra firma
landscape architecture
163.a court street | portsmouth, nh 03801
office 603.430.8388 | terrence@terrafirmalandarch.com

No.	Date	By	Revision Notes

No.	Date	Issue Notes

Design Firm
terra firma landscape architecture
163.a Court Street
Portsmouth, NH

Consultant

Project Title
Electric Light Company LLC
1 Morgan Way
Cape Neddick, ME 03902

Sheet Title
Landscape Details

Project Manager	Project ID: Electric Light Company LLC
Drawn By: TC	Scale: 1:600
Reviewed By: TP	Sheet No.: L-2 of 2
Date: 11/15/2023	
CAD File Name: electriclightcompany_v2024.vwx	

COMPLIANCE REVIEW LETTER

July 3, 2025

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

Application: Electric Light Company Building Addition — BKR, LLC
1 Morgan Way, Cape Neddick (Tax Map 99 Lot 44)
Site Plan Review
Review Status: New Preliminary Application
Comments in red are current and since 9/19/2024.
Board members and Mr. Summerville,

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

1. Application form dated 1/30/2024.
2. Application submittal information: *Electric Light Company preliminary Site Plan Application Plan, 1 Morgan Way, Cape Neddick, York, ME…*Prepared by Tim DeCoteau. Includes preliminary submittal checklist, performance standard (Sec. 6.1) compliance; traffic impact assessment; deed; stormwater report, site and building plans; photometrics plan, landscape plan; correspondence with agencies and town departments; and other information.
3. Plan set entitled: *Electric Light Company, Inc., 1 Morgan Way, Cape Neddick, Maine 03902, Preliminary & Final Plan.* Prepared by Attar Engineering, Inc. Revision date 7/24/2024. Revision date 1/6/2025.
4. Response to Comments to review letter dated September 19, 2024. Prepared by Tim DeCoteau.
5. Stormwater Management Plan, prepared by ATTAR Engineering, Inc. dated 1/6/2025.
6. Waiver Requests dated 2/28/2025

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 ordinances.

Exhibit 4-1

PROJECT DESCRIPTION

The 8.2± acre parcel includes an existing building that is being used by Electric Light Company, a business that installs and services traffic signals. It's vehicles, equipment, and materials are housed in the existing building and outside in a large yard/gravel area. The applicant is seeking approval to construct a 6,000 SF single story addition to house the vehicle fleet. The site is located in the General Development -2 (GEN-2) zoning district, and the Shoreland Overlay District (Limited Residential) with no access to public water or sewer.

REVIEW SUMMARY/HIGHLIGHTS

The application is before the Planning Board as required by the Zoning Ordinance (Sec. 18.15) for review of a non-residential development (site plan) that includes greater than 5,000 SF of gross floor area. The following is a summary of the review comments:

1. The preliminary application appears to be complete for review considering the requested waiver. The Board accepted the application at the September meeting in 2024.
2. More information and/or clarification of the actual existing and proposed use would be helpful. The parking and traffic calculations/assessment are based on warehousing/industrial use. The described existing use (*installs and services traffic signals* is stated in the correspondence) is more akin to a service business than an industrial manufacturing or warehousing; The Planning Board, perhaps with review by the Code Enforcement Officer, need to make a determination on what the use category should be.
3. It is stated that the existing business is not expanding, the addition is only to house the existing vehicle fleet, so that they are response ready 24hrs a day. The applicant should explain the need for additional parking. It appears that a portion of a required vegetated buffer along the abutting residential property is being removed for the additional parking. The Planning Board needs to determine if this appropriate or not.
4. The proposed landscaped buffer along the above-mentioned abutting property is not entirely the 20-wide buffer that is required (Sec. 6.1.8.3 YZO), otherwise a written waiver is required. A waiver is requested (see Ex. 15 (last page) of application submittal)
5. The proposed stormwater management development that includes new clearing and grading may not be permissible in the Shoreland Overlay District since, per Sec. 8.3.3 YZO, clearing within the 75-foot buffer (Sec. 8.3.3.2) and elsewhere in the overlay zone (Sec. 8.3.3.3). It does not appear from Sec. 8.2.1.B that the current/proposed use is permitted in the Limited Residential subdistrict. The Planning Board, perhaps with review by the Code Enforcement Officer, need to make a determination.
6. Demonstration of total impervious surface ratio and coverage is not entirely clear and needs further clarity and information. The plans have been revised. The additional calculations, however, (Plan Note 5 on sheet 2) are not clear. (see comment 2.b below)

Exhibit 4-2

COMPLETENESS REVIEW

The applicant has submitted a checklist for submittal information required by Preliminary Plan Review Section 6.3 (Site/Subd Regs) and has requested a single waiver request: The Board accepted the application at the September meeting in 2024.

1. 6.3.32 A high intensity soil survey signed and sealed by a Maine Certified Soil Scientist, indicating the suitability of soil conditions for the uses proposed shall be submitted. **A waiver is requested**.

COMPLIANCE WITH THE TOWN'S ORDINANCES

ZONING ORDINANCE

1. GEN-2 (Sec. 4.1.2). The current and proposed use is identified as industrial. The applicant has based calculations for parking traffic impact on warehousing/industrial use. The described existing use by the Electric Light Company (*installs and services traffic signals* is stated in the correspondence) seems to be more akin to a service business than an industrial manufacturing or warehousing. It's assumed the business assembles lighting and signal parts and installs them for municipalities and also service and repairs the signals. This type of business appears to be less than a manufacturer, but more like a commercial business. Under the Commercial Use Category *Service Businesses* and *Plumbing, Electrical or Carpentry Shop or* ***Other Similar Service****…* might be a category that could accommodate the existing and proposed use. The applicant and Planning Board should discuss and determine the best use category. [The cover sheet of the engineering plans needs to be corrected and strike 'wood manufacturing and fabrication' under use.] The applicant feels the Industrial Use Category, specifically 'wood manufacturing and fabrication' is more aligned with the proposed use because the business serves municipalities rather than the general public. Article 4 does not make this distinction. The use, per the ordinance, should be more aligned with the activity(s) rather than the clientele. The services listed on business's website appear to be more aligned with electrical or construction than with Industrial and manufacturing, especially wood fabrication. In the absence of a previously approved site plan that ties the current business with 'wood manufacturing and fabrication', it seems prudent for the Board to make a determination as to the most appropriate use category for the current business as part of this site plan review and approval.
2. Dimensional Requirements (Sec. 5.2.4).
    a. The proposed stormwater design includes features, basin, piping and rip-rap, within the front yard setback. This is not permissible per footnote 'k' under the Schedule of Dimensional Regulations. The applicant states that the proposed stormwater features located within the setback conform to Sec. 5.2.4 footnote k (below), however, the ordinance explicitly states otherwise.

Exhibit 4-2

*Stormwater Management Facilities, as defined in this ordinance, shall be exempt from yard setbacks **except** for the following types of stormwater facilities:*

- *Stormwater wet ponds, detention ponds, basins, and retention ponds.*
- *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. - **AMENDED 05/17/2008, 11/03/2020, 05/22/2021***

The proposed culvert daylights with riprap in the setback. The plan details support this. This does not appear to be permitted, the plans should be revised.

b. In the GEN-2 zone there is a requirement not to exceed 25% impervious surface ratio for the lot. [and 20% for the area within the Shoreland Overlay Zone subdistrict Limited Residential per Article 8]. The plans (Sheet 2, Site Plan) appear to only include the buildings in the coverage calculations. See the Definitions section of the Zoning Ordinance for more information on calculating 'Impervious Surface Ratio'. The applicant has revised the plan, however, the calculations, (Plan Note 5 on sheet 2) reflect only gravel area for coverage (under 'PRP. SHORELAND..') and the note below states 'no additional impervious area' in the shoreland zone. The plans reflect approximately half the existing building within the shoreland zone, but the area doesn't appear to be reflected in the shoreland calculations. The riprap associated with the stormwater pond should be reflected in the total coverage amounts. The Applicant should confirm and revise accordingly.

3. Non-residential Performance Standards (Sec. 6.1). The applicant has provided a narrative addressing these standards in writing, some items may need more information. The applicant and Planning Board should review these standards and determine if have been met; specifically Sec. 6.1.8 Setbacks and Screening and Sec. 6.1.10 Preservation of Landscape.

   a. Sec. 6.1.8.3 anticipates screening at least 20 feet in depth, though the planted buffer proposed is less than 10 feet wide per the Landscape Plan, located along the abutting property line to the northwest. [Note that the limits of pavement differ between the landscape plan and the site plan, this should be rectified.]. A waiver is requested (see Ex. 15 (last page) of application submittal).

   b. The site design includes a new five car parking lot on the northwesterly side of the existing building. The associated clearing and grading for this results in the loss of a natural vegetated buffer between the non-residential use and the abutting residential use. Though the applicant has proposed a landscaped vegetated and fenced buffer, perhaps the applicant should confirm the need for the parking spaces in this vicinity and/or determine if the extent of the proposed paving is necessary. With regard to the latter, the proposed parking affords a 50-foot aisle when only 24 feet is required. The applicant states that the new parking is needed to separate office workers and visitors from the garage side of the facility. The Board should determine if this need is commensurable to the proposed clearing and the waiver request. There appears

Exhibit 4-2

to be space to provide the necessary parking with safe connections elsewhere on the site.

4. Shoreland Overlay District (Article 8). The proposed stormwater management development includes new clearing and grading within the Shoreland Overlay District's 75-foot buffer which is not permitted per Sec. 8.3.3; see clearing under Sec. 8.3.3.2 and Sec. 8.3.3.3 for aggregate clearing greater than 25% of the shoreland lot area. The latter should be demonstrated. It does not appear from Sec. 8.2.1.B that the current/proposed use is permitted in the Limited Residential subdistrict, so the associated stormwater improvements wouldn't be as well, as required under Sec. 8.3.3.2. The plans have been revised, and the stormwater basin is no longer in the 75-foot principal setback and buffer. The applicant states that the proposed stormwater pond is permitted under the Miscellaneous Use Category; 'Filling or Other Earthmoving activities. As the name implies, this is more like an activity than a land use, however, perhaps the Town has applied it in this manner.

SITE PLAN AND SUBDIVISION REGULATIONS

There are standards that are applicable to the proposed development that In the meantime the following may want to be looked at earlier than later.

5. Peer-review Engineering related comments: Gorrill Palmer and Integrated Environmental Engineering have reviewed the application and plans, and their comments are attached [Gorrill Palmer's is forthcoming]. Comments from Gorrill Palmer and Integrated Environmental Engineering are forthcoming.

WAIVER REQUESTS

The applicant has provided a list as part of the application of all requested waivers from submittal requirements. The list should include any standard/provision requirements if there to be any. The applicant has provided written waiver requests, see Exhibit 15 (at the end of the recent pdf submittal)

CONCLUSION

The application submittal does appear to be complete for preliminary review, however, there are a number of potential issues that need to be addressed related to the site design and demonstrating conformance to performance and shoreland overlay standards.

Feel free to contact me with questions.

Best regards,

Christopher Di Matteo,
Principal

Exhibit 4-2

Integrated Environmental
ENGINEERING

Mr. Brendan Summerville July 3, 2025
York Town Planner
And Chris Dimatteo, Long Meadow Planning & Landscape Architecture
Provided via email
bsummerville@yorkmaine.org c/o cdimatteo@longmeadowpla.com

Subject: Review of Post Construction Stormwater Inspection & Maintenance Plan for Electric Light Company, 1 Morgan Way, Cape Neddick, Maine 03902 Map 99 Lot 044

Dear Mr. Summerville:

As you requested, this letter provides a review of the subject property submittals related to post construction stormwater issues. We note that this site is located outside the Town's Urbanized Area, and has applied for a Maine DEP Chapter 500 Stormwater Permit-by-Rule, because it will disturb one or more acres of land. The comments contained in this letter are based on review of the following elements of the Site Plan Application for the project:

- Site Plan drawings and details dated 1/6/2025
- Stormwater Management Plan dated 1/10/2025
- Operation and Maintenance Plan for Stormwater Management BMPs (1/6/2025)

Our comments are provided here:

a. The application shows stormwater management system will consist of a new detention pond, a new forested buffer, a drainage swale discharging to a level spreader, two new roof

Exhibit 5-1

drip edges and an existing 18-inch culvert.

b. There appear to be three roof drip edges on the site as shown on the Grading and Utility Plan. Please clarify if the hydrocad analysis included all three lengths of drip edge.
    i. This comment was addressed (2 new drip edges and one existing drip edge).

c. Because more than one acre of land will be disturbed, the project is subject to the Post Construction Stormwater Management Ordinance.
    i. The Operation and Maintenance Plan must be updated to state that an Annual Inspection Report and Certification are required to be provided to the Town, that the Annual Inspection must be conducted by a Qualified Post Construction Stormwater Inspector, and that any identified maintenance issues must be corrected within 60 days of identification.
    ii. The other inspections identified in the plan may be completed by the owner throughout the year.
        1. **These comments (c. I and c.ii) have not been addressed. Additionally, the O&M Plan does not include maintenance requirements for the roof drip edges or level spreader.**

d. The application does not include a Low Impact Development statement as required by section 9.8.13 of the Town's Site Plan and Subdivision Ordinance. Please provide the required statement.
    i. This comment was addressed.

e. The Town's Site Plan and Subdivision Ordinance was updated 2/23/2023 to require a note on the plan that the limit of disturbance will be visually delineated in the field prior to disturbance and a preconstruction meeting with code enforcement is required. The Town's ordinance also requires showing the limits of disturbance on the plans. Please add the limits of disturbance to the plans and add the note that limit of disturbance must be visually delineated in the field. (6.4.15.1)
    i. This comment has been addressed on Sheet 4.

If you have any questions about this information, please call me at 207-415-5830 or email krabasca@integratedenv.com.

Sincerely,
Integrated Environmental Engineering, Inc.
Kristie L. Rabasca, P.E.

Exhibit 5-3

April 10, 2024

Mr. Wyatt Page
Project Engineer
Attar Engineering, Inc.
1284 State Road
Eliot, Maine 03903

RE: TRAFFIC IMPACT ASSESSMENT FOR ELECTRIC LIGHT COMPANY EXPANSION IN YORK, MAINE

INTRODUCTION

This memorandum summarizes trip generation and traffic impact assessment for local Town of York approval of a proposed expansion of the Electric Light Company building. The building is located at 1 Morgan Way in Cape Neddick. The site plan, prepared by Attar Engineering, Inc. and dated 1/3/2024, provides for a 6,000 square foot (S.F.) addition to the existing building. It is understood that the new space will be utilized for vehicles and storage.

TRIP GENERATION ANALYSIS

The number of trips to be generated by the proposed expansion, to provide for storage purposes, was estimated utilizing the most recent Institute of Transportation Engineers (ITE) "Trip Generation, 11th edition" since it is derived from the largest data base and reflects the most current information. Land use code (LUC) 150 – Warehousing was utilized on the basis of the 6,000 S.F. The results are summarized below:

	ITE Trip Generation (one-way trip-ends)
Time Period	Total Trips
Weekday	10
AM Peak Hour	1
Entering	1
Exiting	0

Time Period	Total Trips
PM Peak Hour	1
Entering	0
Exiting	1

Based upon the above results, the expansion to provide garage and storage space, will generate just 10 one-way trips (5 roundtrips) daily. Based upon the results, the building expansion will generate a single one-way trip in peak hours. This is in similar to what Electric Light Company projects since they anticipate no increase in trips since they are not adding any employees.

This level of traffic will not have any significant impact on off-site traffic operations. Generally, a project will not have a significant impact unless it generates more than 25 trips in a left turn lane or 50 trips in a through or right turn lane. The proposed expansion will generate just one trip in peak hours. As a result, the remainder of this assessment will focus upon safety.

SAFETY ANALYSES

ACCIDENT REVIEW

The Maine Department of Transportation (MaineDOT) uses two criteria to determine high crash locations (HCLs). The first is the critical rate factor (CRF), which is a measure of the accident rate. A CRF greater than one indicates a location which has a higher than expected accident rate. The expected rate is calculated as a statewide average of similar facilities.

The second criterion, which must also be met, is based upon the number of accidents that occur at a particular location. Eight or more accidents must also occur over the three-year study period for the location to be considered a high crash location.

Accident data was obtained from MaineDOT for all of Ogunquit Road in York, from the South Berwick town line to the Ogunquit town line for the most recent three-year period (2021 – 2023). The crash information is summarized in the following table:

Ogunquit Road Location	# of Crashes	CRF
Between Ogunquit town line and No. Village Road	2	0.48
Intersection of No. Village Road	4	3.55
Between No. Village Road and Josiah Norton Road	2	0.40
Intersection of Josiah Norton Road	1	0.94
Between Josiah Norton Road and Boston Road	1	0.39
Between Boston Road and Ogunquit River	3	0.66
Between Ogunquit River and South Berwick town line	1	0.33

As seen above, there are no high crash locations, or locations approaching both criteria, in the vicinity of the site so no further accident evaluation is needed.

DRIVEWAY SIGHT DISTANCE

One of the most important safety factors to consider for a project with limited trip generation is sight distance from the access drives. This sight distance is measured ten feet back from the edge of travel way at a driver's eye height of 3.5 feet to an object height of 4.25 feet.

Based upon a Google Earth review, Ogunquit Road is posted at 35 mph in the vicinity of Morgan Way. Sewall recommends 350' of sight distance for this speed limit. Attar Engineering measured the sight distances and reported the following:

		Available Sight Distance		
Drive Location	Recommended	To Left	To Right	Adequate
Morgan Way at Ogunquit Road	350'	450'+	375'	Yes

As seen above, based upon Attar's measurements, sight distance from Morgan Way exceeds the recommended minimum. As a result, there are no sight distance concerns. No signage or landscaping should be located in the driveway sight triangles which could obscure or limit sight distances in the future. Sewall has not performed a field visit to verify the above sight distances but based upon Google Earth they appear accurate.

SUMMARY

To summarize, the proposed expansion of the Electric Light Company building is expected to generate 10 one-way trips daily and just 1 trip in peak hours. This level of traffic will have no significant impact off-site beyond the access drive on capacity or traffic operations. In terms of safety, there are no high crash locations within the vicinity of the site and sight distances from Morgan Way exceed the recommended minimum. It is important that no signage or landscaping be located in the driveway sight triangles which could obscure sight distances in the future.

As always, please do not hesitate to contact Sewall if you or the Town of York have any questions or concerns regarding my findings.

Sincerely,

Diane W. Morabito, P.E. PTOE
Vice President Traffic Engineering

Electric Light Company 99/44

6.4 SUBMISSIONS FOR FINAL PLAN A complete Final Plan shall include the following:

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.

The Final Plan includes all of the amendments and conditions requested or required by the Planning Board.

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.

The Final Plan includes bearings and distances for all lot lines and net developable acreage.

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.

The approval sought is for Site Plan approval, the water supply is a private well. Water consumption is minimal as the existing and proposed building expansion does not increase water usage.

6.4.3.1 Public Water Supply - The servicing Water District must approve in writing all specifications for water supply system that appear on the plan.

This property is not connected to a public water supply.

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.

The required well protection area is shown in the Final Plan.

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.

No Central Water Supply is 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.

The Code Enforcement Officer/ Local Plumbing Inspector has reviewed and determined that the existing septic system is adequate for the proposed use.

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

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.

The existing septic system has been deemed adequate for the expanded building and use.

The area shown for the existing septic would be rehabilitated and reused if the existing septic fails. The 8.2 acre lot size provides many other possible locations for the septic system replacement if replacement in place is otherwise not workable.

6.4.4.3 Engineered Septic Systems - For any system having a capacity 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.

N/A

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.

This Site Plan is for a non-residential use and does not require review by the School Superintendent. The Site Plan and a request for comment has been sent to the Superintendent of Public Works, the Police Chief and the York Beach Fire Chief. Positive responses were provided by all except the Superintendent of Public Works who has not responded to requests for comment. A traffic study has been provided to the Planning Board by Diane W. Morabito, P.E. PTOE.

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.

A landscape plan for this project has been provided by terra firma landscape architecture Terrance Parker, Landscape Architect. See Exhibit Sheet 1 & 2.

6.4.7 A plan illustrating the location and dimensions of all proposed development improvements and alterations including the limits of the areas that will be disturbed during construction.

The Grading and Utility Plan show the limits of construction. See Exhibit 1 Plan Sheet 4.

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.

N/A No lot line changes are proposed.

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 Nopublic areas are proposed.

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 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.

N/A

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

6.4.13 The locations permanent reference monuments shall appear on the Final Plan.

See final plan.

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.

There are no new roadways proposed.

6.4.4..2 Cross sections of streets every 50 feet along the entire street proposed in the development.

N/A

6.6.14.3 A longitudinal profile along the roadway center line.

N/A

6.4.14.4 Date, scale and magnetic or true north point on all plan pages.

The data required by section 6.4.14.4 is shown on all relevant plan pages.

6.4.14.5 Roadway and right-of-way limits including edge of pavement, edge of shoulder, sidewalks and curbs.

N/A No roadways are proposed.

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.

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, excavation dewatering areas, concrete washout areas, waste storage, and/or sedimentation basinsThe 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, excavation dewatering areas, concrete washout areas, waste storage, and/or sedimentation basins

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.

The roadway is already existing and there are no proposed changes to the roadway. The existing driveway location will be relocated further south.

6.4.14.7 Complete curve data shall be indicated for all horizontal and vertical curves.

N/A No new roads are proposed.

6.4.14.8 Turning radii at all intersections.

N/A No new roads are proposed

6.4.14.9 Centerline gradients.

N/A No new roads are 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.

N/A No new roads are proposed

6.4.14.11 The anticipated beginning and end dates of each major phase of street construction.

N/A No new roads are proposed

6.4.14.12 The street numbers of the lots, laid out in accordance with the street plan of the Town of York.

N/A No new roads are proposed

6.4.1.13 The location of all street name signs and traffic signs that will be installed at the expense of the developer.

N/A No new roads are proposed.

6.4.14.14 The location and design of all driveways (that portion within the right-ofway only), and related plan notes, to reflect the requirements of §9.5.12.

The relocated driveway has been designed by the project engineer and it is include in calculations for the Stormwater Control Plan.

6.4.15 Soil Erosion and Sedimentation Control Plan. The Soil Erosion and Sedimentation Control Plan, shall contain detailed 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 the development proposed. The Soil Erosion and Sedimentation Control Plan must include the following items:

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.

A pre-construction meeting with the Code Enforcement Officer will be completed prior to the commencement of construction. Erosion control will be in place and inspected as soon after the pre-construction as possible. Erosion control and the limits of construction are shown on Exhibit 1 Plan Sheet 4.

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, excavation dewatering areas, concrete washout areas, waste storage, and/or sedimentation basins.

See plan sheets 7&8. Erosion control locations are shown on Exhibit 1 Plan Sheet 4

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 plan sheets 7&8.

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 plan sheets 7&8.

6.4.15.5 Details for all permanent and temporary Erosion and Sedimentation Control Best Management Practices.

See plan sheets 7&8.

6.4.16 Stormwater Management Plan - The developer shall submit a plan and design for the collection and management of surface drainage waters prepared by a Registered Engineer, and which meets all the requirements of Sections 9.8 and 9.9. See Stormwater Plan Exhibit 15.

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 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.

The drainage plan has been reviewed by an engineer hired by the town and has been updated to include those recommendations. See Exhibit 15.

.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 the Stormwater Plan. See Exhibit 15.

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 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 Mainelicensed 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)

N/A The neighboring lots are generally 3 acres or larger. There is at least 100,000sq ft per dwelling adjacent to this property. The construction is not located on a sand and gravel aquifer.

6.4.17.1 A high intensity soil survey map meeting the standards of Article 6.3.32.

A waiver was granted for a High Intensity Soil Survey at the August 8, 2025 Planning Board meeting.

6.4.17.2 The depth to the water table at representative points throughout the subdivision.

N/A This is not a subdivision, it is a site plan review.

6.4.17.2 Drainage conditions throughout the subdivision.

Drainage is shown on the Site Plan and documented in the Stormwater Management Plan.

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 This is not a subdivision. There is no change in the operation of the Electric Light Company that would effect ground water quality.

6.4.17.5 An analysis and evaluation of the effect of the proposed 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.

N/A This is not a residential development.

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.

The existing well and septic system are low volume equaling the volume of a single 3 bedroom single family dwelling. We are requesting a waiver due to the low volume and desire to disturb the neighbor as little as possible.

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 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.

N/A There are no public improvements required by this building expansion.

A cost estimate for erosion control has been prepared and a $10,000. Bond secured.

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 There are no covenants or deed restrictions proposed in this Site Plan.

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 separately to use the state adopted NAD83 which is now in common use for construction projects. A waiver would help avoid conversion errors during construction. Existing and proposed 2 foot contours are shown on Exhibit 1 Plan Sheet 4.

6.4.21 To aid the Board's understanding of a development, elevation view drawings may accompany the proposal.

Building elevations are provided for this building addition. See Exhibit 2 Sheet 3.

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.

The Site Plan has signature blocks for Planning Board members to sign showing approval.

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 would be consistent with these Regulations.

A waiver for a High Intensity Soil Survey was granted at the August 8, 2025 Planning Board.

The following waivers were requested at the final review: Waiver to use the most current vertical datum NAD83.

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.

Elevation drawings have been provided for the addition showing the 3 visible facades.

6.4.25 Identification of the type and amount of the required performance guarantee.

The performance guarantee will be presented at the Planning Board meeting September 25, 2025. A bond has been secured in the amount of $10,000.00 to cover erosion control if not completed by the property owner. See Exhibit 11-1 & 11-2.

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

DATE: September 5, 2025

FROM: The Electric Light Company
1 Morgan Way
Cape Neddick, ME 03902

TO Town of York Planning Board
186 York Street
York, ME 03909

RE: Waiver to allow NAD83 instead of NGVD1929 Map 99 Lot 44

A waiver is requested by the Electric Light Company to use NAD 83 in place of NGVD1929 for topography.

NGVD1929 has been superseded by the current vertical datum NAD83. This has been adopted by the State of Maine, is used generally in construction and is required for flood Elevation Certificates. Using the older vertical datum can cause errors during construction or converting one vertical datum to the other.

The Town of York Planning Board at the September 25, 2025 meeting discussed the waiver and voted to grant the requested waiver to use NAD 83 for topography/elevations.

REFERENCE:

6.3.3.A.2 Site Plan Subdivision Regulations

Tim DeCoteau

DATE: February 28, 2025

FROM: The Electric Light Company
1 Morgan Way
Cape Neddick, ME 03902

TO Town of York Planning Board
186 York Street
York, ME 03909

RE: Waiver for 24” BHT shown on Survey Map 99 Lot 44

High Impact Soil Survey Waiver Requested by the Electric Light Company

The Electric Light Company is proposing to build a 6,000 sq ft addition to their existing building . The applicant is requesting a waiver from identifying 24”DBH trees on the survey. Approximately half of the lot is wetland and there is to be no construction or cutting activities in the wetland. I measured the trees in the area to be affected by the proposed addition and construction there are no 24” DBH trees in that area.

The Town of York Planning Board at the (date) 2025 meeting discussed a waiver from identifying 24”DBH trees of the survey required by 6.3.3.A.4 and voted to grant the requested waiver.

REFERENCE:

6.3.3.A.4

4. vegetation in general, specifically noting any trees larger than 24” in diameter at breast height;

Tim DeCoteau

DATE: February 28, 2025

FROM: The Electric Light Company
1 Morgan Way
Cape Neddick, ME 03902

TO Town of York Planning Board
186 York Street
York, ME 03909

RE: Waiver for High Intensity Soil Survey Map 99 Lot 44

High Impact Soil Survey Waiver Requested by the Electric Light Company

The Electric Light Company is proposing to build a 6,000 sq ft addition to their existing building . The applicant is requesting a waiver from a High Intensity Soil Survey. The existing building is approximately the same size and built on the same soils. The existing soils have supported the existing building without shifting or showing signs of failure to completely support the existing structure and uses. It is unlikely that any new and pertinent information would be found with a High Intensity Soil Survey for the proposed building addition.

The Town of York Planning Board at the (date) 2025 meeting discussed a waiver from a High Intensity Soil Survey required by 6.6.32 and voted to grant the requested waiver.

REFERENCE:

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.

Tim DeCoteau

DATE: September 5, 2025

FROM: The Electric Light Company
1 Morgan Way
Cape Neddick, ME 03902

TO Town of York Planning Board
186 York Street
York, ME 03909

RE: Waiver the requirement to include wells and septic system within 200 ft of the property on the survey/site plan

Map 99 Lot 44

A waiver is requested by the Electric Light Company to not show the septic system and well on the neighboring property to the west owned by Andre Beaulieu. The well and septic system for the Electric Light Company have existed for more than 2 decades without any discernible affect on the neighboring property. Both wells and septics systems met the setback requirements when they were installed. It would be disruptive to the neighbor and provide no new and useful information.

The Town of York Planning Board at the September 25, 2025 meeting discussed the waiver and voted to grant the requested waiver to not to show the neighbors well and septic system.

REFERENCE:

6.4.17.6 Site Plan Subdivision Regulations

Tim DeCoteau

Opinion of Cost - Electric Light Company E&S Control
Morgan Way, Cape Neddick, ME

11/11/2025
Excludes: blasting / lot development / slope reclamation

Item	Quantity	Unit	Unit Price	Price
Rip Rap Protection	77	SY	$21	$1,594
Topsoil, Seed, Mulch	19.9	MSF	$173	$3,433
Siltation Fence/Bulk Mulch	1,172	LF	$3	$4,043
Stabilized Construction Entrance	1	EA	$920	$920
Subtotal 1				**$9,990**
Contingency (10% of Subtotal 1)				$999
Total				**$10,989**

Exhibit 10

IAT INSURANCE GROUP Surety

HARCO NATIONAL INSURANCE COMPANY

702 Oberlin Road, Raleigh, NC 27605 Phone: (800)448-4642

LICENSE AND/OR PERMIT BOND

Bond No: 3000974

KNOW ALL MEN BY THESE PRESENTS:

That Electric Light Company, Inc., One Morgan Way, Cape Neddick, ME 03902 as Principal, and

Harco National Insurance Company as Surety, are held and firmly bound

unto Town of York, ME as Obligee, in the full and just sum

of Ten Thousand and 00/100ths Dollars ($ 10,000.00),

lawful money of the United States, to the payment of which sum, well and truly to be made, the Principal and Surety bind themselves and each of their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the above bounden Principal has obtained or is about to obtain from the said Obligee a Erosion Control License or Permit,

the term of which is as indicated opposite the block checked below:

☐ Beginning _____ and ending _____

☒ Continuous beginning November 24, 2025

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, That if the above bounden Principal as such licensee or permittee shall indemnify said Obligee against all loss, costs, expenses or damage to it caused by said Principal's non-compliance with or breach of any laws, statutes, ordinances, rules or regulations pertaining to such license or permit issued to the Principal, which said breach or non-compliance shall occur during the term of this bond, then this obligation shall be void, otherwise to remain in full force and effect.

PROVIDED, that if this bond is for a fixed term it may be continued by Certificate executed by the Surety hereof; and

PROVIDED FURTHER, That regardless of the number of years this bond shall continue or be continued in force and of the number of premiums that shall be payable or paid, the Surety shall not be liable hereunder for a larger amount, in the aggregate, than the amount of this bond; and

PROVIDED FURTHER, that if this is a continuous bond as the Surety shall so elect, this bond may be canceled by the Surety as to subsequent liability by giving thirty (30) days notice in writing to said Obligee.

Signed, sealed and dated November 24, 2025

Gabe Checker (Witness)

Gabe Checker
Senior Project Manager

Electric Light Company, Inc. (Principal) (Seal)

By _____ (Title)

Harco National Insurance Company (Surety)

By Hannah Abbott
Hannah Abbott Attorney-in-Fact

Exhibit 11-1

POWER OF ATTORNEY

Bond # 3000974

HARCO NATIONAL INSURANCE COMPANY
INTERNATIONAL FIDELITY INSURANCE COMPANY

Member companies of IAT Insurance Group, Headquartered: 4200 Six Forks Rd, Suite 1400, Raleigh, NC 27609

KNOW ALL MEN BY THESE PRESENTS: That **HARCO NATIONAL INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of Illinois, and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of New Jersey, and having their principal offices located respectively in the cities of Rolling Meadows, Illinois and Newark, New Jersey, do hereby constitute and appoint

MICHAEL P. O'BRIEN, RYAN M. STEVENS, MATTHEW R. BLAISDELL, MARK J. STEVENS, JACLYN BUCCIGROSS, HANNAH ABBOTT, GARY P. LAPIERRE, PAULA J. CANTARA

Concord, NH

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** and is granted under and by authority of the following resolution adopted by the Board of Directors of **INTERNATIONAL FIDELITY INSURANCE COMPANY** at a meeting duly held on the 13th day of December, 2018 and by the Board of Directors of **HARCO NATIONAL INSURANCE COMPANY** at a meeting held on the 13th day of December, 2018.

"**RESOLVED**, that (1) the Chief Executive Officer, President, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** have each executed and attested these presents on this 31st day of December, 2024

INTERNATIONAL FIDELITY INSURANCE COMPANY CORPORATE SEAL 1904 NEW JERSEY

STATE OF NEW JERSEY
County of Essex

STATE OF ILLINOIS
County of Cook

HARCO NATIONAL INSURANCE COMPANY CORPORATE SEAL 1984 ILLINOIS

Michael F. Zurcher
Executive Vice President, Harco National Insurance Company
and International Fidelity Insurance Company

On this 31st day of December, 2024 , before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.

CATHY CRUZ NOTARY PUBLIC STATE OF NEW JERSEY

IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.

Cathy Cruz a Notary Public of New Jersey
My Commission Expires April 16, 2029

CERTIFICATION

I, the undersigned officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this day, November 24, 2025

A00677

Irene Martins, Assistant Secretary

Exhibit 11-2

Electric Light Company Article 6 Supplemental Use Regulations

6.1 This property is in zone GEN-2 and the supplemental use regulations and 6.1 are applicable.

6.1.1 Traffic study has been provided by Diane W, Morabito, P.E. PTOE. Exhibit #4

6.1.2 The noise produced by this business is minimal and is in compliance with the Town of York Noise Ordinance

6.1.3 Dust fumes vapors and gases which could damage health are not produced or used by the Electric Light Company. There are no known complaints concerning dust, fumes, vapors, and gases related to the existing use.

6.1.4 There is no discernible odor produced by this business.

6.1.5 There is a photometric plan produced by Exposure Lighting that shows compliance with the town of York lighting regulations. Exhibit #2 Sheet 9

6.1.6 There is a stormwater study produced by Attar engineering which shows that the stormwater runoff will not increase during a hundred year storm due to the expansion of this building and related parking. A stormwater detention basin will attenuate the stormwater runoff. Exhibit #2 Sheet 4 + Exhibit #12

6.1.7 Attar Engineering has produced an erosion control plan that is compliant with section 6.5 of the town of York Zoning ordinance. Exhibit #2 Sheets 6-8

6.1.8 Exposed storage areas are screened from abutting property owners boundaries with existing residential properties are screened by either a dense evergreen hedge, natural vegetation, or a solid 6 foot high fence. Parking lots are landscaped with shrubbery or fencing along all lot lines. The dumpsters are enclosed with 6 foot high solid fences. Exhibit #3 L-1, L-2

6.1.9 There are no explosive materials are stored on site.

6.1.10 the landscape has been preserved in its natural state inasmuch as is practicable. Exhibit #3 L-1, L-2

6.1.11 There are minimal amounts of chemicals and fuels stored on site with relation to this traffic control systems business.

Exhibit 12-1

Electric Light Company Article 6 Supplemental Use Regulations

6. 1.12 The Electric Light Company is in zone GEN-2 a general use zone. The building is in keeping with the existing structure, similar uses, and is not visible from any public road.

6.1.13 refuse disposal is accomplished by a private contractor who removes all trash.

6.1.14 refuse and recycling facilities the dumpster will be enclosed with a solid 6 foot high fence. Exhibit #3 L-1, L-2

6.1.15 This project has two different parking areas, one is for the office and any visitors while the work area is located separately. The traffic circulation was designed by Antar engineering and is shown on the site plan. Exhibit #2

H

Exhibit 12-2

DATE: February 28, 2025

FROM: The Electric Light Company
1 Morgan Way
Cape Neddick, ME 03902

TO Town of York Planning Board
186 York Street
York, ME 03909

RE: Waiver for selected buffer requirements Map 99 Lot 44

A waiver is requested from the vegetated buffer requirements for 2 areas by the Electric Light Company

The first area is at the end of the right-of-way that will lead to the proposed office parking. Putting the parking area in front of the existing building creates a safer environment for office workers and visitors by separating them from the large service trucks and trailer delivery trucks. The proposed reduction in the vegetated buffer has been discussed with the affected neighbors who has signed a letter supporting the waiver. The letter is attached to this waiver requests partial waiver is also behind requested along part of the easterly border. The abutter cleared up to the common property line and the existing grade at the property line slopes down toward the building location. A fence along the high grade at theproperty line would provide a better visual buffer than a vegetated buffer sloping downward from the property line.

The Town of York Planning Board at the (date) 2025 meeting discussed a partial waiver waiver from the before requirements of section 6.1.8.3 of the town of York Zoning Ordinance. and voted to grant the requested waiver.

REFERENCE:

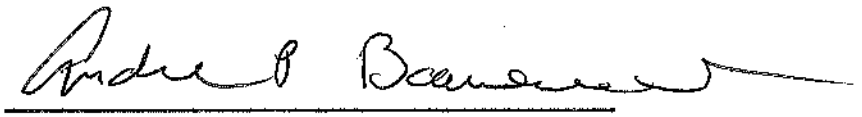
6.1.8.3 Boundaries with existing residential properties shall be screened with a dense evergreen hedge 6 feet or more in height. Non-residential developments shall have screening at least twenty (20) feet in depth along all side and rear lot lines. Screening may include, but not be limited to, evergreen shrubs, trees, fences, earth or wall berms or any combination thereof, forming a visual barrier not less than six (6) feet in height. (Except, chain-link fencing that includes interwoven plastic or metallic slats or interwoven fabric shall be prohibited.) The Planning Board, by written waiver, may reduce the depth of screening to eight (8) feet, if the Planning Board determines that the results of such waiver will not be inconsistent with the purposes of this ordinance, that the public's health, safety and general welfare will be adequately protected and that reduction will not significantly deprive neighboring properties of the protections provided by this ordinance. YVC-1 and YVC-2 districts are exempt from this provision except for lots within those districts that are adjacent to a residential district; or historic district, site or landmark as designated in Article 12-Historic and Archeological Resources of this ordinance. - AMENDED 05/21/2016

Tim DeCoteau

Exhibit 13

November 25,2025

I, Andre Beaulieu, own and reside at the property on the opposite side of Morgan Way from the Electric Light Company. I have reviewed the plans for the proposed construction and feel that the relocated main driveway may actually reduce the amount of stray light that might affect my home. I have an excellent relationship with the Electric Light Company and it's President Ken Miller. I have been assured that the Electric Light Company will, if necessary, add additional buffering to address stray light adversely affecting my property. I will make this determination once the Town of York has granted an occupancy permit and the landscaping has been completed. I am satisfied that Ken Miller and the Electric Light Company will satisfactorily address this if it becomes an issue.



Andre Beaulieu abutter

Exhibit 14

ATTAR
ENGINEERING, INC
CIVIL • STRUCTURAL • MARINE

STORMWATER MANAGEMENT PLAN
INDUSTRIAL FACILITY – ELECTRIC LIGHT COMPANY, INC.
1 MORGAN WAY, CAPE NEDDICK, MAINE

Project No.: C334-22 November 26th, 2025

♦ **Scope**

This stormwater management plan has been prepared for the proposed expansion of an existing industrial building located at 1 Morgan Way in Cape Neddick, Maine. The project consists of an addition to an existing industrial building to be used as a garage and associated site improvements on an 8.2-acre lot.

The project will be constructed on Tax Map 99, Lot 44, located in the GEN-2 base zoning district, Wetland (Resource Protection) Overlay, and Limited Residential (LR) Overlay districts at the above noted address. The existing development includes approximately 2.5 acres of developed land area and 1.46 acres of impervious area. The proposed project will create approximately 0.33 acres of impervious area, resulting in a total of 1.79 acres of impervious area. The project will result in more than 1 acre of disturbed area; therefore, a Maine Department of Environmental Protection Chapter 500 (Stormwater Management) Permit-By-Rule is required.

The project must meet the stormwater management requirements outlined in the York Site Plan and Subdivision Regulations (Sections 9.8 and 9.9).

♦ **Site and Watershed Description**

The project site is located on the east side of Morgan Way, approximately 0.2 miles from the Berwick Road and N Village Road intersection. A 7½ minute series U.S.G.S. map of the project area is attached. The site has been used for commercial and industrial warehouse purposes since the existing building's construction in 1988. The existing facility and gravel parking lot and laydown area is bordered by a wetland area to the north of the gravel laydown yard and parking area in the rear of the existing building and is otherwise bordered by wooded, undeveloped land. A lightly wooded area in the rear of the building contains an existing septic system to remain in use.

The site is in the Ogunquit River watershed (source: US EPA Watershed Report – NHDPlus Version 2). The site drains from Morgan Way in a generally Northerly direction to the wetland through which it exits the property to the north. Ogunquit River is tributary to the Atlantic Ocean.

The topography of the site is generally moderately sloped (existing grades from 3% to 15%) with limited areas of steeper slope (approx. 33%) on the forested knoll in the South-East corner of the property as well as around the swale connecting the rear of the developed area to the wetland. On-site elevations (datum is NAVD 1988) range from approximately 136' in the wetland in the North end of the property line to approximately 173' at the site's high point on the knoll in the South-East corner.

The site is not located within a 100-Year Special Flood Hazard Area per the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 2301590010D (effective date 6/17/02).

Exhibit 15

Proposed cuts and fills are generally between 0 and 3 feet.

♦ **Soils/Hydrologic Soil Groups**

Soil types and their respective Hydrologic Soil Groups (HSG) were determined from the Soil Survey of York County, Maine. Site soils consist of Biddeford Mucky Peat (HSG D), Brayton and Westbury Very Fine Sandy Loams (HSG D), Lyman-Rock Outcrop Complex (HSG D), and Madawaska Fine Sandy Loam (HSG B). In an undisturbed condition, these soil types typically have slopes of 0-3% (Bm), 0-8% (BsB & MaB), 3-8% (LyB) and 8-15% (LyC). The water table can get to be within 1 ft. in select areas of proposed development. This limitation can be overcome by appropriate construction techniques.

♦ **Methodology**

The stormwater quantity analysis was conducted using the HydroCAD Stormwater Modeling System by Applied Microcomputer Systems. The analysis was accomplished to determine the "Existing Condition" and "Developed Condition" stormwater flows. Both cases were analyzed for the 2, 10, 50, and 100 year, 24-hour frequency storm events. The Existing Condition analyzes the site in its current state with existing industrial developments. The Developed Condition models the site with the proposed industrial development described above.

♦ **Water Quantity Analysis and Results**

Existing Condition

The site was modeled as two subcatchments (SC) for the Existing Condition analysis.

An Analysis Point (AP) was selected at the edge of the wetland where all water eventually flows to. The Analysis Point is located downstream of the proposed developed area and provides a convenient location to compare Existing Condition flows to Developed Condition flows.

SC1 (tributary to AP1) includes the front portion of the property uphill from the existing building and flows to an existing 18" wetland culvert flowing under the driveway down to the wetland analysis point.

SC2 (tributary to AP1) includes the remainder of the lot downhill from the existing building and includes the rear laydown yard, woods, and wetland.

Developed Condition

The Developed Condition analysis consists of six subcatchments. Other features such as a pond, swales, and reaches were added to account for on-site routing and detention of stormwater. The proposed project will utilize the existing wetland culvert (Node 1), a drainage swale (Node 2) routing water to a level spreader, a proposed detention pond (Node 3), and two roofline drip strips (Nodes 5 and 6). The detention pond is considered a Best Management Practice (BMP) which provides retention (peak flow reduction) of stormwater and outlets to level spreader that returns channelized flow to sheet flow. All Developed Condition flows are routed to AP1, described above.

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 AP1 for all storm events.

Runoff from the detention pond BMP will be routed through a culvert and level spreader prior to discharge to undisturbed, on-site areas.

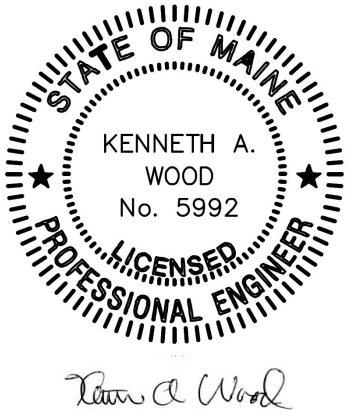
♦ **Summary**

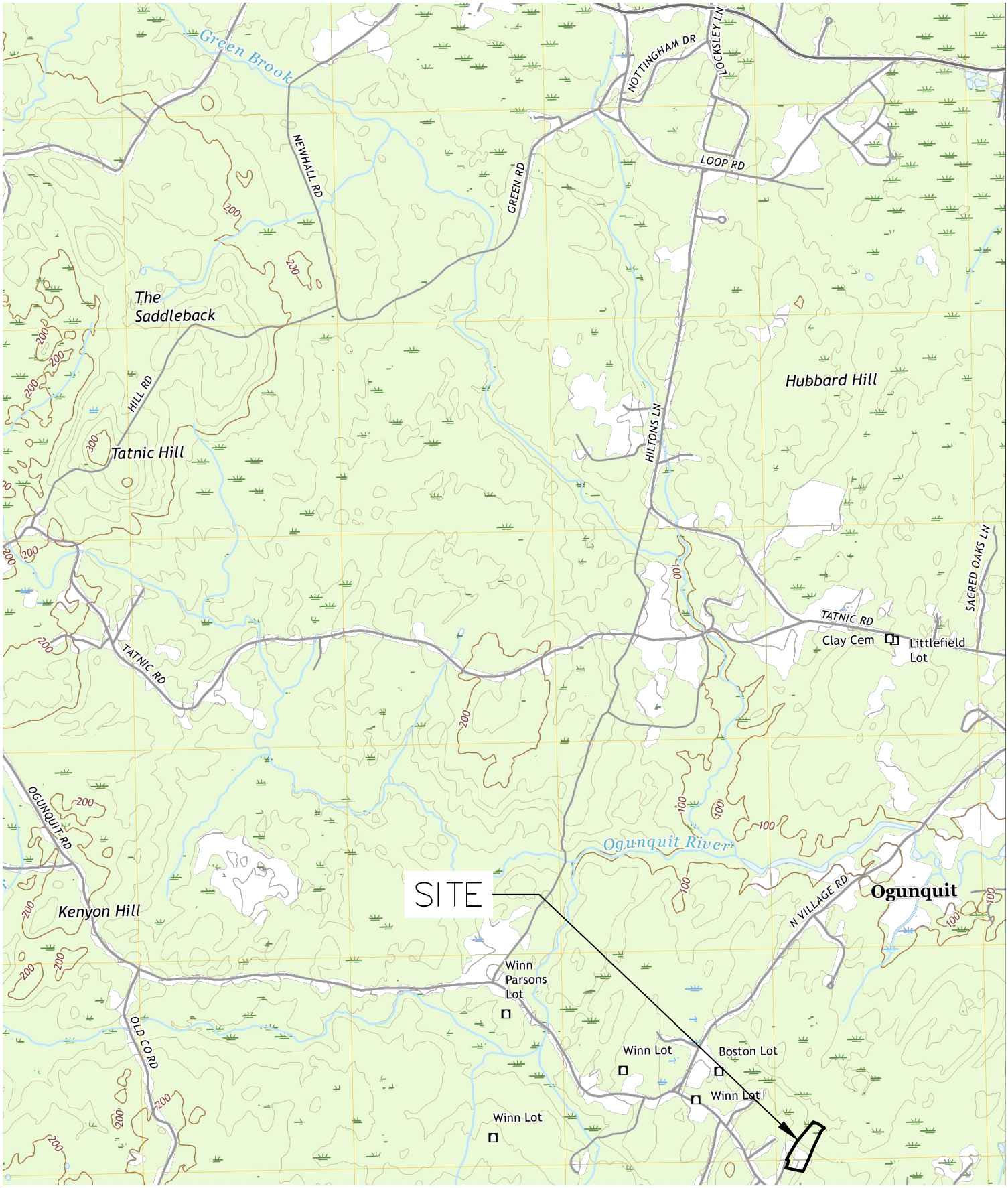
The use of the swales and detention pond to attenuate peak flows results in no significant increase in peak runoff quantity from the proposed Commercial Development. No adverse effects are anticipated on any downstream properties or drainage structures for the analyzed storm events. **Low Impact Development practices**, including roof drip strips and vegetated swales are included in the design to meet Town of York Site Plan and Subdivision Regulations section 9.8.13.

Respectfully submitted;

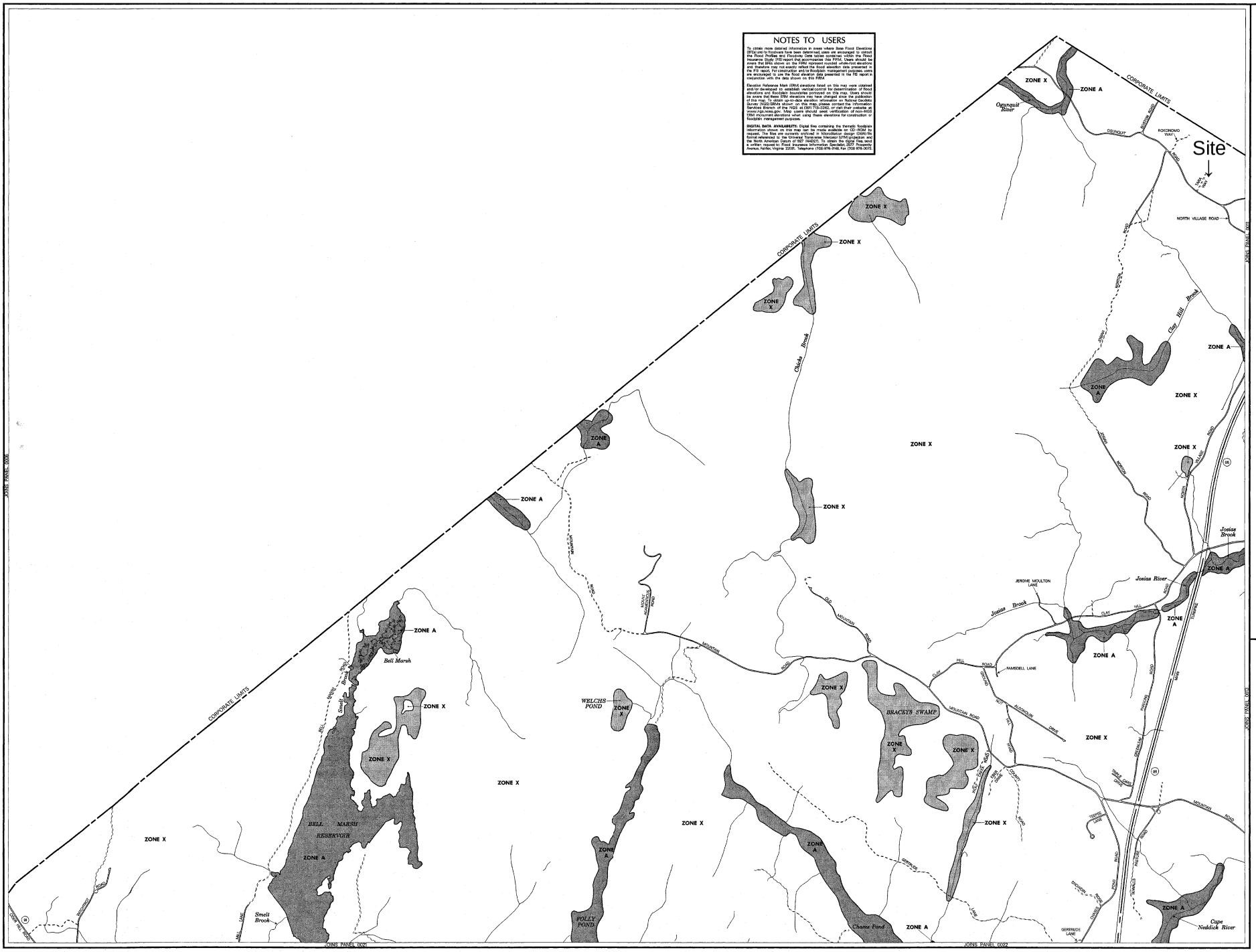
Wyatt R. Page, E.I.

C334-22_SW.Doc





ATTAR ENGINEERING, INC. CIVIL ◆ STRUCTURAL ◆ MARINE ◆ SURVEYING 1284 STATE ROAD – ELIOT, MAINE 03903 PHONE: (207)439–6023 FAX: (207)439–2128	LOCATION: ELECTRIC LIGHT COMPANY, INC. 1 MORGAN WAY TAX MAP 99, LOT 44	KEN MILLER 1 MORGAN WAY CAPE NEDDICK, ME 03902
SCALE: 1" = 2000' / APPROVED BY: / DRAWN BY: WRP	INFORMATION: USGS LOCATION MAP 7.5–MINUTE SERIES NORTH BERWICK QUADRANGLES	
DATE: 12/28/2023 / REVISION DATE: – : –		
JOB NO: C334–22 / FILE: ELECTRIC LIGHT BASE.DWG / SHEET: 1		



LEGEND

SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD
- ZONE A — No base flood elevations determined.
- ZONE AE — Base flood elevations determined.
- ZONE AH — Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
- ZONE AO — Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE A99 — To be protected from 100-year flood by Federal flood protection system under construction; no base flood elevations determined.
- ZONE V — Coastal flood with velocity hazard (wave action); no base flood elevations determined.
- ZONE VE — Coastal flood with velocity hazard (wave action); base flood elevations determined.

FLOODWAY AREAS IN ZONE AE

OTHER FLOOD AREAS
- ZONE X — Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

OTHER AREAS
- ZONE X — Areas determined to be outside 500-year floodplain.
- ZONE D — Areas in which flood hazards are undetermined, but possible.

UNDEVELOPED COASTAL BARRIERS*

Identified 1983 | Identified 1990 or Later | Otherwise Protected Areas Identified 1978 or Later

* Coastal barrier areas are normally located within or adjacent to Special Flood Hazard Areas.

Floodplain Boundary
Floodway Boundary
Zone D Boundary
Boundary Dividing Special Flood Hazard Zones, and Boundary Dividing Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones.
513 — Base Flood Elevation Line Elevation in Feet**
A — A — Cross Section Line
23 — 23 — Transect Line
(EL. 987) — Base Flood Elevation in Feet Where Uniform Within Zone**
RM7 x 4415 — Elevation Reference Mark
River Mile

**Referenced to the National Geodetic Vertical Datum of 1929

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program; it does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size, or all planimetric features outside Special Flood Hazard Areas. The community map repository should be consulted for possible updated or additional flood hazard information prior to use of this map for property purchase or construction purposes.

Coastal base flood elevations apply only landward of 0.0' National Geodetic Vertical Datum of 1929 (NGVD) and include the effects of wave action; these elevations may also differ significantly from those developed by the National Weather Service for hurricane evacuation planning.

Areas of special flood hazard (100-year flood) include Zones A, AE, AH, AO, A99, V, and VE.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures.

Boundaries of the floodway were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the Federal Emergency Management Agency.

Floodway widths in some areas may be too narrow to show to scale. Floodway widths are provided in the Flood Insurance Study Report.

For adjoining map panels see separately printed Map Index.

NOTE: The coordinate system used for the production of this Flood Insurance Rate Map (FIRM) is Universal Transverse Mercator (UTM), North American Datum of 1927 (NAD27). Clarke 1866 spheroid. Differences in the datum and spheroid used in the production of FIRMs for adjacent communities may result in slight positional differences in map features at the community boundaries. These differences do not affect the accuracy of the information shown on the FIRM.

ATTENTION: Flood elevations on this map are referenced to the National Geodetic Vertical Datum of 1929. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, contact the National Geodetic Survey at the following address:

Vertical Network Branch, N/CG22
National Geodetic Survey, NOAA
Silver Spring Metro Center 3
1315 East-West Highway
Silver Spring, Maryland 20910
(301) 713-3191

BASE MAP SOURCE: For the version lines planimetric base map files were provided in digital format by the State of Maine, Office of GIS. Base files were compiled at a scale of 1:24,000 from U.S. Geological Survey 7.5-Minute Series Topographic Maps. Additional information may have been derived from other sources. Users of this FIRM should be aware that minor adjustments may have been made to spatially base map features.

MAP REPOSITORY
York Town Planner's Office, 186 York Street, York, Maine 03909 (Maps available for reference only, not for distribution.)

INITIAL IDENTIFICATION:
JUNE 21, 1974

FLOOD HAZARD BOUNDARY MAP REVISIONS:
OCTOBER 22, 1976

FLOOD INSURANCE RATE MAP EFFECTIVE:
DECEMBER 15, 1980

FLOOD INSURANCE RATE MAP REVISIONS:
July 15, 1982 – to add undeveloped coastal barriers.

June 17, 2002 – to change base flood elevations, special flood hazard areas, and zone designations; to update map format; and the effects of wave action; to add roads and roads named; to incorporate Primary Frontal Dune analysis; and to reflect revised shoreline.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at (800) 638-6620.

APPROXIMATE SCALE
1000 0 1000 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

TOWN OF
YORK,
MAINE
YORK COUNTY

PANEL 10 OF 32

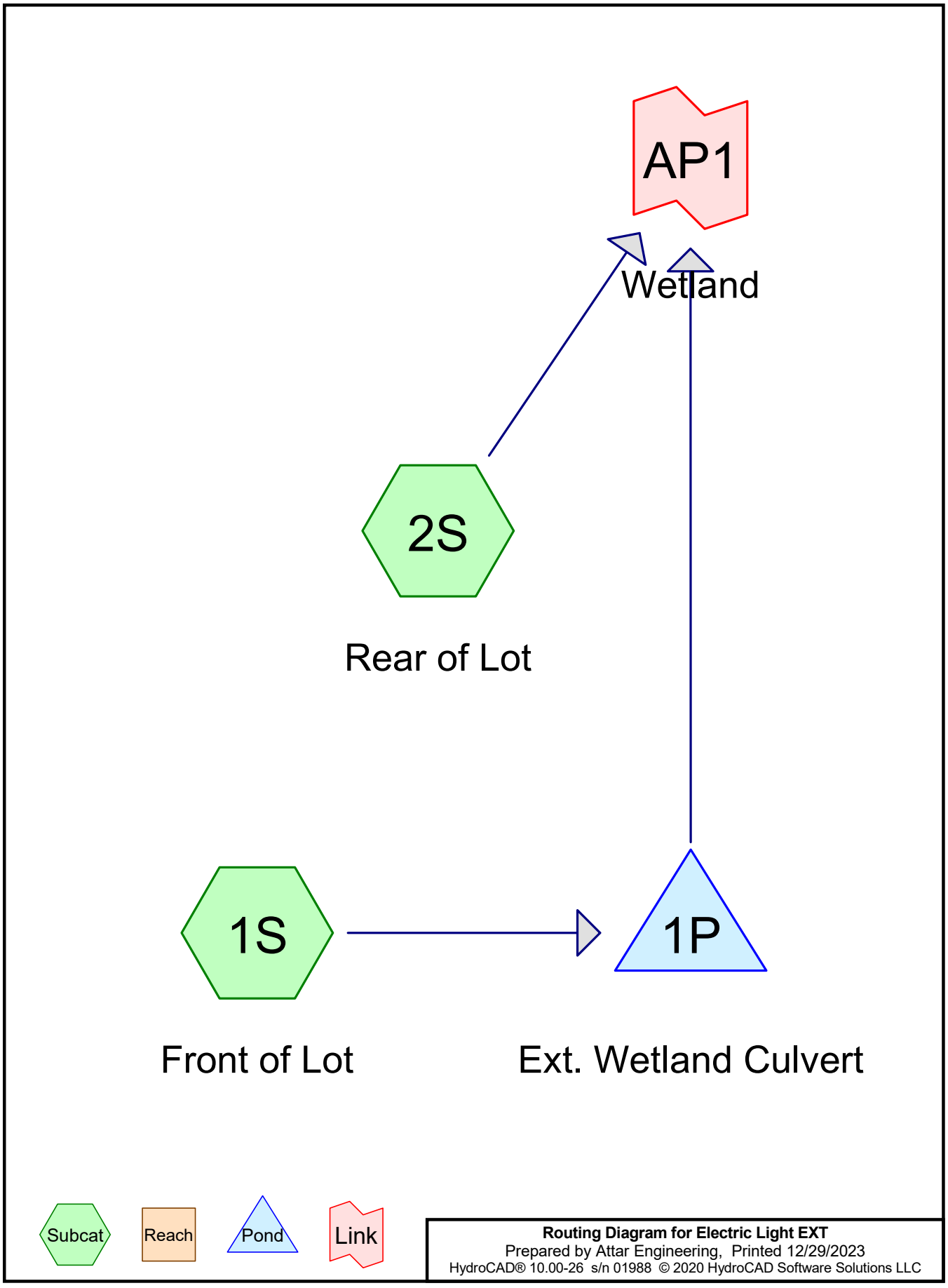
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY - PANEL NUMBER
230159 0010 D

MAP REVISED:
JUNE 17, 2002

Federal Emergency Management Agency

EXISTING CONDITION CALCULATIONS



Routing Diagram for Electric Light EXT
Prepared by Attar Engineering, Printed 12/29/2023

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.004	61	>75% Grass cover, Good, HSG B (2S)
0.470	80	>75% Grass cover, Good, HSG D (1S, 2S)
0.002	98	Impervious Area, HSG B (2S)
1.455	98	Impervious Area, HSG D (1S, 2S)
0.043	55	Woods, Good, HSG B (2S)
2.990	77	Woods, Good, HSG D (1S, 2S)
0.014	55	Woods/Wetland, Good, HSG B (2S)
3.477	77	Woods/Wetland, Good, HSG D (1S, 2S)
8.455	**81**	**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: Front of Lot Runoff Area=60,154 sf 38.58% Impervious Runoff Depth>1.71"
Flow Length=311' Tc=25.6 min CN=85 Runoff=1.81 cfs 0.197 af

Subcatchment 2S: Rear of Lot Runoff Area=308,148 sf 13.06% Impervious Runoff Depth>1.36"
Flow Length=393' Tc=18.3 min CN=80 Runoff=8.45 cfs 0.802 af

Pond 1P: Ext. Wetland Culvert Peak Elev=157.35' Storage=1,028 cf Inflow=1.81 cfs 0.197 af
18.0" Round Culvert n=0.013 L=359.0' S=0.0320 '/' Outflow=1.60 cfs 0.193 af

Link AP1: Wetland Inflow=9.54 cfs 0.995 af
Primary=9.54 cfs 0.995 af

Total Runoff Area = 8.455 ac Runoff Volume = 0.999 af Average Runoff Depth = 1.42"
82.78% Pervious = 6.999 ac 17.22% Impervious = 1.456 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: Front of Lot Runoff Area=60,154 sf 38.58% Impervious Runoff Depth>3.06"
Flow Length=311' Tc=25.6 min CN=85 Runoff=3.19 cfs 0.352 af

Subcatchment 2S: Rear of Lot Runoff Area=308,148 sf 13.06% Impervious Runoff Depth>2.61"
Flow Length=393' Tc=18.3 min CN=80 Runoff=16.23 cfs 1.538 af

Pond 1P: Ext. Wetland Culvert Peak Elev=157.60' Storage=1,651 cf Inflow=3.19 cfs 0.352 af
18.0" Round Culvert n=0.013 L=359.0' S=0.0320 '/' Outflow=2.82 cfs 0.347 af

Link AP1: Wetland Inflow=18.24 cfs 1.886 af
Primary=18.24 cfs 1.886 af

Total Runoff Area = 8.455 ac Runoff Volume = 1.890 af Average Runoff Depth = 2.68"
82.78% Pervious = 6.999 ac 17.22% Impervious = 1.456 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: Front of Lot Runoff Area=60,154 sf 38.58% Impervious Runoff Depth>4.21"
Flow Length=311' Tc=25.6 min CN=85 Runoff=4.33 cfs 0.485 af

Subcatchment 2S: Rear of Lot Runoff Area=308,148 sf 13.06% Impervious Runoff Depth>3.70"
Flow Length=393' Tc=18.3 min CN=80 Runoff=22.84 cfs 2.182 af

Pond 1P: Ext. Wetland Culvert Peak Elev=157.78' Storage=2,192 cf Inflow=4.33 cfs 0.485 af
18.0" Round Culvert n=0.013 L=359.0' S=0.0320 '/' Outflow=3.79 cfs 0.479 af

Link AP1: Wetland Inflow=25.58 cfs 2.662 af
Primary=25.58 cfs 2.662 af

Total Runoff Area = 8.455 ac Runoff Volume = 2.667 af Average Runoff Depth = 3.79"
82.78% Pervious = 6.999 ac 17.22% Impervious = 1.456 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: Front of Lot Runoff Area=60,154 sf 38.58% Impervious Runoff Depth>5.20"
Flow Length=311' Tc=25.6 min CN=85 Runoff=5.30 cfs 0.599 af

Subcatchment 2S: Rear of Lot Runoff Area=308,148 sf 13.06% Impervious Runoff Depth>4.66"
Flow Length=393' Tc=18.3 min CN=80 Runoff=28.51 cfs 2.746 af

Pond 1P: Ext. Wetland Culvert Peak Elev=157.92' Storage=2,685 cf Inflow=5.30 cfs 0.599 af
18.0" Round Culvert n=0.013 L=359.0' S=0.0320 '/' Outflow=4.58 cfs 0.593 af

Link AP1: Wetland Inflow=31.84 cfs 3.340 af
Primary=31.84 cfs 3.340 af

Total Runoff Area = 8.455 ac Runoff Volume = 3.345 af Average Runoff Depth = 4.75"
82.78% Pervious = 6.999 ac 17.22% Impervious = 1.456 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: Front of Lot Runoff Area=60,154 sf 38.58% Impervious Runoff Depth>6.48"
Flow Length=311' Tc=25.6 min CN=85 Runoff=6.53 cfs 0.746 af

Subcatchment 2S: Rear of Lot Runoff Area=308,148 sf 13.06% Impervious Runoff Depth>5.90"
Flow Length=393' Tc=18.3 min CN=80 Runoff=35.75 cfs 3.480 af

Pond 1P: Ext. Wetland Culvert Peak Elev=158.11' Storage=3,391 cf Inflow=6.53 cfs 0.746 af
18.0" Round Culvert n=0.013 L=359.0' S=0.0320 '/' Outflow=5.48 cfs 0.740 af

Link AP1: Wetland Inflow=39.80 cfs 4.220 af
Primary=39.80 cfs 4.220 af

Total Runoff Area = 8.455 ac Runoff Volume = 4.226 af Average Runoff Depth = 6.00"
82.78% Pervious = 6.999 ac 17.22% Impervious = 1.456 ac

Summary for Subcatchment 1S: Front of Lot

Runoff = 6.53 cfs @ 12.34 hrs, Volume= 0.746 af, Depth> 6.48"

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-YR Storm Rainfall=8.70"

	Area (sf)	CN	Description
*	23,207	98	Impervious Area, HSG D
	31,506	77	Woods, Good, HSG D
	2,886	80	>75% Grass cover, Good, HSG D
*	2,555	77	Woods/Wetland, Good, HSG D
	60,154	85	Weighted Average
	36,947		61.42% Pervious Area
	23,207		38.58% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
21.1	100	0.0200	0.08		**Sheet Flow,** Woods: Light underbrush n= 0.400 P2= 3.30"
2.1	108	0.0283	0.84		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
2.4	103	0.0200	0.71		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
25.6	311	Total			

Summary for Subcatchment 2S: Rear of Lot

Runoff = 35.75 cfs @ 12.25 hrs, Volume= 3.480 af, Depth> 5.90"

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-YR Storm Rainfall=8.70"

	Area (sf)	CN	Description
	98,736	77	Woods, Good, HSG D
	1,876	55	Woods, Good, HSG B
*	40,158	98	Impervious Area, HSG D
	181	61	>75% Grass cover, Good, HSG B
*	74	98	Impervious Area, HSG B
*	617	55	Woods/Wetland, Good, HSG B
*	148,914	77	Woods/Wetland, Good, HSG D
	17,592	80	>75% Grass cover, Good, HSG D
	308,148	80	Weighted Average
	267,916		86.94% Pervious Area
	40,232		13.06% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.7	100	0.0500	0.11		**Sheet Flow,** Woods: Light underbrush n= 0.400 P2= 3.30"
3.6	293	0.0734	1.35		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
18.3	393	Total			

Summary for Pond 1P: Ext. Wetland Culvert

[82] Warning: Early inflow requires earlier time span

Inflow Area = 1.381 ac, 38.58% Impervious, Inflow Depth > 6.48" for 100-YR Storm event
Inflow = 6.53 cfs @ 12.34 hrs, Volume= 0.746 af
Outflow = 5.48 cfs @ 12.50 hrs, Volume= 0.740 af, Atten= 16%, Lag= 9.3 min
Primary = 5.48 cfs @ 12.50 hrs, Volume= 0.740 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 158.11' @ 12.50 hrs Surf.Area= 4,214 sf Storage= 3,391 cf

Plug-Flow detention time= 13.8 min calculated for 0.740 af (99% of inflow)
Center-of-Mass det. time= 10.4 min (784.4 - 774.0)

Volume	Invert	Avail.Storage	Storage Description
#1	156.50'	18,921 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
156.50	190	0	0
158.00	3,770	2,970	2,970
160.00	12,181	15,951	18,921

Device	Routing	Invert	Outlet Devices
#1	Primary	156.70'	**18.0" Round Culvert** L= 359.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 156.70' / 145.20' S= 0.0320 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.77 sf

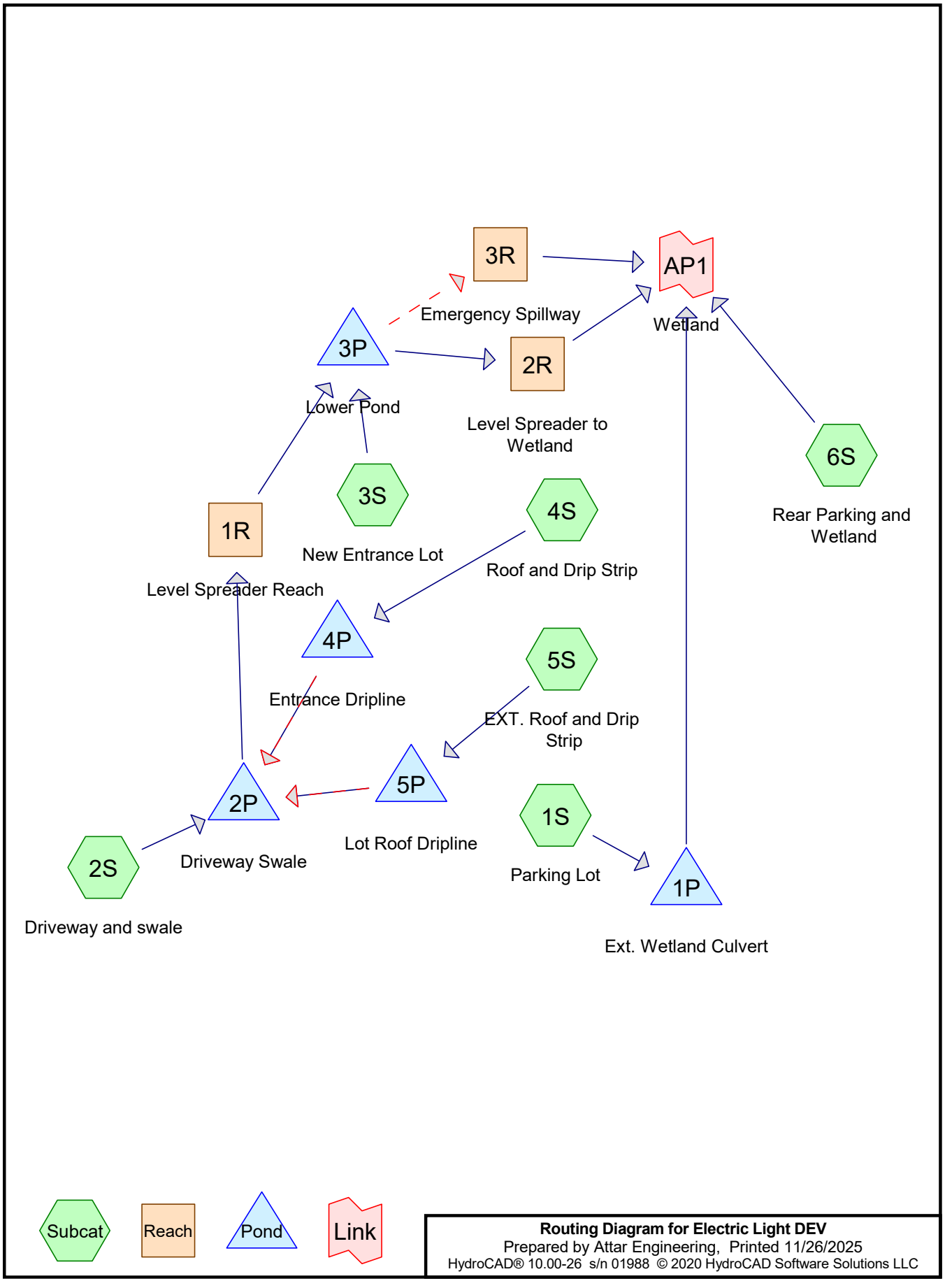
Primary OutFlow Max=5.48 cfs @ 12.50 hrs HW=158.10' (Free Discharge)
1=Culvert (Inlet Controls 5.48 cfs @ 3.19 fps)

Summary for Link AP1: Wetland

Inflow Area = 8.455 ac, 17.22% Impervious, Inflow Depth > 5.99" for 100-YR Storm event
Inflow = 39.80 cfs @ 12.26 hrs, Volume= 4.220 af
Primary = 39.80 cfs @ 12.26 hrs, Volume= 4.220 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

DEVELOPED CONDITION CALCULATIONS



Routing Diagram for Electric Light DEV
Prepared by Attar Engineering, Printed 11/26/2025

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.005	61	>75% Grass cover, Good, HSG B (6S)
0.940	80	>75% Grass cover, Good, HSG D (1S, 2S, 3S, 6S)
0.002	98	Impervious Area, HSG B (6S)
1.641	98	Impervious Area, HSG D (1S, 2S, 3S, 4S, 5S, 6S)
0.042	55	Woods, Good, HSG B (6S)
2.157	77	Woods, Good, HSG D (1S, 3S, 6S)
0.014	55	Woods/Wetland, Good, HSG B (6S)
3.477	77	Woods/Wetland, Good, HSG D (1S, 6S)
0.176	79	Woods/grass comb., Good, HSG D (2S, 3S)
8.454	**81**	**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: Parking Lot Runoff Area=33,888 sf 43.19% Impervious Runoff Depth>1.79"
Flow Length=259' Tc=20.1 min CN=86 Runoff=1.17 cfs 0.116 af

Subcatchment 2S: Driveway and swale Runoff Area=19,976 sf 43.44% Impervious Runoff Depth>1.96"
Flow Length=110' Tc=4.7 min CN=88 Runoff=1.14 cfs 0.075 af

Subcatchment 3S: New Entrance Lot Runoff Area=35,989 sf 14.99% Impervious Runoff Depth>1.49"
Flow Length=267' Tc=32.1 min CN=82 Runoff=0.86 cfs 0.102 af

Subcatchment 4S: Roof and Drip Strip Runoff Area=4,446 sf 100.00% Impervious Runoff Depth>2.87"
Flow Length=37' Tc=6.0 min CN=98 Runoff=0.32 cfs 0.024 af

Subcatchment 5S: EXT. Roof and Drip Runoff Area=2,670 sf 100.00% Impervious Runoff Depth>2.87"
Flow Length=33' Tc=6.0 min CN=98 Runoff=0.19 cfs 0.015 af

Subcatchment 6S: Rear Parking and Runoff Area=271,308 sf 13.17% Impervious Runoff Depth>1.36"
Flow Length=206' Tc=14.0 min CN=80 Runoff=8.25 cfs 0.708 af

Reach 1R: Level Spreader Reach Avg. Flow Depth=0.25' Max Vel=0.15 fps Inflow=0.97 cfs 0.110 af
n=0.800 L=62.0' S=0.0565 '/' Capacity=12.64 cfs Outflow=0.90 cfs 0.109 af

Reach 2R: Level Spreader to Wetland Avg. Flow Depth=0.22' Max Vel=0.19 fps Inflow=1.58 cfs 0.208 af
n=0.800 L=83.0' S=0.0964 '/' Capacity=26.40 cfs Outflow=1.52 cfs 0.206 af

Reach 3R: Emergency Spillway Avg. Flow Depth=0.00' Max Vel=0.00 fps Inflow=0.00 cfs 0.000 af
n=0.800 L=88.0' S=0.0966 '/' Capacity=26.43 cfs Outflow=0.00 cfs 0.000 af

Pond 1P: Ext. Wetland Culvert Peak Elev=157.20' Storage=726 cf Inflow=1.17 cfs 0.116 af
18.0" Round Culvert n=0.013 L=359.0' S=0.0320 '/' Outflow=1.00 cfs 0.112 af

Pond 2P: Driveway Swale Peak Elev=158.08' Storage=800 cf Inflow=1.40 cfs 0.113 af
12.0" Round Culvert n=0.013 L=175.0' S=0.0057 '/' Outflow=0.97 cfs 0.110 af

Pond 3P: Lower Pond Peak Elev=148.79' Storage=989 cf Inflow=1.75 cfs 0.212 af
Primary=1.58 cfs 0.208 af Secondary=0.00 cfs 0.000 af Outflow=1.58 cfs 0.208 af

Pond 4P: Entrance Dripline Peak Elev=160.31' Storage=245 cf Inflow=0.32 cfs 0.024 af
Primary=0.19 cfs 0.024 af Secondary=0.00 cfs 0.000 af Outflow=0.19 cfs 0.024 af

Pond 5P: Lot Roof Dripline Peak Elev=159.78' Storage=67 cf Inflow=0.19 cfs 0.015 af
Primary=0.16 cfs 0.014 af Secondary=0.00 cfs 0.000 af Outflow=0.16 cfs 0.014 af

Link AP1: Wetland Inflow=9.16 cfs 1.026 af
Primary=9.16 cfs 1.026 af

Total Runoff Area = 8.454 ac Runoff Volume = 1.040 af Average Runoff Depth = 1.48"
80.57% Pervious = 6.812 ac 19.43% Impervious = 1.642 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: Parking Lot Runoff Area=33,888 sf 43.19% Impervious Runoff Depth>3.16"
Flow Length=259' Tc=20.1 min CN=86 Runoff=2.05 cfs 0.205 af

Subcatchment 2S: Driveway and swale Runoff Area=19,976 sf 43.44% Impervious Runoff Depth>3.37"
Flow Length=110' Tc=4.7 min CN=88 Runoff=1.91 cfs 0.129 af

Subcatchment 3S: New Entrance Lot Runoff Area=35,989 sf 14.99% Impervious Runoff Depth>2.78"
Flow Length=267' Tc=32.1 min CN=82 Runoff=1.58 cfs 0.191 af

Subcatchment 4S: Roof and Drip Strip Runoff Area=4,446 sf 100.00% Impervious Runoff Depth>4.33"
Flow Length=37' Tc=6.0 min CN=98 Runoff=0.48 cfs 0.037 af

Subcatchment 5S: EXT. Roof and Drip Runoff Area=2,670 sf 100.00% Impervious Runoff Depth>4.33"
Flow Length=33' Tc=6.0 min CN=98 Runoff=0.29 cfs 0.022 af

Subcatchment 6S: Rear Parking and Runoff Area=271,308 sf 13.17% Impervious Runoff Depth>2.61"
Flow Length=206' Tc=14.0 min CN=80 Runoff=15.82 cfs 1.356 af

Reach 1R: Level Spreader Reach Avg. Flow Depth=0.34' Max Vel=0.18 fps Inflow=1.62 cfs 0.183 af
n=0.800 L=62.0' S=0.0565 '/' Capacity=12.64 cfs Outflow=1.54 cfs 0.182 af

Reach 2R: Level Spreader to Wetland Avg. Flow Depth=0.30' Max Vel=0.22 fps Inflow=2.60 cfs 0.369 af
n=0.800 L=83.0' S=0.0964 '/' Capacity=26.40 cfs Outflow=2.56 cfs 0.366 af

Reach 3R: Emergency Spillway Avg. Flow Depth=0.00' Max Vel=0.00 fps Inflow=0.00 cfs 0.000 af
n=0.800 L=88.0' S=0.0966 '/' Capacity=26.43 cfs Outflow=0.00 cfs 0.000 af

Pond 1P: Ext. Wetland Culvert Peak Elev=157.39' Storage=1,104 cf Inflow=2.05 cfs 0.205 af
18.0" Round Culvert n=0.013 L=359.0' S=0.0320 '/' Outflow=1.75 cfs 0.201 af

Pond 2P: Driveway Swale Peak Elev=158.30' Storage=1,190 cf Inflow=2.33 cfs 0.187 af
12.0" Round Culvert n=0.013 L=175.0' S=0.0057 '/' Outflow=1.62 cfs 0.183 af

Pond 3P: Lower Pond Peak Elev=149.26' Storage=1,763 cf Inflow=3.08 cfs 0.373 af
Primary=2.60 cfs 0.369 af Secondary=0.00 cfs 0.000 af Outflow=2.60 cfs 0.369 af

Pond 4P: Entrance Dripline Peak Elev=160.41' Storage=326 cf Inflow=0.48 cfs 0.037 af
Primary=0.30 cfs 0.036 af Secondary=0.00 cfs 0.000 af Outflow=0.30 cfs 0.036 af

Pond 5P: Lot Roof Dripline Peak Elev=159.86' Storage=86 cf Inflow=0.29 cfs 0.022 af
Primary=0.25 cfs 0.022 af Secondary=0.00 cfs 0.000 af Outflow=0.25 cfs 0.022 af

Link AP1: Wetland Inflow=17.67 cfs 1.923 af
Primary=17.67 cfs 1.923 af

Total Runoff Area = 8.454 ac Runoff Volume = 1.940 af Average Runoff Depth = 2.75"
80.57% Pervious = 6.812 ac 19.43% Impervious = 1.642 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: Parking Lot Runoff Area=33,888 sf 43.19% Impervious Runoff Depth>4.32"
Flow Length=259' Tc=20.1 min CN=86 Runoff=2.76 cfs 0.280 af

Subcatchment 2S: Driveway and swale Runoff Area=19,976 sf 43.44% Impervious Runoff Depth>4.55"
Flow Length=110' Tc=4.7 min CN=88 Runoff=2.54 cfs 0.174 af

Subcatchment 3S: New Entrance Lot Runoff Area=35,989 sf 14.99% Impervious Runoff Depth>3.89"
Flow Length=267' Tc=32.1 min CN=82 Runoff=2.20 cfs 0.268 af

Subcatchment 4S: Roof and Drip Strip Runoff Area=4,446 sf 100.00% Impervious Runoff Depth>5.51"
Flow Length=37' Tc=6.0 min CN=98 Runoff=0.61 cfs 0.047 af

Subcatchment 5S: EXT. Roof and Drip Runoff Area=2,670 sf 100.00% Impervious Runoff Depth>5.51"
Flow Length=33' Tc=6.0 min CN=98 Runoff=0.36 cfs 0.028 af

Subcatchment 6S: Rear Parking and Runoff Area=271,308 sf 13.17% Impervious Runoff Depth>3.71"
Flow Length=206' Tc=14.0 min CN=80 Runoff=22.25 cfs 1.924 af

Reach 1R: Level Spreader Reach Avg. Flow Depth=0.39' Max Vel=0.20 fps Inflow=2.06 cfs 0.244 af
n=0.800 L=62.0' S=0.0565 '/' Capacity=12.64 cfs Outflow=1.99 cfs 0.243 af

Reach 2R: Level Spreader to Wetland Avg. Flow Depth=0.34' Max Vel=0.24 fps Inflow=3.29 cfs 0.506 af
n=0.800 L=83.0' S=0.0964 '/' Capacity=26.40 cfs Outflow=3.26 cfs 0.502 af

Reach 3R: Emergency Spillway Avg. Flow Depth=0.00' Max Vel=0.00 fps Inflow=0.00 cfs 0.000 af
n=0.800 L=88.0' S=0.0966 '/' Capacity=26.43 cfs Outflow=0.00 cfs 0.000 af

Pond 1P: Ext. Wetland Culvert Peak Elev=157.51' Storage=1,413 cf Inflow=2.76 cfs 0.280 af
18.0" Round Culvert n=0.013 L=359.0' S=0.0320 '/' Outflow=2.36 cfs 0.276 af

Pond 2P: Driveway Swale Peak Elev=158.47' Storage=1,528 cf Inflow=3.08 cfs 0.248 af
12.0" Round Culvert n=0.013 L=175.0' S=0.0057 '/' Outflow=2.06 cfs 0.244 af

Pond 3P: Lower Pond Peak Elev=149.72' Storage=2,638 cf Inflow=4.14 cfs 0.510 af
Primary=3.29 cfs 0.506 af Secondary=0.00 cfs 0.000 af Outflow=3.29 cfs 0.506 af

Pond 4P: Entrance Dripline Peak Elev=160.49' Storage=393 cf Inflow=0.61 cfs 0.047 af
Primary=0.37 cfs 0.046 af Secondary=0.00 cfs 0.000 af Outflow=0.37 cfs 0.046 af

Pond 5P: Lot Roof Dripline Peak Elev=159.93' Storage=102 cf Inflow=0.36 cfs 0.028 af
Primary=0.31 cfs 0.028 af Secondary=0.00 cfs 0.000 af Outflow=0.31 cfs 0.028 af

Link AP1: Wetland Inflow=24.93 cfs 2.702 af
Primary=24.93 cfs 2.702 af

Total Runoff Area = 8.454 ac Runoff Volume = 2.721 af Average Runoff Depth = 3.86"
80.57% Pervious = 6.812 ac 19.43% Impervious = 1.642 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: Parking Lot Runoff Area=33,888 sf 43.19% Impervious Runoff Depth>5.32"
Flow Length=259' Tc=20.1 min CN=86 Runoff=3.36 cfs 0.345 af

Subcatchment 2S: Driveway and swale Runoff Area=19,976 sf 43.44% Impervious Runoff Depth>5.56"
Flow Length=110' Tc=4.7 min CN=88 Runoff=3.08 cfs 0.213 af

Subcatchment 3S: New Entrance Lot Runoff Area=35,989 sf 14.99% Impervious Runoff Depth>4.86"
Flow Length=267' Tc=32.1 min CN=82 Runoff=2.72 cfs 0.335 af

Subcatchment 4S: Roof and Drip Strip Runoff Area=4,446 sf 100.00% Impervious Runoff Depth>6.51"
Flow Length=37' Tc=6.0 min CN=98 Runoff=0.71 cfs 0.055 af

Subcatchment 5S: EXT. Roof and Drip Runoff Area=2,670 sf 100.00% Impervious Runoff Depth>6.51"
Flow Length=33' Tc=6.0 min CN=98 Runoff=0.43 cfs 0.033 af

Subcatchment 6S: Rear Parking and Runoff Area=271,308 sf 13.17% Impervious Runoff Depth>4.66"
Flow Length=206' Tc=14.0 min CN=80 Runoff=27.76 cfs 2.421 af

Reach 1R: Level Spreader Reach Avg. Flow Depth=0.42' Max Vel=0.21 fps Inflow=2.35 cfs 0.296 af
n=0.800 L=62.0' S=0.0565 '/' Capacity=12.64 cfs Outflow=2.29 cfs 0.294 af

Reach 2R: Level Spreader to Wetland Avg. Flow Depth=0.37' Max Vel=0.25 fps Inflow=3.79 cfs 0.624 af
n=0.800 L=83.0' S=0.0964 '/' Capacity=26.40 cfs Outflow=3.76 cfs 0.619 af

Reach 3R: Emergency Spillway Avg. Flow Depth=0.00' Max Vel=0.00 fps Inflow=0.00 cfs 0.000 af
n=0.800 L=88.0' S=0.0966 '/' Capacity=26.43 cfs Outflow=0.00 cfs 0.000 af

Pond 1P: Ext. Wetland Culvert Peak Elev=157.61' Storage=1,678 cf Inflow=3.36 cfs 0.345 af
18.0" Round Culvert n=0.013 L=359.0' S=0.0320 '/' Outflow=2.87 cfs 0.341 af

Pond 2P: Driveway Swale Peak Elev=158.62' Storage=1,851 cf Inflow=3.73 cfs 0.300 af
12.0" Round Culvert n=0.013 L=175.0' S=0.0057 '/' Outflow=2.35 cfs 0.296 af

Pond 3P: Lower Pond Peak Elev=150.11' Storage=3,506 cf Inflow=4.98 cfs 0.629 af
Primary=3.79 cfs 0.624 af Secondary=0.00 cfs 0.000 af Outflow=3.79 cfs 0.624 af

Pond 4P: Entrance Dripline Peak Elev=160.57' Storage=454 cf Inflow=0.71 cfs 0.055 af
Primary=0.42 cfs 0.054 af Secondary=0.00 cfs 0.000 af Outflow=0.42 cfs 0.054 af

Pond 5P: Lot Roof Dripline Peak Elev=159.99' Storage=116 cf Inflow=0.43 cfs 0.033 af
Primary=0.36 cfs 0.033 af Secondary=0.00 cfs 0.000 af Outflow=0.36 cfs 0.033 af

Link AP1: Wetland Inflow=31.13 cfs 3.381 af
Primary=31.13 cfs 3.381 af

Total Runoff Area = 8.454 ac Runoff Volume = 3.402 af Average Runoff Depth = 4.83"
80.57% Pervious = 6.812 ac 19.43% Impervious = 1.642 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: Parking Lot Runoff Area=33,888 sf 43.19% Impervious Runoff Depth>6.61"
Flow Length=259' Tc=20.1 min CN=86 Runoff=4.13 cfs 0.428 af

Subcatchment 2S: Driveway and swale Runoff Area=19,976 sf 43.44% Impervious Runoff Depth>6.85"
Flow Length=110' Tc=4.7 min CN=88 Runoff=3.75 cfs 0.262 af

Subcatchment 3S: New Entrance Lot Runoff Area=35,989 sf 14.99% Impervious Runoff Depth>6.12"
Flow Length=267' Tc=32.1 min CN=82 Runoff=3.39 cfs 0.421 af

Subcatchment 4S: Roof and Drip Strip Runoff Area=4,446 sf 100.00% Impervious Runoff Depth>7.78"
Flow Length=37' Tc=6.0 min CN=98 Runoff=0.85 cfs 0.066 af

Subcatchment 5S: EXT. Roof and Drip Runoff Area=2,670 sf 100.00% Impervious Runoff Depth>7.78"
Flow Length=33' Tc=6.0 min CN=98 Runoff=0.51 cfs 0.040 af

Subcatchment 6S: Rear Parking and Runoff Area=271,308 sf 13.17% Impervious Runoff Depth>5.91"
Flow Length=206' Tc=14.0 min CN=80 Runoff=34.80 cfs 3.068 af

Reach 1R: Level Spreader Reach Avg. Flow Depth=0.45' Max Vel=0.21 fps Inflow=2.69 cfs 0.362 af
n=0.800 L=62.0' S=0.0565 '/' Capacity=12.64 cfs Outflow=2.64 cfs 0.360 af

Reach 2R: Level Spreader to Wetland Avg. Flow Depth=0.39' Max Vel=0.26 fps Inflow=4.33 cfs 0.775 af
n=0.800 L=83.0' S=0.0964 '/' Capacity=26.40 cfs Outflow=4.31 cfs 0.770 af

Reach 3R: Emergency Spillway Avg. Flow Depth=0.00' Max Vel=0.00 fps Inflow=0.00 cfs 0.000 af
n=0.800 L=88.0' S=0.0966 '/' Capacity=26.43 cfs Outflow=0.00 cfs 0.000 af

Pond 1P: Ext. Wetland Culvert Peak Elev=157.73' Storage=2,024 cf Inflow=4.13 cfs 0.428 af
18.0" Round Culvert n=0.013 L=359.0' S=0.0320 '/' Outflow=3.50 cfs 0.423 af

Pond 2P: Driveway Swale Peak Elev=158.81' Storage=2,293 cf Inflow=4.50 cfs 0.366 af
12.0" Round Culvert n=0.013 L=175.0' S=0.0057 '/' Outflow=2.69 cfs 0.362 af

Pond 3P: Lower Pond Peak Elev=150.61' Storage=4,745 cf Inflow=6.00 cfs 0.781 af
Primary=4.33 cfs 0.775 af Secondary=0.00 cfs 0.000 af Outflow=4.33 cfs 0.775 af

Pond 4P: Entrance Dripline Peak Elev=160.67' Storage=534 cf Inflow=0.85 cfs 0.066 af
Primary=0.48 cfs 0.065 af Secondary=0.00 cfs 0.000 af Outflow=0.48 cfs 0.065 af

Pond 5P: Lot Roof Dripline Peak Elev=160.07' Storage=136 cf Inflow=0.51 cfs 0.040 af
Primary=0.42 cfs 0.039 af Secondary=0.00 cfs 0.000 af Outflow=0.42 cfs 0.039 af

Link AP1: Wetland Inflow=39.02 cfs 4.262 af
Primary=39.02 cfs 4.262 af

Total Runoff Area = 8.454 ac Runoff Volume = 4.285 af Average Runoff Depth = 6.08"
80.57% Pervious = 6.812 ac 19.43% Impervious = 1.642 ac

Summary for Subcatchment 1S: Parking Lot

Runoff = 4.13 cfs @ 12.27 hrs, Volume= 0.428 af, Depth> 6.61"

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-YR Storm Rainfall=8.70"

	Area (sf)	CN	Description
	14,635	98	Impervious Area, HSG D
	2,181	80	>75% Grass cover, Good, HSG D
	14,518	77	Woods, Good, HSG D
*	2,554	77	Woods/Wetland, Good, HSG D
	33,888	86	Weighted Average
	19,253		56.81% Pervious Area
	14,635		43.19% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.2	82	0.0300	0.13		**Sheet Flow, Roadside Swale** Grass: Dense n= 0.240 P2= 3.30"
4.6	18	0.0300	0.07		**Sheet Flow, Woods** Woods: Light underbrush n= 0.400 P2= 3.30"
0.7	56	0.0714	1.34		**Shallow Concentrated Flow, Wooded SCF** Woodland Kv= 5.0 fps
4.6	103	0.0223	0.37		**Shallow Concentrated Flow, Wetland SCF** Forest w/Heavy Litter Kv= 2.5 fps
20.1	259	Total			

Summary for Subcatchment 2S: Driveway and swale

[49] Hint: Tc<2dt may require smaller dt

Runoff = 3.75 cfs @ 12.07 hrs, Volume= 0.262 af, Depth> 6.85"

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-YR Storm Rainfall=8.70"

	Area (sf)	CN	Description
*	8,677	98	Impervious Area, HSG D
	4,809	79	Woods/grass comb., Good, HSG D
	6,490	80	>75% Grass cover, Good, HSG D
	19,976	88	Weighted Average
	11,299		56.56% Pervious Area
	8,677		43.44% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.7	47	0.0200	1.20		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 3.30"
4.0	63	0.0700	0.26		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.30"
4.7	110	Total			

Summary for Subcatchment 3S: New Entrance Lot

Runoff = 3.39 cfs @ 12.43 hrs, Volume= 0.421 af, Depth> 6.12"

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-YR Storm Rainfall=8.70"

	Area (sf)	CN	Description
*	5,393	98	Impervious Area, HSG D
	17,051	80	>75% Grass cover, Good, HSG D
	10,698	77	Woods, Good, HSG D
	2,847	79	Woods/grass comb., Good, HSG D
	35,989	82	Weighted Average
	30,596		85.01% Pervious Area
	5,393		14.99% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.9	100	0.0350	0.10		**Sheet Flow,** Woods: Light underbrush n= 0.400 P2= 3.30"
2.7	67	0.0070	0.42		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
12.5	100	0.0750	0.13		**Sheet Flow, new level spreader** Woods: Light underbrush n= 0.400 P2= 3.30"
32.1	267	Total			

Summary for Subcatchment 4S: Roof and Drip Strip

Runoff = 0.85 cfs @ 12.09 hrs, Volume= 0.066 af, Depth> 7.78"

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-YR Storm Rainfall=8.70"

	Area (sf)	CN	Description
*	4,446	98	Impervious Area, HSG D
	4,446		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0	37		0.10		**Direct Entry,**

Summary for Subcatchment 5S: EXT. Roof and Drip Strip

Runoff = 0.51 cfs @ 12.09 hrs, Volume= 0.040 af, Depth> 7.78"

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-YR Storm Rainfall=8.70"

	Area (sf)	CN	Description
*	2,670	98	Impervious Area, HSG D
	2,670		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0	33		0.09		**Direct Entry,**

Summary for Subcatchment 6S: Rear Parking and Wetland

Runoff = 34.80 cfs @ 12.19 hrs, Volume= 3.068 af, Depth> 5.91"

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-YR Storm Rainfall=8.70"

	Area (sf)	CN	Description
	15,236	80	>75% Grass cover, Good, HSG D
	35,647	98	Impervious Area, HSG D
	68,763	77	Woods, Good, HSG D
*	148,914	77	Woods/Wetland, Good, HSG D
	1,845	55	Woods, Good, HSG B
	212	61	>75% Grass cover, Good, HSG B
	74	98	Impervious Area, HSG B
*	617	55	Woods/Wetland, Good, HSG B
	271,308	80	Weighted Average
	235,587		86.83% Pervious Area
	35,721		13.17% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.8	100	0.0700	0.13		**Sheet Flow,** Woods: Light underbrush n= 0.400 P2= 3.30"
1.2	106	0.0943	1.54		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
14.0	206	Total			

Summary for Reach 1R: Level Spreader Reach

[79] Warning: Submerged Pond 2P Primary device # 1 OUTLET by 0.45'

Inflow Area = 0.622 ac, 58.29% Impervious, Inflow Depth > 6.99" for 100-YR Storm event
Inflow = 2.69 cfs @ 12.21 hrs, Volume= 0.362 af
Outflow = 2.64 cfs @ 12.37 hrs, Volume= 0.360 af, Atten= 2%, Lag= 9.5 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 0.21 fps, Min. Travel Time= 4.8 min
Avg. Velocity = 0.09 fps, Avg. Travel Time= 11.9 min

Peak Storage= 762 cf @ 12.29 hrs
Average Depth at Peak Storage= 0.45'
Bank-Full Depth= 1.00' Flow Area= 38.0 sf, Capacity= 12.64 cfs

18.00' x 1.00' deep channel, n= 0.800 Sheet flow: Woods+dense brush
Side Slope Z-value= 20.0 '/' Top Width= 58.00'
Length= 62.0' Slope= 0.0565 '/'
Inlet Invert= 156.50', Outlet Invert= 153.00'

‡

Summary for Reach 2R: Level Spreader to Wetland

[79] Warning: Submerged Pond 3P Primary device # 1 OUTLET by 0.39'

Inflow Area = 1.448 ac, 33.59% Impervious, Inflow Depth > 6.43" for 100-YR Storm event
Inflow = 4.33 cfs @ 12.70 hrs, Volume= 0.775 af
Outflow = 4.31 cfs @ 12.85 hrs, Volume= 0.770 af, Atten= 1%, Lag= 9.1 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 0.26 fps, Min. Travel Time= 5.3 min
Avg. Velocity = 0.11 fps, Avg. Travel Time= 12.4 min

Peak Storage= 1,364 cf @ 12.76 hrs
Average Depth at Peak Storage= 0.39'
Bank-Full Depth= 1.00' Flow Area= 60.0 sf, Capacity= 26.40 cfs

30.00' x 1.00' deep channel, n= 0.800 Sheet flow: Woods+dense brush
Side Slope Z-value= 30.0 '/' Top Width= 90.00'
Length= 83.0' Slope= 0.0964 '/'
Inlet Invert= 147.50', Outlet Invert= 139.50'

‡

Summary for Reach 3R: Emergency Spillway

Inflow = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af
Outflow = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 0.00 fps, Min. Travel Time= 0.0 min
Avg. Velocity = 0.00 fps, Avg. Travel Time= 0.0 min

Peak Storage= 0 cf @ 5.00 hrs
Average Depth at Peak Storage= 0.00'
Bank-Full Depth= 1.00' Flow Area= 60.0 sf, Capacity= 26.43 cfs

30.00' x 1.00' deep channel, n= 0.800 Sheet flow: Woods+dense brush
Side Slope Z-value= 30.0 '/' Top Width= 90.00'
Length= 88.0' Slope= 0.0966 '/'
Inlet Invert= 148.00', Outlet Invert= 139.50'

‡

Summary for Pond 1P: Ext. Wetland Culvert

[82] Warning: Early inflow requires earlier time span

Inflow Area = 0.778 ac, 43.19% Impervious, Inflow Depth > 6.61" for 100-YR Storm event
Inflow = 4.13 cfs @ 12.27 hrs, Volume= 0.428 af
Outflow = 3.50 cfs @ 12.39 hrs, Volume= 0.423 af, Atten= 15%, Lag= 7.4 min
Primary = 3.50 cfs @ 12.39 hrs, Volume= 0.423 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 157.73' @ 12.39 hrs Surf.Area= 3,114 sf Storage= 2,024 cf

Plug-Flow detention time= 16.6 min calculated for 0.423 af (99% of inflow)
Center-of-Mass det. time= 11.9 min (779.4 - 767.5)

Volume	Invert	Avail.Storage	Storage Description
#1	156.50'	18,921 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
156.50	190	0	0
158.00	3,770	2,970	2,970
160.00	12,181	15,951	18,921

Device	Routing	Invert	Outlet Devices
#1	Primary	156.70'	**18.0" Round Culvert**

L= 359.0' CPP, projecting, no headwall, Ke= 0.900
Inlet / Outlet Invert= 156.70' / 145.20' S= 0.0320 '/' Cc= 0.900
n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.77 sf

Primary OutFlow Max=3.49 cfs @ 12.39 hrs HW=157.72' (Free Discharge)
1=Culvert (Inlet Controls 3.49 cfs @ 2.72 fps)

Summary for Pond 2P: Driveway Swale

[82] Warning: Early inflow requires earlier time span
[79] Warning: Submerged Pond 4P Primary device # 1 OUTLET by 1.21'
[79] Warning: Submerged Pond 5P Primary device # 1 OUTLET by 1.21'

Inflow Area = 0.622 ac, 58.29% Impervious, Inflow Depth > 7.07" for 100-YR Storm event
Inflow = 4.50 cfs @ 12.07 hrs, Volume= 0.366 af
Outflow = 2.69 cfs @ 12.21 hrs, Volume= 0.362 af, Atten= 40%, Lag= 8.5 min
Primary = 2.69 cfs @ 12.21 hrs, Volume= 0.362 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 158.81' @ 12.21 hrs Surf.Area= 2,420 sf Storage= 2,293 cf

Plug-Flow detention time= 19.5 min calculated for 0.361 af (99% of inflow)
Center-of-Mass det. time= 14.6 min (765.9 - 751.3)

Volume	Invert	Avail.Storage	Storage Description
#1	157.50'	5,899 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
157.50	1,101	0	0
158.00	1,579	670	670
160.00	3,650	5,229	5,899

Device	Routing	Invert	Outlet Devices
#1	Primary	157.50'	**12.0" Round Culvert**

L= 175.0' CPP, projecting, no headwall, Ke= 0.900
Inlet / Outlet Invert= 157.50' / 156.50' S= 0.0057 '/' Cc= 0.900
n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=2.68 cfs @ 12.21 hrs HW=158.81' (Free Discharge)
1=Culvert (Inlet Controls 2.68 cfs @ 3.42 fps)

Summary for Pond 3P: Lower Pond

Inflow Area = 1.448 ac, 33.59% Impervious, Inflow Depth > 6.47" for 100-YR Storm event
Inflow = 6.00 cfs @ 12.41 hrs, Volume= 0.781 af
Outflow = 4.33 cfs @ 12.70 hrs, Volume= 0.775 af, Atten= 28%, Lag= 17.2 min
Primary = 4.33 cfs @ 12.70 hrs, Volume= 0.775 af
Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Peak Elev= 150.61' @ 12.70 hrs Surf.Area= 2,723 sf Storage= 4,745 cf

Plug-Flow detention time= 15.4 min calculated for 0.773 af (99% of inflow)
Center-of-Mass det. time= 12.5 min (793.8 - 781.2)

Volume	Invert	Avail.Storage	Storage Description
#1	148.00'	13,649 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
148.00	1,016	0	0
150.00	2,230	3,246	3,246
152.00	3,858	6,088	9,334
153.00	4,771	4,315	13,649

Device	Routing	Invert	Outlet Devices
#1	Primary	148.00'	**12.0" Round Culvert** L= 32.7' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 148.00' / 147.50' S= 0.0153 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf
#2	Secondary	151.00'	**24.0' long x 14.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.64 2.67 2.70 2.65 2.64 2.65 2.65 2.63

Primary OutFlow Max=4.33 cfs @ 12.70 hrs HW=150.61' (Free Discharge)
1=Culvert (Inlet Controls 4.33 cfs @ 5.52 fps)

Secondary OutFlow Max=0.00 cfs @ 5.00 hrs HW=148.00' (Free Discharge)
2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Summary for Pond 4P: Entrance Dripline

[82] Warning: Early inflow requires earlier time span

Inflow Area = 0.102 ac,100.00% Impervious, Inflow Depth > 7.78" for 100-YR Storm event
Inflow = 0.85 cfs @ 12.09 hrs, Volume= 0.066 af
Outflow = 0.48 cfs @ 12.21 hrs, Volume= 0.065 af, Atten= 43%, Lag= 7.5 min
Primary = 0.48 cfs @ 12.21 hrs, Volume= 0.065 af
Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 160.67' @ 12.21 hrs Surf.Area= 795 sf Storage= 534 cf

Plug-Flow detention time= 33.1 min calculated for 0.065 af (98% of inflow)
Center-of-Mass det. time= 24.1 min (756.9 - 732.8)

Volume	Invert	Avail.Storage	Storage Description
#1	160.00'	1,590 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
160.00	795	0	0
162.00	795	1,590	1,590

Device	Routing	Invert	Outlet Devices
#1	Primary	160.00'	**6.0" Round Culvert** L= 24.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 160.00' / 157.60' S= 0.1000 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf
#2	Secondary	161.90'	**44.0' 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=0.48 cfs @ 12.21 hrs HW=160.67' (Free Discharge)
↑—**1=Culvert** (Inlet Controls 0.48 cfs @ 2.46 fps)

Secondary OutFlow Max=0.00 cfs @ 5.00 hrs HW=160.00' (Free Discharge)
↑—**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Summary for Pond 5P: Lot Roof Dripline

[82] Warning: Early inflow requires earlier time span

Inflow Area = 0.061 ac,100.00% Impervious, Inflow Depth > 7.78" for 100-YR Storm event
Inflow = 0.51 cfs @ 12.09 hrs, Volume= 0.040 af
Outflow = 0.42 cfs @ 12.14 hrs, Volume= 0.039 af, Atten= 17%, Lag= 3.5 min
Primary = 0.42 cfs @ 12.14 hrs, Volume= 0.039 af
Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 160.07' @ 12.14 hrs Surf.Area= 238 sf Storage= 136 cf

Plug-Flow detention time= 12.6 min calculated for 0.039 af (99% of inflow)
Center-of-Mass det. time= 9.0 min (741.8 - 732.8)

Volume	Invert	Avail.Storage	Storage Description
#1	159.50'	476 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
159.50	238	0	0
161.50	238	476	476

Device	Routing	Invert	Outlet Devices
#1	Primary	159.50'	**6.0" Round Culvert** L= 102.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 159.50' / 157.60' S= 0.0186 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf
#2	Secondary	160.90'	**48.0' 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

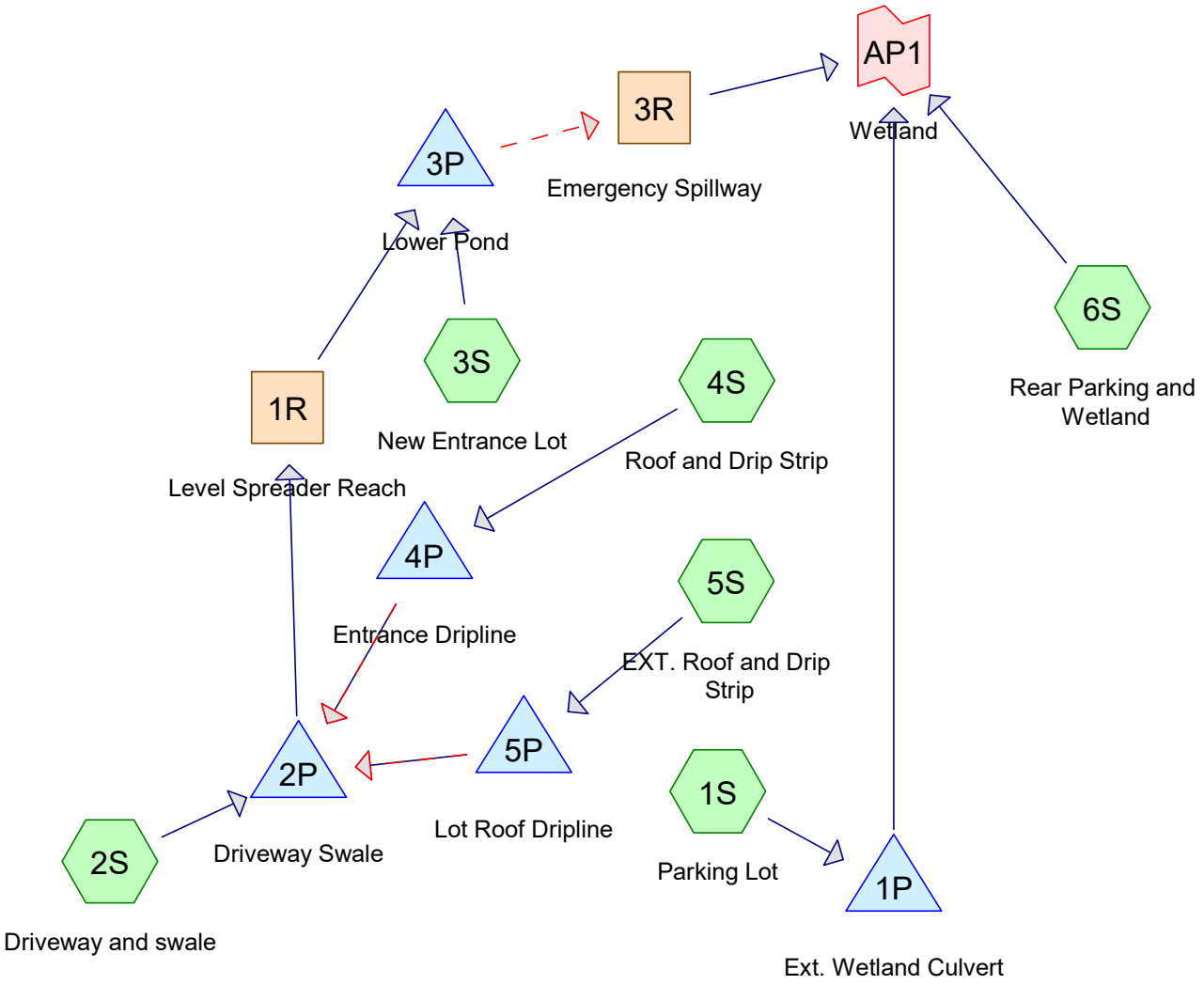
Primary OutFlow Max=0.42 cfs @ 12.14 hrs HW=160.07' (Free Discharge)
└**1=Culvert** (Inlet Controls 0.42 cfs @ 2.14 fps)

Secondary OutFlow Max=0.00 cfs @ 5.00 hrs HW=159.50' (Free Discharge)
└**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Summary for Link AP1: Wetland

Inflow Area = 8.454 ac, 19.43% Impervious, Inflow Depth > 6.05" for 100-YR Storm event
Inflow = 39.02 cfs @ 12.20 hrs, Volume= 4.262 af
Primary = 39.02 cfs @ 12.20 hrs, Volume= 4.262 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs



Subcat Reach Pond Link

Routing Diagram for Electric Light DEV Clogged
Prepared by Attar Engineering, Printed 11/26/2025

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.005	61	>75% Grass cover, Good, HSG B (6S)
0.940	80	>75% Grass cover, Good, HSG D (1S, 2S, 3S, 6S)
0.002	98	Impervious Area, HSG B (6S)
1.641	98	Impervious Area, HSG D (1S, 2S, 3S, 4S, 5S, 6S)
0.042	55	Woods, Good, HSG B (6S)
2.157	77	Woods, Good, HSG D (1S, 3S, 6S)
0.014	55	Woods/Wetland, Good, HSG B (6S)
3.477	77	Woods/Wetland, Good, HSG D (1S, 6S)
0.176	79	Woods/grass comb., Good, HSG D (2S, 3S)
8.454	**81**	**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: Parking Lot Runoff Area=33,888 sf 43.19% Impervious Runoff Depth>1.79"
Flow Length=259' Tc=20.1 min CN=86 Runoff=1.17 cfs 0.116 af

Subcatchment 2S: Driveway and swale Runoff Area=19,976 sf 43.44% Impervious Runoff Depth>1.96"
Flow Length=110' Tc=4.7 min CN=88 Runoff=1.14 cfs 0.075 af

Subcatchment 3S: New Entrance Lot Runoff Area=35,989 sf 14.99% Impervious Runoff Depth>1.49"
Flow Length=288' Tc=20.0 min CN=82 Runoff=1.05 cfs 0.103 af

Subcatchment 4S: Roof and Drip Strip Runoff Area=4,446 sf 100.00% Impervious Runoff Depth>2.87"
Flow Length=37' Tc=6.0 min CN=98 Runoff=0.32 cfs 0.024 af

Subcatchment 5S: EXT. Roof and Drip Runoff Area=2,670 sf 100.00% Impervious Runoff Depth>2.87"
Flow Length=33' Tc=6.0 min CN=98 Runoff=0.19 cfs 0.015 af

Subcatchment 6S: Rear Parking and Runoff Area=271,308 sf 13.17% Impervious Runoff Depth>1.36"
Flow Length=206' Tc=14.0 min CN=80 Runoff=8.25 cfs 0.708 af

Reach 1R: Level Spreader Reach Avg. Flow Depth=0.25' Max Vel=0.15 fps Inflow=0.97 cfs 0.110 af
n=0.800 L=62.0' S=0.0565 '/' Capacity=12.64 cfs Outflow=0.90 cfs 0.109 af

Reach 3R: Emergency Spillway Avg. Flow Depth=0.24' Max Vel=0.20 fps Inflow=1.86 cfs 0.212 af
n=0.800 L=88.0' S=0.0966 '/' Capacity=26.43 cfs Outflow=1.72 cfs 0.209 af

Pond 1P: Ext. Wetland Culvert Peak Elev=157.20' Storage=726 cf Inflow=1.17 cfs 0.116 af
18.0" Round Culvert n=0.013 L=359.0' S=0.0320 '/' Outflow=1.00 cfs 0.112 af

Pond 2P: Driveway Swale Peak Elev=158.08' Storage=800 cf Inflow=1.40 cfs 0.113 af
12.0" Round Culvert n=0.013 L=175.0' S=0.0057 '/' Outflow=0.97 cfs 0.110 af

Pond 3P: Lower Pond Peak Elev=151.11' Storage=6,212 cf Inflow=1.87 cfs 0.212 af
Outflow=1.86 cfs 0.212 af

Pond 4P: Entrance Dripline Peak Elev=160.31' Storage=245 cf Inflow=0.32 cfs 0.024 af
Primary=0.19 cfs 0.024 af Secondary=0.00 cfs 0.000 af Outflow=0.19 cfs 0.024 af

Pond 5P: Lot Roof Dripline Peak Elev=159.78' Storage=67 cf Inflow=0.19 cfs 0.015 af
Primary=0.16 cfs 0.014 af Secondary=0.00 cfs 0.000 af Outflow=0.16 cfs 0.014 af

Link AP1: Wetland Inflow=9.35 cfs 1.029 af
Primary=9.35 cfs 1.029 af

Total Runoff Area = 8.454 ac Runoff Volume = 1.040 af Average Runoff Depth = 1.48"
80.57% Pervious = 6.812 ac 19.43% Impervious = 1.642 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: Parking Lot Runoff Area=33,888 sf 43.19% Impervious Runoff Depth>3.16"
Flow Length=259' Tc=20.1 min CN=86 Runoff=2.05 cfs 0.205 af

Subcatchment 2S: Driveway and swale Runoff Area=19,976 sf 43.44% Impervious Runoff Depth>3.37"
Flow Length=110' Tc=4.7 min CN=88 Runoff=1.91 cfs 0.129 af

Subcatchment 3S: New Entrance Lot Runoff Area=35,989 sf 14.99% Impervious Runoff Depth>2.79"
Flow Length=288' Tc=20.0 min CN=82 Runoff=1.95 cfs 0.192 af

Subcatchment 4S: Roof and Drip Strip Runoff Area=4,446 sf 100.00% Impervious Runoff Depth>4.33"
Flow Length=37' Tc=6.0 min CN=98 Runoff=0.48 cfs 0.037 af

Subcatchment 5S: EXT. Roof and Drip Runoff Area=2,670 sf 100.00% Impervious Runoff Depth>4.33"
Flow Length=33' Tc=6.0 min CN=98 Runoff=0.29 cfs 0.022 af

Subcatchment 6S: Rear Parking and Runoff Area=271,308 sf 13.17% Impervious Runoff Depth>2.61"
Flow Length=206' Tc=14.0 min CN=80 Runoff=15.82 cfs 1.356 af

Reach 1R: Level Spreader Reach Avg. Flow Depth=0.34' Max Vel=0.18 fps Inflow=1.62 cfs 0.183 af
n=0.800 L=62.0' S=0.0565 '/' Capacity=12.64 cfs Outflow=1.54 cfs 0.182 af

Reach 3R: Emergency Spillway Avg. Flow Depth=0.33' Max Vel=0.24 fps Inflow=3.38 cfs 0.373 af
n=0.800 L=88.0' S=0.0966 '/' Capacity=26.43 cfs Outflow=3.20 cfs 0.370 af

Pond 1P: Ext. Wetland Culvert Peak Elev=157.39' Storage=1,104 cf Inflow=2.05 cfs 0.205 af
18.0" Round Culvert n=0.013 L=359.0' S=0.0320 '/' Outflow=1.75 cfs 0.201 af

Pond 2P: Driveway Swale Peak Elev=158.30' Storage=1,190 cf Inflow=2.33 cfs 0.187 af
12.0" Round Culvert n=0.013 L=175.0' S=0.0057 '/' Outflow=1.62 cfs 0.183 af

Pond 3P: Lower Pond Peak Elev=151.16' Storage=6,378 cf Inflow=3.41 cfs 0.374 af
Outflow=3.38 cfs 0.373 af

Pond 4P: Entrance Dripline Peak Elev=160.41' Storage=326 cf Inflow=0.48 cfs 0.037 af
Primary=0.30 cfs 0.036 af Secondary=0.00 cfs 0.000 af Outflow=0.30 cfs 0.036 af

Pond 5P: Lot Roof Dripline Peak Elev=159.86' Storage=86 cf Inflow=0.29 cfs 0.022 af
Primary=0.25 cfs 0.022 af Secondary=0.00 cfs 0.000 af Outflow=0.25 cfs 0.022 af

Link AP1: Wetland Inflow=18.16 cfs 1.927 af
Primary=18.16 cfs 1.927 af

Total Runoff Area = 8.454 ac Runoff Volume = 1.941 af Average Runoff Depth = 2.75"
80.57% Pervious = 6.812 ac 19.43% Impervious = 1.642 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: Parking Lot Runoff Area=33,888 sf 43.19% Impervious Runoff Depth>4.32"
Flow Length=259' Tc=20.1 min CN=86 Runoff=2.76 cfs 0.280 af

Subcatchment 2S: Driveway and swale Runoff Area=19,976 sf 43.44% Impervious Runoff Depth>4.55"
Flow Length=110' Tc=4.7 min CN=88 Runoff=2.54 cfs 0.174 af

Subcatchment 3S: New Entrance Lot Runoff Area=35,989 sf 14.99% Impervious Runoff Depth>3.90"
Flow Length=288' Tc=20.0 min CN=82 Runoff=2.70 cfs 0.269 af

Subcatchment 4S: Roof and Drip Strip Runoff Area=4,446 sf 100.00% Impervious Runoff Depth>5.51"
Flow Length=37' Tc=6.0 min CN=98 Runoff=0.61 cfs 0.047 af

Subcatchment 5S: EXT. Roof and Drip Runoff Area=2,670 sf 100.00% Impervious Runoff Depth>5.51"
Flow Length=33' Tc=6.0 min CN=98 Runoff=0.36 cfs 0.028 af

Subcatchment 6S: Rear Parking and Runoff Area=271,308 sf 13.17% Impervious Runoff Depth>3.71"
Flow Length=206' Tc=14.0 min CN=80 Runoff=22.25 cfs 1.924 af

Reach 1R: Level Spreader Reach Avg. Flow Depth=0.39' Max Vel=0.20 fps Inflow=2.06 cfs 0.244 af
n=0.800 L=62.0' S=0.0565 '/' Capacity=12.64 cfs Outflow=1.99 cfs 0.243 af

Reach 3R: Emergency Spillway Avg. Flow Depth=0.40' Max Vel=0.26 fps Inflow=4.56 cfs 0.511 af
n=0.800 L=88.0' S=0.0966 '/' Capacity=26.43 cfs Outflow=4.35 cfs 0.507 af

Pond 1P: Ext. Wetland Culvert Peak Elev=157.51' Storage=1,413 cf Inflow=2.76 cfs 0.280 af
18.0" Round Culvert n=0.013 L=359.0' S=0.0320 '/' Outflow=2.36 cfs 0.276 af

Pond 2P: Driveway Swale Peak Elev=158.47' Storage=1,528 cf Inflow=3.08 cfs 0.248 af
12.0" Round Culvert n=0.013 L=175.0' S=0.0057 '/' Outflow=2.06 cfs 0.244 af

Pond 3P: Lower Pond Peak Elev=151.20' Storage=6,492 cf Inflow=4.60 cfs 0.511 af
Outflow=4.56 cfs 0.511 af

Pond 4P: Entrance Dripline Peak Elev=160.49' Storage=393 cf Inflow=0.61 cfs 0.047 af
Primary=0.37 cfs 0.046 af Secondary=0.00 cfs 0.000 af Outflow=0.37 cfs 0.046 af

Pond 5P: Lot Roof Dripline Peak Elev=159.93' Storage=102 cf Inflow=0.36 cfs 0.028 af
Primary=0.31 cfs 0.028 af Secondary=0.00 cfs 0.000 af Outflow=0.31 cfs 0.028 af

Link AP1: Wetland Inflow=25.71 cfs 2.707 af
Primary=25.71 cfs 2.707 af

Total Runoff Area = 8.454 ac Runoff Volume = 2.722 af Average Runoff Depth = 3.86"
80.57% Pervious = 6.812 ac 19.43% Impervious = 1.642 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: Parking Lot Runoff Area=33,888 sf 43.19% Impervious Runoff Depth>5.32"
Flow Length=259' Tc=20.1 min CN=86 Runoff=3.36 cfs 0.345 af

Subcatchment 2S: Driveway and swale Runoff Area=19,976 sf 43.44% Impervious Runoff Depth>5.56"
Flow Length=110' Tc=4.7 min CN=88 Runoff=3.08 cfs 0.213 af

Subcatchment 3S: New Entrance Lot Runoff Area=35,989 sf 14.99% Impervious Runoff Depth>4.88"
Flow Length=288' Tc=20.0 min CN=82 Runoff=3.34 cfs 0.336 af

Subcatchment 4S: Roof and Drip Strip Runoff Area=4,446 sf 100.00% Impervious Runoff Depth>6.51"
Flow Length=37' Tc=6.0 min CN=98 Runoff=0.71 cfs 0.055 af

Subcatchment 5S: EXT. Roof and Drip Runoff Area=2,670 sf 100.00% Impervious Runoff Depth>6.51"
Flow Length=33' Tc=6.0 min CN=98 Runoff=0.43 cfs 0.033 af

Subcatchment 6S: Rear Parking and Runoff Area=271,308 sf 13.17% Impervious Runoff Depth>4.66"
Flow Length=206' Tc=14.0 min CN=80 Runoff=27.76 cfs 2.421 af

Reach 1R: Level Spreader Reach Avg. Flow Depth=0.42' Max Vel=0.21 fps Inflow=2.35 cfs 0.296 af
n=0.800 L=62.0' S=0.0565 '/' Capacity=12.64 cfs Outflow=2.29 cfs 0.294 af

Reach 3R: Emergency Spillway Avg. Flow Depth=0.44' Max Vel=0.28 fps Inflow=5.51 cfs 0.629 af
n=0.800 L=88.0' S=0.0966 '/' Capacity=26.43 cfs Outflow=5.25 cfs 0.624 af

Pond 1P: Ext. Wetland Culvert Peak Elev=157.61' Storage=1,678 cf Inflow=3.36 cfs 0.345 af
18.0" Round Culvert n=0.013 L=359.0' S=0.0320 '/' Outflow=2.87 cfs 0.341 af

Pond 2P: Driveway Swale Peak Elev=158.62' Storage=1,851 cf Inflow=3.73 cfs 0.300 af
12.0" Round Culvert n=0.013 L=175.0' S=0.0057 '/' Outflow=2.35 cfs 0.296 af

Pond 3P: Lower Pond Peak Elev=151.22' Storage=6,575 cf Inflow=5.53 cfs 0.630 af
Outflow=5.51 cfs 0.629 af

Pond 4P: Entrance Dripline Peak Elev=160.57' Storage=454 cf Inflow=0.71 cfs 0.055 af
Primary=0.42 cfs 0.054 af Secondary=0.00 cfs 0.000 af Outflow=0.42 cfs 0.054 af

Pond 5P: Lot Roof Dripline Peak Elev=159.99' Storage=116 cf Inflow=0.43 cfs 0.033 af
Primary=0.36 cfs 0.033 af Secondary=0.00 cfs 0.000 af Outflow=0.36 cfs 0.033 af

Link AP1: Wetland Inflow=32.18 cfs 3.386 af
Primary=32.18 cfs 3.386 af

Total Runoff Area = 8.454 ac Runoff Volume = 3.403 af Average Runoff Depth = 4.83"
80.57% Pervious = 6.812 ac 19.43% Impervious = 1.642 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: Parking Lot Runoff Area=33,888 sf 43.19% Impervious Runoff Depth>6.61"
Flow Length=259' Tc=20.1 min CN=86 Runoff=4.13 cfs 0.428 af

Subcatchment 2S: Driveway and swale Runoff Area=19,976 sf 43.44% Impervious Runoff Depth>6.85"
Flow Length=110' Tc=4.7 min CN=88 Runoff=3.75 cfs 0.262 af

Subcatchment 3S: New Entrance Lot Runoff Area=35,989 sf 14.99% Impervious Runoff Depth>6.14"
Flow Length=288' Tc=20.0 min CN=82 Runoff=4.16 cfs 0.423 af

Subcatchment 4S: Roof and Drip Strip Runoff Area=4,446 sf 100.00% Impervious Runoff Depth>7.78"
Flow Length=37' Tc=6.0 min CN=98 Runoff=0.85 cfs 0.066 af

Subcatchment 5S: EXT. Roof and Drip Runoff Area=2,670 sf 100.00% Impervious Runoff Depth>7.78"
Flow Length=33' Tc=6.0 min CN=98 Runoff=0.51 cfs 0.040 af

Subcatchment 6S: Rear Parking and Runoff Area=271,308 sf 13.17% Impervious Runoff Depth>5.91"
Flow Length=206' Tc=14.0 min CN=80 Runoff=34.80 cfs 3.068 af

Reach 1R: Level Spreader Reach Avg. Flow Depth=0.45' Max Vel=0.21 fps Inflow=2.69 cfs 0.362 af
n=0.800 L=62.0' S=0.0565 '/' Capacity=12.64 cfs Outflow=2.64 cfs 0.360 af

Reach 3R: Emergency Spillway Avg. Flow Depth=0.49' Max Vel=0.30 fps Inflow=6.64 cfs 0.782 af
n=0.800 L=88.0' S=0.0966 '/' Capacity=26.43 cfs Outflow=6.38 cfs 0.776 af

Pond 1P: Ext. Wetland Culvert Peak Elev=157.73' Storage=2,024 cf Inflow=4.13 cfs 0.428 af
18.0" Round Culvert n=0.013 L=359.0' S=0.0320 '/' Outflow=3.50 cfs 0.423 af

Pond 2P: Driveway Swale Peak Elev=158.81' Storage=2,293 cf Inflow=4.50 cfs 0.366 af
12.0" Round Culvert n=0.013 L=175.0' S=0.0057 '/' Outflow=2.69 cfs 0.362 af

Pond 3P: Lower Pond Peak Elev=151.25' Storage=6,672 cf Inflow=6.67 cfs 0.783 af
Outflow=6.64 cfs 0.782 af

Pond 4P: Entrance Dripline Peak Elev=160.67' Storage=534 cf Inflow=0.85 cfs 0.066 af
Primary=0.48 cfs 0.065 af Secondary=0.00 cfs 0.000 af Outflow=0.48 cfs 0.065 af

Pond 5P: Lot Roof Dripline Peak Elev=160.07' Storage=136 cf Inflow=0.51 cfs 0.040 af
Primary=0.42 cfs 0.039 af Secondary=0.00 cfs 0.000 af Outflow=0.42 cfs 0.039 af

Link AP1: Wetland Inflow=40.45 cfs 4.268 af
Primary=40.45 cfs 4.268 af

Total Runoff Area = 8.454 ac Runoff Volume = 4.286 af Average Runoff Depth = 6.08"
80.57% Pervious = 6.812 ac 19.43% Impervious = 1.642 ac

Summary for Subcatchment 1S: Parking Lot

Runoff = 4.13 cfs @ 12.27 hrs, Volume= 0.428 af, Depth> 6.61"

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-YR Storm Rainfall=8.70"

	Area (sf)	CN	Description
	14,635	98	Impervious Area, HSG D
	2,181	80	>75% Grass cover, Good, HSG D
	14,518	77	Woods, Good, HSG D
*	2,554	77	Woods/Wetland, Good, HSG D
	33,888	86	Weighted Average
	19,253		56.81% Pervious Area
	14,635		43.19% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.2	82	0.0300	0.13		**Sheet Flow, Roadside Swale** Grass: Dense n= 0.240 P2= 3.30"
4.6	18	0.0300	0.07		**Sheet Flow, Woods** Woods: Light underbrush n= 0.400 P2= 3.30"
0.7	56	0.0714	1.34		**Shallow Concentrated Flow, Wooded SCF** Woodland Kv= 5.0 fps
4.6	103	0.0223	0.37		**Shallow Concentrated Flow, Wetland SCF** Forest w/Heavy Litter Kv= 2.5 fps
20.1	259	Total			

Summary for Subcatchment 2S: Driveway and swale

[49] Hint: Tc<2dt may require smaller dt

Runoff = 3.75 cfs @ 12.07 hrs, Volume= 0.262 af, Depth> 6.85"

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-YR Storm Rainfall=8.70"

	Area (sf)	CN	Description
*	8,677	98	Impervious Area, HSG D
	4,809	79	Woods/grass comb., Good, HSG D
	6,490	80	>75% Grass cover, Good, HSG D
	19,976	88	Weighted Average
	11,299		56.56% Pervious Area
	8,677		43.44% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.7	47	0.0200	1.20		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 3.30"
4.0	63	0.0700	0.26		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.30"
4.7	110	Total			

Summary for Subcatchment 3S: New Entrance Lot

Runoff = 4.16 cfs @ 12.27 hrs, Volume= 0.423 af, Depth> 6.14"

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-YR Storm Rainfall=8.70"

	Area (sf)	CN	Description
*	5,393	98	Impervious Area, HSG D
	17,051	80	>75% Grass cover, Good, HSG D
	10,698	77	Woods, Good, HSG D
	2,847	79	Woods/grass comb., Good, HSG D
	35,989	82	Weighted Average
	30,596		85.01% Pervious Area
	5,393		14.99% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.9	100	0.0350	0.10		**Sheet Flow,** Woods: Light underbrush n= 0.400 P2= 3.30"
3.1	188	0.0397	1.00		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
20.0	288	Total			

Summary for Subcatchment 4S: Roof and Drip Strip

Runoff = 0.85 cfs @ 12.09 hrs, Volume= 0.066 af, Depth> 7.78"

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-YR Storm Rainfall=8.70"

	Area (sf)	CN	Description
*	4,446	98	Impervious Area, HSG D
	4,446		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0	37		0.10		**Direct Entry,**

Summary for Subcatchment 5S: EXT. Roof and Drip Strip

Runoff = 0.51 cfs @ 12.09 hrs, Volume= 0.040 af, Depth> 7.78"

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-YR Storm Rainfall=8.70"

	Area (sf)	CN	Description
*	2,670	98	Impervious Area, HSG D
	2,670		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0	33		0.09		**Direct Entry,**

Summary for Subcatchment 6S: Rear Parking and Wetland

Runoff = 34.80 cfs @ 12.19 hrs, Volume= 3.068 af, Depth> 5.91"

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-YR Storm Rainfall=8.70"

	Area (sf)	CN	Description
	15,236	80	>75% Grass cover, Good, HSG D
	35,647	98	Impervious Area, HSG D
	68,763	77	Woods, Good, HSG D
*	148,914	77	Woods/Wetland, Good, HSG D
	1,845	55	Woods, Good, HSG B
	212	61	>75% Grass cover, Good, HSG B
	74	98	Impervious Area, HSG B
*	617	55	Woods/Wetland, Good, HSG B
	271,308	80	Weighted Average
	235,587		86.83% Pervious Area
	35,721		13.17% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.8	100	0.0700	0.13		**Sheet Flow,** Woods: Light underbrush n= 0.400 P2= 3.30"
1.2	106	0.0943	1.54		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
14.0	206	Total			

Summary for Reach 1R: Level Spreader Reach

[79] Warning: Submerged Pond 2P Primary device # 1 OUTLET by 0.45'

Inflow Area = 0.622 ac, 58.29% Impervious, Inflow Depth > 6.99" for 100-YR Storm event
Inflow = 2.69 cfs @ 12.21 hrs, Volume= 0.362 af
Outflow = 2.64 cfs @ 12.37 hrs, Volume= 0.360 af, Atten= 2%, Lag= 9.5 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 0.21 fps, Min. Travel Time= 4.8 min
Avg. Velocity = 0.09 fps, Avg. Travel Time= 11.9 min

Peak Storage= 762 cf @ 12.29 hrs
Average Depth at Peak Storage= 0.45'
Bank-Full Depth= 1.00' Flow Area= 38.0 sf, Capacity= 12.64 cfs

18.00' x 1.00' deep channel, n= 0.800 Sheet flow: Woods+dense brush
Side Slope Z-value= 20.0 '/' Top Width= 58.00'
Length= 62.0' Slope= 0.0565 '/'
Inlet Invert= 156.50', Outlet Invert= 153.00'

‡

Summary for Reach 3R: Emergency Spillway

Inflow = 6.64 cfs @ 12.32 hrs, Volume= 0.782 af
Outflow = 6.38 cfs @ 12.47 hrs, Volume= 0.776 af, Atten= 4%, Lag= 9.1 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 0.30 fps, Min. Travel Time= 5.0 min
Avg. Velocity = 0.11 fps, Avg. Travel Time= 13.1 min

Peak Storage= 1,906 cf @ 12.38 hrs
Average Depth at Peak Storage= 0.49'
Bank-Full Depth= 1.00' Flow Area= 60.0 sf, Capacity= 26.43 cfs

30.00' x 1.00' deep channel, n= 0.800 Sheet flow: Woods+dense brush
Side Slope Z-value= 30.0 '/' Top Width= 90.00'
Length= 88.0' Slope= 0.0966 '/'
Inlet Invert= 148.00', Outlet Invert= 139.50'

‡

Summary for Pond 1P: Ext. Wetland Culvert

[82] Warning: Early inflow requires earlier time span

Inflow Area = 0.778 ac, 43.19% Impervious, Inflow Depth > 6.61" for 100-YR Storm event
Inflow = 4.13 cfs @ 12.27 hrs, Volume= 0.428 af
Outflow = 3.50 cfs @ 12.39 hrs, Volume= 0.423 af, Atten= 15%, Lag= 7.4 min
Primary = 3.50 cfs @ 12.39 hrs, Volume= 0.423 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 157.73' @ 12.39 hrs Surf.Area= 3,114 sf Storage= 2,024 cf

Plug-Flow detention time= 16.6 min calculated for 0.423 af (99% of inflow)
Center-of-Mass det. time= 11.9 min (779.4 - 767.5)

Volume	Invert	Avail.Storage	Storage Description
#1	156.50'	18,921 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
156.50	190	0	0
158.00	3,770	2,970	2,970
160.00	12,181	15,951	18,921

Device	Routing	Invert	Outlet Devices
#1	Primary	156.70'	**18.0" Round Culvert** L= 359.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 156.70' / 145.20' S= 0.0320 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.77 sf

Primary OutFlow Max=3.49 cfs @ 12.39 hrs HW=157.72' (Free Discharge)
↑—**1=Culvert** (Inlet Controls 3.49 cfs @ 2.72 fps)

Summary for Pond 2P: Driveway Swale

[82] Warning: Early inflow requires earlier time span
[79] Warning: Submerged Pond 4P Primary device # 1 OUTLET by 1.21'
[79] Warning: Submerged Pond 5P Primary device # 1 OUTLET by 1.21'

Inflow Area = 0.622 ac, 58.29% Impervious, Inflow Depth > 7.07" for 100-YR Storm event
Inflow = 4.50 cfs @ 12.07 hrs, Volume= 0.366 af
Outflow = 2.69 cfs @ 12.21 hrs, Volume= 0.362 af, Atten= 40%, Lag= 8.5 min
Primary = 2.69 cfs @ 12.21 hrs, Volume= 0.362 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 158.81' @ 12.21 hrs Surf.Area= 2,420 sf Storage= 2,293 cf

Plug-Flow detention time= 19.5 min calculated for 0.361 af (99% of inflow)
Center-of-Mass det. time= 14.6 min (765.9 - 751.3)

Volume	Invert	Avail.Storage	Storage Description
#1	157.50'	5,899 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
157.50	1,101	0	0
158.00	1,579	670	670
160.00	3,650	5,229	5,899

Device	Routing	Invert	Outlet Devices
#1	Primary	157.50'	**12.0" Round Culvert** L= 175.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 157.50' / 156.50' S= 0.0057 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=2.68 cfs @ 12.21 hrs HW=158.81' (Free Discharge)
↑—**1=Culvert** (Inlet Controls 2.68 cfs @ 3.42 fps)

Summary for Pond 3P: Lower Pond

Inflow Area = 1.448 ac, 33.59% Impervious, Inflow Depth > 6.48" for 100-YR Storm event
Inflow = 6.67 cfs @ 12.29 hrs, Volume= 0.783 af
Outflow = 6.64 cfs @ 12.32 hrs, Volume= 0.782 af, Atten= 0%, Lag= 1.5 min
Secondary = 6.64 cfs @ 12.32 hrs, Volume= 0.782 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Starting Elev= 151.00' Surf.Area= 3,044 sf Storage= 5,883 cf
Peak Elev= 151.25' @ 12.32 hrs Surf.Area= 3,248 sf Storage= 6,672 cf (789 cf above start)

Plug-Flow detention time= 84.8 min calculated for 0.646 af (83% of inflow)
Center-of-Mass det. time= 2.6 min (778.6 - 776.0)

Volume	Invert	Avail.Storage	Storage Description
#1	148.00'	13,649 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
148.00	1,016	0	0
150.00	2,230	3,246	3,246
152.00	3,858	6,088	9,334
153.00	4,771	4,315	13,649

Device	Routing	Invert	Outlet Devices
#1	Secondary	151.00'	**20.0' long x 14.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.64 2.67 2.70 2.65 2.64 2.65 2.65 2.63

Secondary OutFlow Max=6.60 cfs @ 12.32 hrs HW=151.25' (Free Discharge)
↑—**1=Broad-Crested Rectangular Weir** (Weir Controls 6.60 cfs @ 1.32 fps)

Summary for Pond 4P: Entrance Dripline

[82] Warning: Early inflow requires earlier time span

Inflow Area = 0.102 ac,100.00% Impervious, Inflow Depth > 7.78" for 100-YR Storm event
Inflow = 0.85 cfs @ 12.09 hrs, Volume= 0.066 af
Outflow = 0.48 cfs @ 12.21 hrs, Volume= 0.065 af, Atten= 43%, Lag= 7.5 min
Primary = 0.48 cfs @ 12.21 hrs, Volume= 0.065 af
Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 160.67' @ 12.21 hrs Surf.Area= 795 sf Storage= 534 cf

Plug-Flow detention time= 33.1 min calculated for 0.065 af (98% of inflow)
Center-of-Mass det. time= 24.1 min (756.9 - 732.8)

Volume	Invert	Avail.Storage	Storage Description
#1	160.00'	1,590 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
160.00	795	0	0
162.00	795	1,590	1,590

Device	Routing	Invert	Outlet Devices
#1	Primary	160.00'	**6.0" Round Culvert** L= 24.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 160.00' / 157.60' S= 0.1000 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf
#2	Secondary	161.90'	**44.0' 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=0.48 cfs @ 12.21 hrs HW=160.67' (Free Discharge)
└**1=Culvert** (Inlet Controls 0.48 cfs @ 2.46 fps)

Secondary OutFlow Max=0.00 cfs @ 5.00 hrs HW=160.00' (Free Discharge)
└**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Summary for Pond 5P: Lot Roof Dripline

[82] Warning: Early inflow requires earlier time span

Inflow Area = 0.061 ac,100.00% Impervious, Inflow Depth > 7.78" for 100-YR Storm event
Inflow = 0.51 cfs @ 12.09 hrs, Volume= 0.040 af
Outflow = 0.42 cfs @ 12.14 hrs, Volume= 0.039 af, Atten= 17%, Lag= 3.5 min
Primary = 0.42 cfs @ 12.14 hrs, Volume= 0.039 af
Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Peak Elev= 160.07' @ 12.14 hrs Surf.Area= 238 sf Storage= 136 cf

Plug-Flow detention time= 12.6 min calculated for 0.039 af (99% of inflow)
Center-of-Mass det. time= 9.0 min (741.8 - 732.8)

Volume	Invert	Avail.Storage	Storage Description
#1	159.50'	476 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
159.50	238	0	0
161.50	238	476	476

Device	Routing	Invert	Outlet Devices
#1	Primary	159.50'	**6.0" Round Culvert** L= 102.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 159.50' / 157.60' S= 0.0186 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf
#2	Secondary	160.90'	**48.0' 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=0.42 cfs @ 12.14 hrs HW=160.07' (Free Discharge)
↑—**1=Culvert** (Inlet Controls 0.42 cfs @ 2.14 fps)

Secondary OutFlow Max=0.00 cfs @ 5.00 hrs HW=159.50' (Free Discharge)
↑—**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Summary for Link AP1: Wetland

Inflow Area = 7.006 ac, 16.50% Impervious, Inflow Depth > 7.31" for 100-YR Storm event
Inflow = 40.45 cfs @ 12.20 hrs, Volume= 4.268 af
Primary = 40.45 cfs @ 12.20 hrs, Volume= 4.268 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

BMP CALCULATIONS

Electric Light - Existing Condition Peak Flows

Analysis Point	2 Year Storm (cfs)	10 Year Storm (cfs)	25 Year Storm (cfs)	50 Year Storm (cfs)	100 Year Storm (cfs)
AP1	9.54	18.24	25.88	31.84	39.80

Rainfall Event Totals (in.)	
2-Year	3.30
10-Year	4.90
25-Year	6.20
50-Year	7.30
100-Year	8.70

Electric Light - Developed Condition Peak Flows

Analysis Point	2 Year Storm (cfs)	10 Year Storm (cfs)	25 Year Storm (cfs)	50 Year Storm (cfs)	100 Year Storm (cfs)
AP1	9.16	17.67	24.93	31.13	39.02

Electric Light - Change in Peak Flows

Analysis Point	2 Year Storm (cfs)	10 Year Storm (cfs)	25 Year Storm (cfs)	50 Year Storm (cfs)	100 Year Storm (cfs)
AP1	-0.38	-0.57	-0.95	-0.71	-0.78

OPERATION AND MAINTENANCE PROGRAM

ATTAR
ENGINEERING, INC
CIVIL • STRUCTURAL • MARINE

ELECTRIC LIGHT COMPANY, INC.
1 MORGAN WAY
CAPE NEDDICK, MAINE 03902

OPERATION AND MAINTENANCE PLAN
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 swales, culverts, ponds, and drip strips. All components should be inspected quarterly, and after every significant rain event of 1" in any 24-hour period.

The party responsible for implementing this Operation and Maintenance (O&M) Plan shall be the property owner, to be Ken Miller after project approval.

Inspections associated with this O&M plan shall be conducted by individuals with knowledge of erosion and sedimentation control. Any Annual Inspection Reports and Certifications must be conducted by a Qualified Post Construction Stormwater Inspector. Any identified maintenance issues must be corrected within 60 days of identification.

Swales
All swales should be inspected for accumulation of debris, which could adversely affect the function of this BMP. These areas should be cleaned annually and maintained to have gradual slopes, which prevent channeling of stormwater and erosion of the bottom and sides of the swales.

Culverts
Culvert inlets and outlets should be inspected for debris, which could clog the BMP. Additionally, the placement of riprap should be inspected to ensure that all areas remain smooth and no areas exhibit erosion in the form of rills or gullies.

Detention Pond
The detention pond shall be inspected to ensure that there is no channeling of stormwater and that no debris accumulates within the detention areas. The vegetative cover conditions shall be maintained. The inlets and outlets shall be inspected for erosion and any evidence of debris that could clog the outlet structures and culverts. Emergency spillways and level spreaders shall be inspected for any evidence of rilling and channeling and shall be maintained to promote a level, sheet-flow discharge. Pond embankments and side slopes shall be inspected for erosion, destabilization of side slopes and evidence of embankment settling; corrective action shall be taken immediately to correct such issues. The height of grass shall be maintained at a maximum of 12"; mowing shall be limited to no more than two times during the growing season.

Snow Removal
Snow shall be stockpiled only in the approved snow storage areas. Plowing of snow into wetland areas or detention ponds shall be avoided. Additionally, a mostly sand mix (reduced salt) shall be applied during winter months to prevent excessive salt from

Exhibit 12

leaching into wetland areas. Excess sand shall be removed from the storage areas, 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
Routine maintenance and inspections will be accomplished by the future property owner [Ken Miller, 1 Morgan Way, Cape Neddick, ME 03902], or third party contracted by the property owner. 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 condominium association and be made available to the Town of York, upon request. All records associated with this O&M plan shall be retained for a minimum of 5 years. The Annual Inspection Report and Certification must be provided to the town

Prepared by: Wyatt R. Page, E.I.

STORMWATER INSPECTION & MAINTENANCE LOG
ELECTRIC LIGHT COMPANY, INC.
GENERAL INSPECTION

Date	Purpose[1]	Maintenance Done[2]	By

1. Purpose is the reason for the inspection. For example, “quarterly’ or “after a significant rain event.”
2. Maintenance Done means any maintenance required because of the inspection, such as trash removal or re-seeding of areas.

DRAFT

Findings of Fact, Conclusions of Law, & Decisions

Planning Board, Town of York, Maine

September 25, 2025

Regarding the application by

Electric Light Company

Tax Map 99 /Lot 44

1 Morgan Way

Findings of Fact

Property address: 1 Morgan Way

Property Owner: BKR LLC

Other parties to the application: abutters Andre Beaulieu, James Beetz, neighbor Huw Jones.

Current use of the property: The existing use of the property is a 7,200 sq ft metal building that houses the Electric Light Company. The primary business of the Electric Light is to install and service traffic signal for government entities. The employees partially assemble traffic signals on site and install these traffic signals in Northern New England.

Proposed expansion: The Electric Light Company is proposing a 6,000 sq ft garage addition to protect its expensive and specialized equipment and to be able to respond to emergencies as quickly as possible. The specialized service equipment has been mostly stored outdoors extending response time and reducing life expectancy for this specialized equipment.

Base Zoning District: BUS-2, all of the building expansion is in the BUS-2 Zone.

Other zoning districts: Limited Residential Subdistrict of the Shoreland Zone for some of the northern portion of the lot.

Other Zoning Requirements: 6.1 Non-Residential Performance Standards

List of materials submitted: **Planning Board application**
Agent authorization
cover sheet Attar Engineering
existing conditions plan/survey
proposed site plan
Grading & Utility Plan
Existing Stormwater Plan
Developed Stormwater Plan
Site Details sheet 5 & 6
Cover sheet Allied Designs
Building footprint
Building elevations
Building fire separation
Landscape Plan
Planting details
Photometric Plan
Traffic study
email to DPW
Resonse DPW
Property deed
Easement deed CMP
Ken Miller is representative of property owner BRK LLC
Watershed map
HDC response
Maine Historic Preservation response
Habitat maps
GIS flood data
Existing septic system design
Septic capacity from Harry Norton, Jr.
response from York Beach Fire Chief
response from the Police Chief
Stormwater Management Plan Attar Engineering
Waiver requests, High Intensity Soil Survey, document 24”
BDH trees, and buffer requirements

Dates of Planning Board consideration:
November 2024
August 8, 2025
September 25, 2025

Public Hearings: **August 8, 2025**
September 25, 2025

Public Hearings: **At the August 8, 2025 public hearing an abutter and a neighbor spoke concerning possible light pollution and noise**

Information from the Public Hearing:

A photometric plan showed no light leaving the property. Noise should be reduced during overnight equipment departures due to vehicles stored inside and requiring less warmup time. Vehicles will also be backed in to eliminate back up alarms during the overnight.

<u>Conclusions of Law</u>

Jurisdiction: Town of York Zoning Ordinance section 18.15 Delegation of Site plan Review Authority for buildings over 5,000 sq ft.

Shoreland review under section 18.1.4.2 ,18.2.5.3 concurrent review and Article 8

6.1 Non-residential Performance Standards.

Site Plan Subdivision Regulations.

Code Compliance:

6.1 Non-Residential Performance Standards

6.1.1 Traffic-a traffic study was completed that showed minimal traffic increase.

6.1.2 Noise-noise levels are consistent with the noise and will be reduced by garaging the specialty trucks used by the company.

6.1.3 Dust, Fumes, Vapors and Gases-no contaminants leave the proposed garage.

6.1.4 Odor- there is no odor perceptible beyond the lot line.

6.1.5 Glare- All lights will be shielded down facing lights and a photometric plan shows not light spillover on to neighboring lots.

6.1.6 Water Run-off-a Stormwater plan has been designed to control Stormwater runoff in 2 and 50 year storms.

6.1.7 Erosion Control-there is an engineer designed erosion control plan .

6.1.8 Setbacks and Screening- screening is provided along residential property lines to minimize visual impact. Parking areas either have a natural buffer or are landscaped for 8 ft as approved by the Planning Board. The neighbor most impacted agreed in writing to the reduction to 8 ft.

6.1.9 Explosive Materials- all highly flammable or explosive materials will be stored a minimum of 75 ft from any lot line.

6.1.10 Preservation of Landscape- only necessary changes to the landscape are proposed.

6.1.11 Chemical/Fuel Storage- there is no outdoor storage of chemicals or fuel proposed.

6.1.12 Relation of Proposed Building to Environment-the proposed addition will match the existing building and has a significant buffer from most abutters.

6.1.13 Refuse Disposal- trash is to be kept in enclosed dumpsters and removed by

a private trash hauler.
6.1.14 Refuse and Recycling Facilities-all refuse and recycling containers will be enclosed in a 6' tall wooden stockade fence.
6.1.15 Drives, Parking, and Circulation- special attention has been given to separate office workers and visitors from shipping and receiving areas.

Shoreland Standards that apply:
8.1.1.D- This lot exceeds the 60,000 sq ft and 300 ft of shore frontage.
8.1.3.b- has less tha 20% coverage in the Shoreland portion of this lot.
8.2.1.B Miscellaneous Use Category- Filling and Earthmoving Activities are an allowed use allowing for construction of a required detention pond.
8.3.11.2 Limited Residential Subdistrict setback- the required detention pond is setback 75 ft from a 4-10 acre wetland.
8.3.13 Water Quality Protection- temporary and permanent erosion control and the detention pond will protect water quality.
8.3.19 Revegetation Requirements- the erosion and sedimentation control plan requires revegetation.

Site Plan Subdivision Regulations:

6.3- Plans and other required submissions for the preliminary plan were reviewed by both the Planning Board and other professional hired by the town. The submissions were found to be complete and the required changes were incorporated into the plans and submissions.

6.4 The revised Plans and additional submissions were provided to show compliance with section 6.4.

DECISIONS

1.The Planning Board voted that the application complete and was accepted for review on August 8, 2025.

2.Waivers Granted:
High Intensity Soil Survey
Section 6.3.32. There is an existing 7,200 sq ft building with no evidence of soil failure. It was felt that a HISS would not provide additional useful information.

Trees of 24" or greaterDBH to be shown on the survey-section 6.3.A.4 .
There are no trees with a diameter greater than 24" DBH in the area of construction. Wetland areas, 3-4 acres, will not be disturbed during construction.

Vegetated Buffer

A request to reduced the vegetated buffers to 8 ft in 2 areas and to allow a 6 ft vinyl fence along a third area. Buffers are required in section 6.1.8.3 of the zoning ordinance. This waiver was granted for numerous reasons including a heavily wooded area along one property line, an abutter who agreed with the reduced landscaped buffer adjacent to his property line and the vinyl fence was allowed at the top of a slope overlooking the Electric Light Company property. A vegetated buffer following the slope down hill would provide less of a visual buffer than a solid fence at the top of the slope.

Waiver to use NAD83 instead of NGVD1929

Section 6.3.3.A.2 requires the use of NGVD1929 for topography. The State of Maine has adopted NAD83 as its standard vertical datum, most engineering plans now use NAD83. To avoid confusion and conversion we are requesting a waiver to use NAD83.

Waiver to not show well and septic within 200 ft. Site Plan Subdivision Regulations section 6.4.17.6.

A waiver is requested to not disturb the neighbor to locate well and septic system possibly within 200 ft of this property. The wells and septic systems on both properties were installed more than 2 decades ago and have had not detectable effect on each other in that time.

The Planning Board voted to approve the application of the Electric Light Company to build a 6,000 sq ft addition to the existing structure at their September 25,2025 meeting subject to the Conditions of Approval and the submissions provided by the applicant.

_____

Planning Board Chair

_____

Date

Machias
Savings Bank

September 8, 2025

Town of York
186 York Street
York, ME 03909

RE: Electric Light Company, Inc., Kenneth Miller's request to expand his commercial building located at One Morgan Way, Cape Neddick, Maine

To Whom it May Concern:

As per the request of Kenneth Miller, owner of the above-mentioned company, this letter is to accompany their request for their proposed expansion project located at One Morgan Way, Cape Neddick, Maine.

I am a Senior Vice President of Commercial Lending with Machias Savings Bank and have personally had a commercial lending relationship with Ken Miller for more than 6 years. I have financed numerous commercial real estate loans and various business loans for the company over the years. I have the utmost confidence in the Miller's ability to deliver a quality project on time and on budget. The Millers have excellent credit and have handled all loan obligations as agreed. Additionally, Electric Light Company has an excellent reputation in their industry.

The Millers have discussed their concept of this project with Machias Savings Bank and once their final plans are completed and permitted, they will be ready to begin the financing process. Based on my extensive experience with the company, my knowledge of their financial status and the preliminary information of their project plans for this project, Machias Savings Bank is looking forward to the possibility of working closely with the Millers on the financing of this project.

If you have any further questions or concerns at this time, please feel free to contact me directly at (207) 561-3937.

Sincerely,

Francine V. Cram

Francine V. Cram
Senior Vice President
Senior Commercial Lending Officer

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: December 17, 2025
Subject: Site Plan Application
Project: Electric Light Company Building Addition (GP JN 3281.49)
Location: 1 Morgan Way, Cape Neddick, ME
Applicant: Giri York Union Property, 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. Final Plan Submission – Electric Light Building Addition, dated December, 2025, by Attar Engineering, Inc.
2. Civil Plan Set (including 9 sheets), latest revision dated November 26, 2025, 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.

Stormwater:

1. All previous stormwater comments have been addressed, no further comments.

General:

2. The southwestern corner of the proposed building has a spot grade at elevation 162.00. 10 feet across the gravel path is a 160 contour. This would create a 20% cross slope across the accessway which is now called out as “10.0’ Fire Lane”. Add spot grades along the outer perimeter of the 10-foot access path or provide a typical accessway cross slope.

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

Sincerely,
Gorrill-Palmer

William C. Haskell, PE
Municipal Operations Leader, New England

Ben Nault, EI
Design Engineer

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Findings of Fact, Conclusions of Law, & Decisions

Planning Board, Town of York, Maine

Regarding an application for

7 Marsh Brook Lane Subdivision Amendment

Tax Map **0099** *Lot* **0070-A**

Findings of Fact

Street address:

** please use 12-point plain font

Applicant Name:

Walter & Nancy Pidgeon

Property ownership:

Walter & Nancy Pidgeon

Other parties to the application:

Josh Schneier, P.L.S. with Surveying and Mapping, LLC (SAM)

Description of the existing use(s) of the property:

Residential

Description of the proposed use(s) of the property and the nature of the application:

Residential – To divide the existing property into two separate lots, with one dwelling unit on each parcel.

Base zoning district:

RES-2

Overlay zoning district(s):

- 2022 Future Land Use – Rural Area
- Freshwater Forested/Shrub Wetland
- FEMA Flood Zone A
- York Beach Fire Protection District

Other relevant regulatory districts:

N/A

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

Sketch Plan: *N/A*

Preliminary Plan:

- 7 Marsh Brook Lane Planning Board Cover Letter – November 4, 2025
- Planning Board Application (DS 9358)

- Plan 311-50 W – Previously Approved Subdivision Plan (Dated Feb. 9, 2006)
- Plan 316-38_39 Combined – Previously Approved Consolidation Plan (Dated Oct. 16, 2006)
- Soil Scientist Wetland Report (Dated Sept. 15, 2025)
- Soil Scientist Subsurface Wastewater Disposal System Application (Dated Sept. 9, 2025)
- 7 Marsh Brook Lane – Warranty Deed (Registered with the York Co. Registry of Deeds on Dec. 21, 2023)
- 7 Marsh Brook Lane Proposed Division Plan – (Dated Nov. 4, 2025)

Revision 1

- 7 Marsh Brook Lane Planning Board Cover Letter – November 4, 2025
- Planning Board Application (DS 9358) – (Dated Nov. 4, 2025)
- Plan 311-50 W – Previously Approved Subdivision Plan (Dated Feb. 9, 2006)
- Plan 316-38_39 Combined – Previously Approved Consolidation Plan (Dated Oct. 16, 2006)
- Soil Scientist Wetland Report (Dated Sept. 15, 2025)
- Soil Scientist Subsurface Wastewater Disposal System Application (Dated Sept. 9, 2025)
- 7 Marsh Brook Lane – Warranty Deed (Registered with the York Co. Registry of Deeds on Dec. 21, 2023)
- 7 Marsh Brook Lane Revised Division Plan – (Dated Nov. 4, 2025)
- 7 Marsh Brook Lane Site Plan and Subdivision Checklist and Waiver List (Dated Nov. 24, 2025)

Final Plan:

- 7 Marsh Brook Lane Planning Board Cover Letter – November 4, 2025
- Planning Board Application (DS 9358)
- Plan 311-50 W – Previously Approved Subdivision Plan (Dated Feb. 9, 2006)
- Plan 316-38_39 Combined – Previously Approved Consolidation Plan (Dated Oct. 16, 2006)
- Soil Scientist Wetland Report (Dated Sept. 15, 2025)
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- 7 Marsh Brook Lane Revised Division Plan – (Dated Nov. 4, 2025)
- 7 Marsh Brook Lane Site Plan and Subdivision Checklist and Waiver List (Dated Nov. 24, 2025)

Date(s) on which the Board met to consider the application:

Sketch Plan:

N/A

Preliminary Plan:

December 4, 2025

Final Plan:

December 4, 2025

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

Sketch Plan:

N/A

Preliminary Plan:

December 4, 2025

Final Plan:

December 4, 2025

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

Sketch Plan:

N/A

Preliminary Plan:

N/A

Final Plan:

N/A

Conclusions of Law

Planning Board Jurisdiction

Statutes:

MSRA Title 3-A §4404

Ordinances:

N/A

Site Plan and Subdivision Regulations:

§3.1.21 *Revision to an Approved Plan*

§5.6 *Revisions to Approved Plans*

Permits Required:

None as issued by the Planning Board.

Planning Board Approval Criteria

(Site Plan and Subdivision Regulations, Article 1 - Section 2)

Pollution:

This site will not discharge waste into an MS4 or natural waterways, will not process

Sufficient Water:

A water well is proposed on site, and will provided sufficient water for a residential use.

Municipal Water Supply*:*

N/A

Erosion*:*

This disturbed area is less than one (1) acre in size and is subsequently exempt from Maine DEP 500 requirements for construction erosion controls.

Traffic*:*

N/A

Sewage Disposal*:*

A Maine-licensed soil scientist determined that the soils for this site are capable of supporting subsurface wastewater systems wholly outside of the 100' protective well radius.

Municipal Solid Waste Disposal:

N/A

Aesthetic, Cultural and Natural Values*:*

N/A

Conformity with Local Ordinances and Plans*:*

Staff and the town's third-party reviewers have determined that this plan amendment meets the technical requirements as prescribed by the York Zoning Ordinance, and the Site Plan & Subdivision Regulations.

Technical and Financial Capacity*:*

N/A

Surface Waters*:*

A potential vernal pool was identified by a Maine-licensed soil scientist, but no determination could be made due to the timing of the survey. The amendment includes a protective 100' buffer around this area as a preemptive measure.

Ground Water*:*

A Maine-licensed soil scientist determined that

Flood Areas*:*

N/A

Freshwater Wetlands:

Two wetlands were identified on the property, with blue flags A1 to A24 identifying part of a large wetland system which continues off of the proposed lot. A small, isolated wetland is identified by blue flags B1 to B7 and is also near the proposed rear property line. The soil scientist determined that wetland "A" may be a vernal pool, but a determination could only be made during the spring. As a precautionary measure, the amended plan assumes the vernal pool

is significant and includes the 100' protective setback from the wetland edge, and reduces the tree clearing to 25% or less.

River, Stream or Brook:

There are no rivers, streams, or brooks located on this property.

Stormwater:

This disturbed area is less than one (1) acre in size and is subsequently exempt from Maine DEP 500 requirements for post-construction stormwater management. This site does not discharge to the MS4, and thus the impact to existing municipal stormwater infrastructure is negligible.

***Spaghetti Lots Prohibited**:*

N/A

Lake Phosphorous Concentration:

N/A

***Impact on Adjoining Municipality**:*

N/A

Decisions

***Date Application Accepted as Complete for Review**:*

December 4, 2025

***Waiver(s) Granted**:*

***Decision(s) voted on by Planning Board**:*

Board member Wayne Boardman motioned to approve the proposed plan amendment, with Board member Peter Smith seconding the motion. The board voted 5-0 to approve the application.

Preliminary Plan Approval Date:

December 4, 2025

Final Plan Approval Date:

December 4, 2025

Conditions Precedent for Final Approval:

- The drafting of the Findings of Fact
- The inclusion of a plan note showing the purpose of the plan

Conditions Subsequent for Final Approval:

N/A

Expiration Date (if conditions are not satisfied):

February 2, 2026

"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."

Chair, Planning Board *Date*

Planning Board Meeting Minutes
Thursday, November 13, 2025; 7:00 P.M.
York Library Community Room

1. Call to Order; Determination of Quorum; Appointment of Alternates

Chair David Woods II called the meeting to order at 7:00 p.m. A quorum was established with five voting members: Chair David Woods, Vice Chair Pete Smith, Board Secretary Gail Billet, Wayne Boardman, and Steve Friedman. Alternate Crystal Tenney was present, while Alternate Mark Cartier was not. Town Planner Brendan Summerville represented the Town Hall staff. Patience G. Horton served as the recording secretary, working remotely from Town Hall Streams. Votes were conducted via roll call.

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2. Field Changes

No field changes had been submitted.

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3. Public Forum

David Woods opened the Public Forum.

Martin Meyers from Three Cranberry Lane shared the history of the parcel at 66 Raydon Road. He expressed concerns about the property's developer. He suggested the land should be developed into affordable housing for families with children.

Without objection, David Woods closed the public forum.

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4. Application Reviews

A. Union Bluff Hotel, Eight Beach Street
Map 0024, Lots 35, 36, and 3, owned by Giri York Union Property Inc.
The application seeks approval for the property owner to construct a 27,918-square-foot building addition, expanding the existing hotel from 40 to 81 rooms, adding more restaurant space, and constructing a two-story parking garage with 122 total spaces.

For the application	Peter Heil, Acorn Engineering
	Rachael Maloy, Mussacio Architects
	George Setterberg, Giri Hotels Management

This application is under preliminary review. It was accepted as complete for review at a previous meeting during which a public hearing was held.

Engineer Peter Heil outlined his plan for solid waste and trash pickup, which includes two eight-yard dumpsters with compactors. He described the on-site loading area along Beach

Street, where all deliveries would be made through the front entrance. This was the primary concern of tonight's discussion.

Architect Rachael Maloy presented plans and elevation drawings. She discussed comment letters from reviewers Gorrill Palmer and Chris Di Matteo with the Board. Waiver requests and other project details were reviewed.

- Motion: Pete Smith moved to postpone the application for Union Bluff Hotel, Eight Beach Street, Map 0024, Lots 35, 36, and 3 until sufficient materials are received. Wayne Boardman seconded the motion. Without further discussion, the motion passed 5-0.

~~B. 16 Fall Mill Extension, Open Space Conservation Subdivision~~
~~Map/Lot 0090-0064-A, owned by Christopher Mendoza~~
~~Amendment to an Approved Plan~~
~~This application requests approval for the property owner to amend the approved 1985 subdivision plan to include an additional dwelling unit and open space conservation land adjacent to the Kittery Water District. (GEN-2)~~ *Item withdrawn by applicant on December 4, 2025.*

C. Seven Marsh Brook Lane
Map/Lot 0099-0070-A, owned by the Pigeon Revocable Trust
This application seeks to amend the previously approved 2006 subdivision plan by adding one dwelling unit to the property.

For the application Joshua Schneier, Survey and Mapping, LLC

The owners are Walter and Nancy Pigeon. The property was subdivided initially and consolidated into a single parcel around 2006. With tonight's proposal, they hope to divide the property to create an additional buildable residential lot.

- Motion: Wayne Boardman moved to accept the amendment to an approved plan for Seven Marsh Brook Lane, Map/Lot 0099-0070-A, as complete for review. Pete Smith seconded the motion. Without further discussion, the motion passed 5-0.

- Motion: Wayne Boardman moved to open a public hearing for Seven Marsh Brook Lane, Map/Lot 0099-0070-A. Pete Smith seconded the motion. Without further discussion, the motion passed 5-0.

No one came forward to speak. Without objection, David Woods closed the public hearing.

- Motion: Wayne Boardman moved to approve the amendment to an approved plan for Seven Marsh Brook Lane, Map/Lot 0099-0070-A, with the condition that the Findings of Fact be updated. Pete Smith seconded the motion. In the discussion, §6.4.26 was identified as irrelevant. The motion passed 5-0.

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5. Other Business

There will be a joint Selectboard meeting on December 8, 2025, at 6:15 P.M.

Minutes

- Motion: Pete Smith moved to approve the Planning Board Minutes of Thursday, October 23, 2025, as written. Gail Billet seconded the motion. Without further discussion, the motion passed 5-0.
- Motion: Crystal Tenney (who had been temporarily assigned as a voting member) moved to approve the Planning Board Minutes of Thursday, November 13, 2025, as amended. Wayne Boardman seconded the motion. Without further discussion, the motion passed 3-0-2 with Pete Smith and Steve Friedman abstaining.

Adjourn

David Woods adjourned the meeting at 8:48 P.M.

York Selectboard/Planning Board Joint Meeting
Monday, December 8, 2025; 6:15 P.M.
York Library Community Room

1. **Call to Order; Roll Call**

Selectboard Chair Todd Frederick called the meeting to order at 6:15 P.M.

For the Selectboard:	Todd Frederick, Chair Marilyn McLaughlin Marla Johnson Mary-Anne Szeniawski
For the Planning Board:	David Woods, Chair Gail Billett, Board Secretary Wayne Boardman Steve Friedman Crystal Tenney, Alternate
For the Town:	Peter Joseph, Town Manager Dylan Smith, Director of Planning Brendan Summerville, Town Planner

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The purpose of this quarterly joint meeting was to review eight zoning ordinance proposals and two Site Plan Subdivision amendments. The discussion covered the following topics.

- A revision to the zoning map in two areas: the York Village Center District and the Greenway District
- Article 15 concerning off-street parking
- Article 4 concerning use regulations (restaurant seating in RES-7)
- Article 2 concerning definitions of Lodging Homes and Inns
- Article 10 concerning main buildings in the Greenway District
- Article 5 concerning dimensional regulations (heights of public-school buildings)
- Article 12 concerning historic and archeological resources (HDC tax credit)
- An article concerning photometrics (lighting fixtures)
- Site/Sub Reg Section 2.3 concerning Planning Department application fees
- Site/Sub Reg Section concerning vertical datum

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2. **Other Business** There was no other business.
3. **Adjourn** 7:00