

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

Planning Board Application

Table of Contents	1
Project Narrative	2
Site Plans – Sketch	4
Architectural Plans - Preliminary	7
USGS MAP	9
Tax Map	10
Google Earth Image	11
Abutters List	12
Soil Map	14
Wildlife Habitat	15
FEMA Flood Mapping	16

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

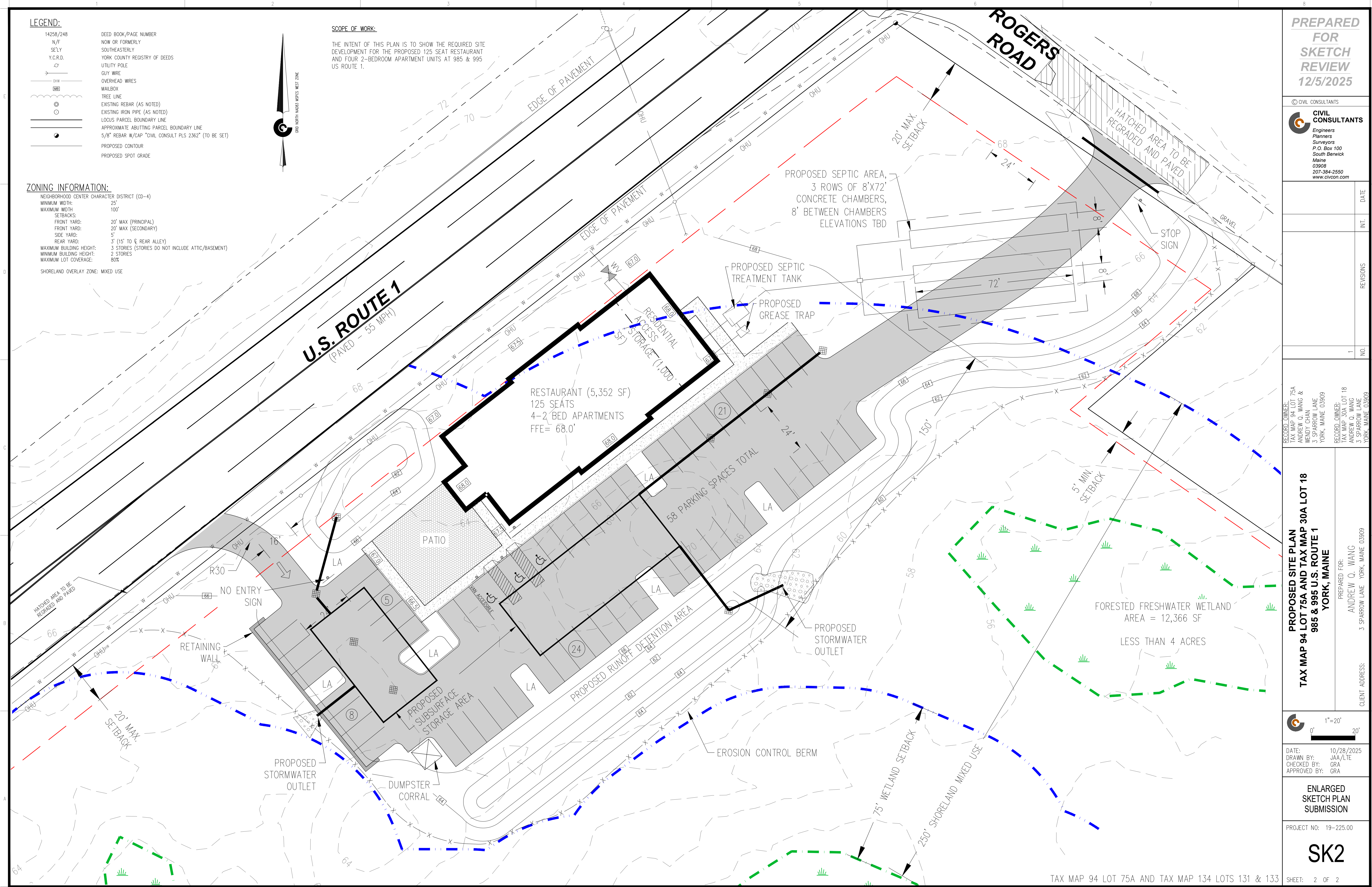
The development, provides 58 parking spaces (which includes three ADA-accessible spaces).

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



PREPARED
FOR
SKETCH
REVIEW
12/5/2025

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

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

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



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 R REAR ALLY)

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 2301-59 022 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 DISCASF (1-888-344-7233) FOR LOCATION OF ALL EXISTING UTILITIES.

8. WETLANDS SHOWN HEREON WERE DELINEATED BY MICHAEL CUOMO, CSS #211, AND LOCATED BY FIELD CONSULTANTS IN JULY 2019. WETLAND AREA = 103.346 SF

1. "STANDARD BOUNDARY SURVEY FOR LEWIS PALOSKY, U.S. ROUTE ONE, YORK, 'MANNE', 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, MANNE, BOTH LOTS OWNED BY LEWIS E. PALOSKY REVOCABLE TRUST, 1. YORK, YORK COUNTY REVOCABLE TRUST, BY EASTERN SURVEYING, INC. DATED: 11/19/74.
3. "EXISTING CONDITIONS PLAN OF LAND OF SM & B'S REALTY LLC, 1000 U.S. ROUTE 1, YORK, MANNE", 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, MANNE", BY CIVIL CONSULTANTS, DATED 11/10/20.

(125 SEAT RESTAURANT, 4 APARTMENTS)

RESTAURANT: (DESIGN PER ZONING ORIGINALLY 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 10-1.4.8.2)
1 PER 2 BED APARTMENT
4 UNITS PROPOSED = 4 REQUIRED

TOTAL REQUIRED = 52 + 4 = 56

AS DESIGNED ON SITE = 58 SPACES

SEPTIC 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

58 PARKING SPACES - 6 ISLANDS REQUIRED

25,451 SF PARKING AREA
SHADING REQUIRED = $0.35 \times 25,451 = 8,907$ SF

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

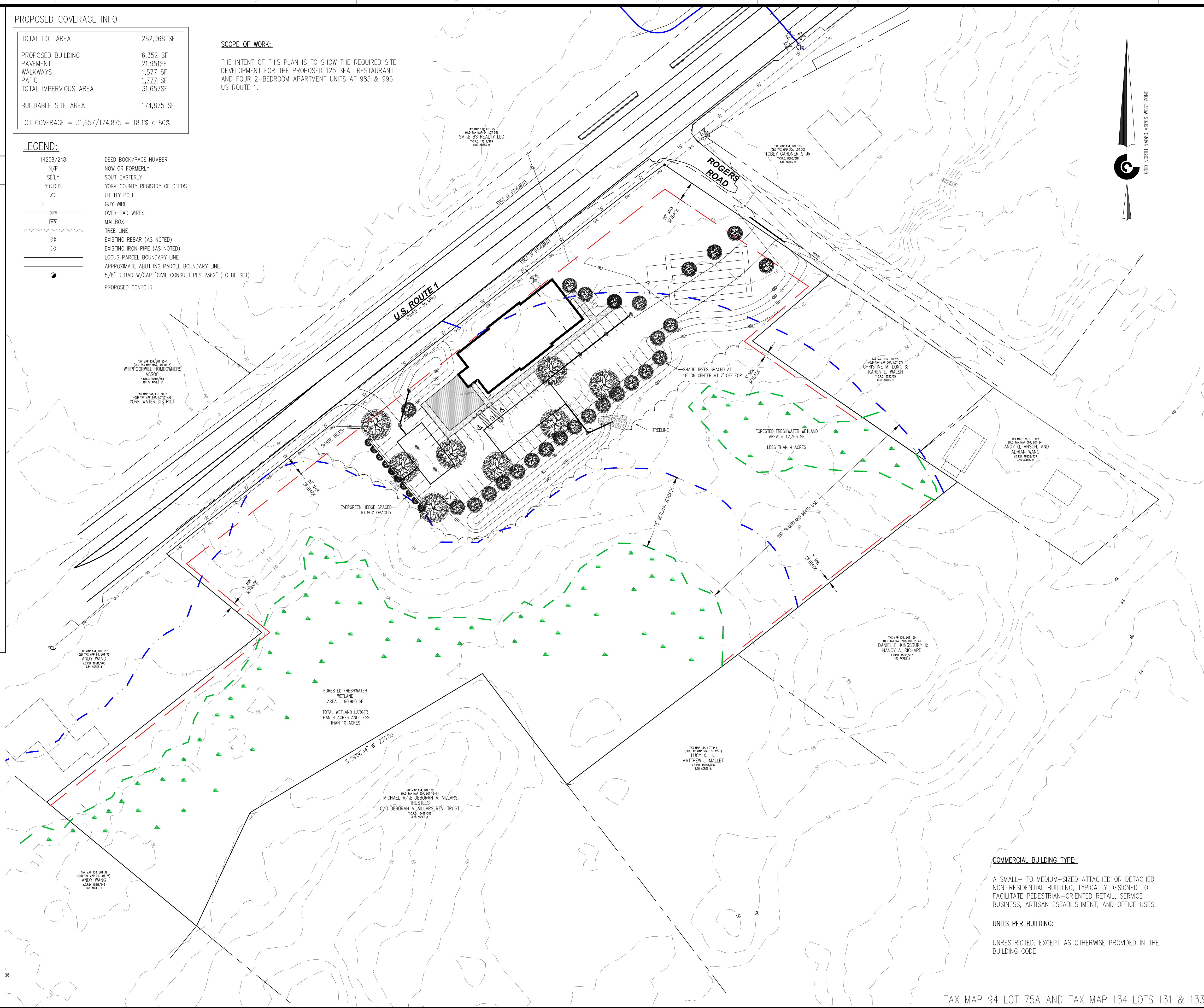
TABLE 10-1.4.2.1 DISTRICT & CIVIC SPACE STANDARDS:
FRONTAGE BUILDOUT 60% MIN

TABLE 10-1.4.11.4 PEDESTRIAN WAYS:
PEDESTRIAN WAYS SHALL BE PROVIDED FROM EACH BUILDING ENTRY TO SURROUNDING
THOROUGHFARES AND INTERNAL DRIVES, EXTERNAL SIDEWALKS, TRANSIT STOPS, AND
OUT-PARCELS.

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%	

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
CHW	OVERHEAD WIRE
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 PL'S 2362" (TO BE SET)
_____	PROPOSED CONTOUR

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.



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.

UNRESTRICTED, EXCEPT AS OTHERWISE PROVIDED IN THE  
BUILDING CODE

 CIVIL CONSULTANTS

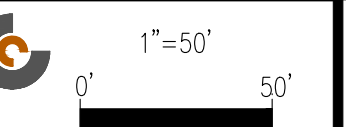
---

**CIVIL  
CONSULTANTS**

*Engineers  
Planners  
Surveyors  
P.O. Box 100  
South Berwick  
Maine  
03908  
207-384-2550  
[www.civcon.com](http://www.civcon.com)*

NO.	REVISIONS	INT.	DATE
1			

<b>TAX MAP 94 LOT 75A AND TAX MAP 30A LOT 18</b>  <b>985 &amp; 995 U.S. ROUTE 1</b>  <b>YORK, MAINE</b>	PROPOSED SITE PLAN
PREPARED FOR:          ANDREW Q. WANG          3 SPARROW LANE YORK, MAINE 03909	CLIENT ADDRESS:          ANDREW Q. WANG          3 SPARROW LANE YORK, MAINE 03909
RECORD OWNERS:          TAX MAP 30A LOT 18          ANDREW Q. WANG          3 SPARROW LANE YORK, MAINE 03909	ANDREW Q. WANG          WENDY CHAN          3 SPARROW LANE YORK, MAINE 03909



TE: 10/28/2025  
AWN BY: JAA/LTE  
ECKED BY: GRA  
PROVED BY: GRA

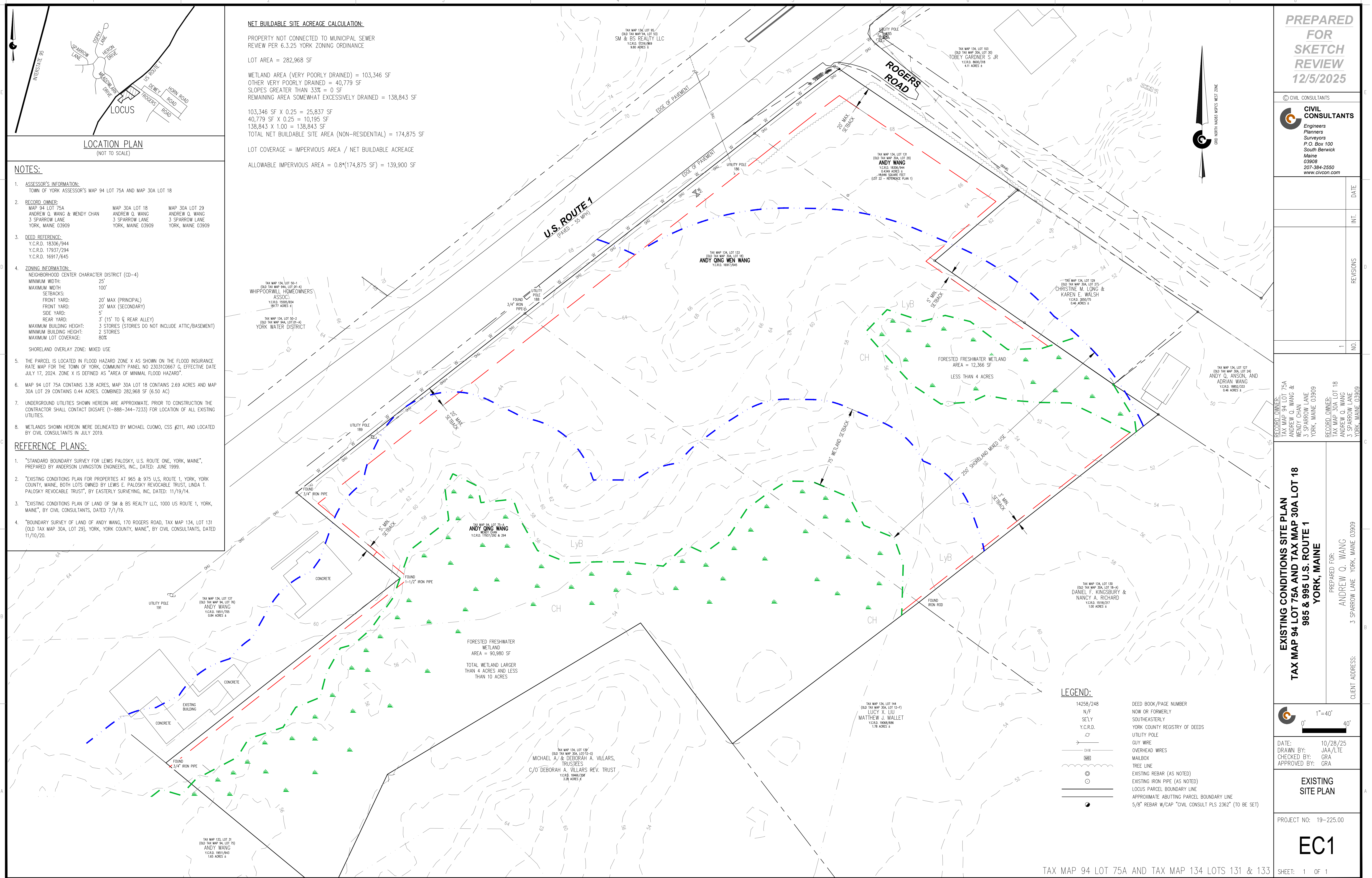
SKETCH  
PLAN  
SUBMISSION

OBJECT NO: 19-225.00

SK1

EET: 1 OF 2

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



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		

REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE		

DRAWINGS PROVIDED BY:  
**BE 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'

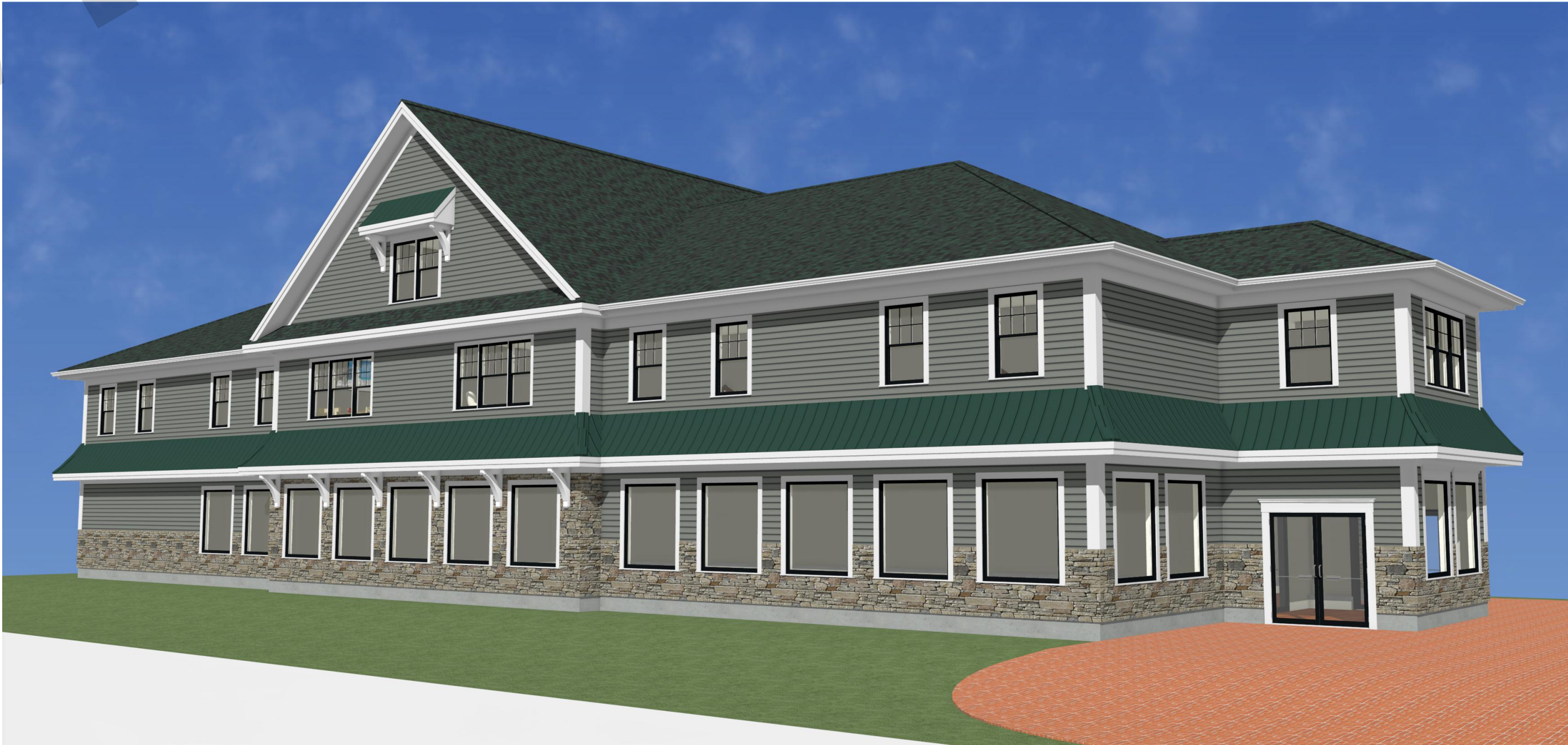
SHEET:  
A-1



WEST ELEVATION  
SCALE: 3/16"=1'



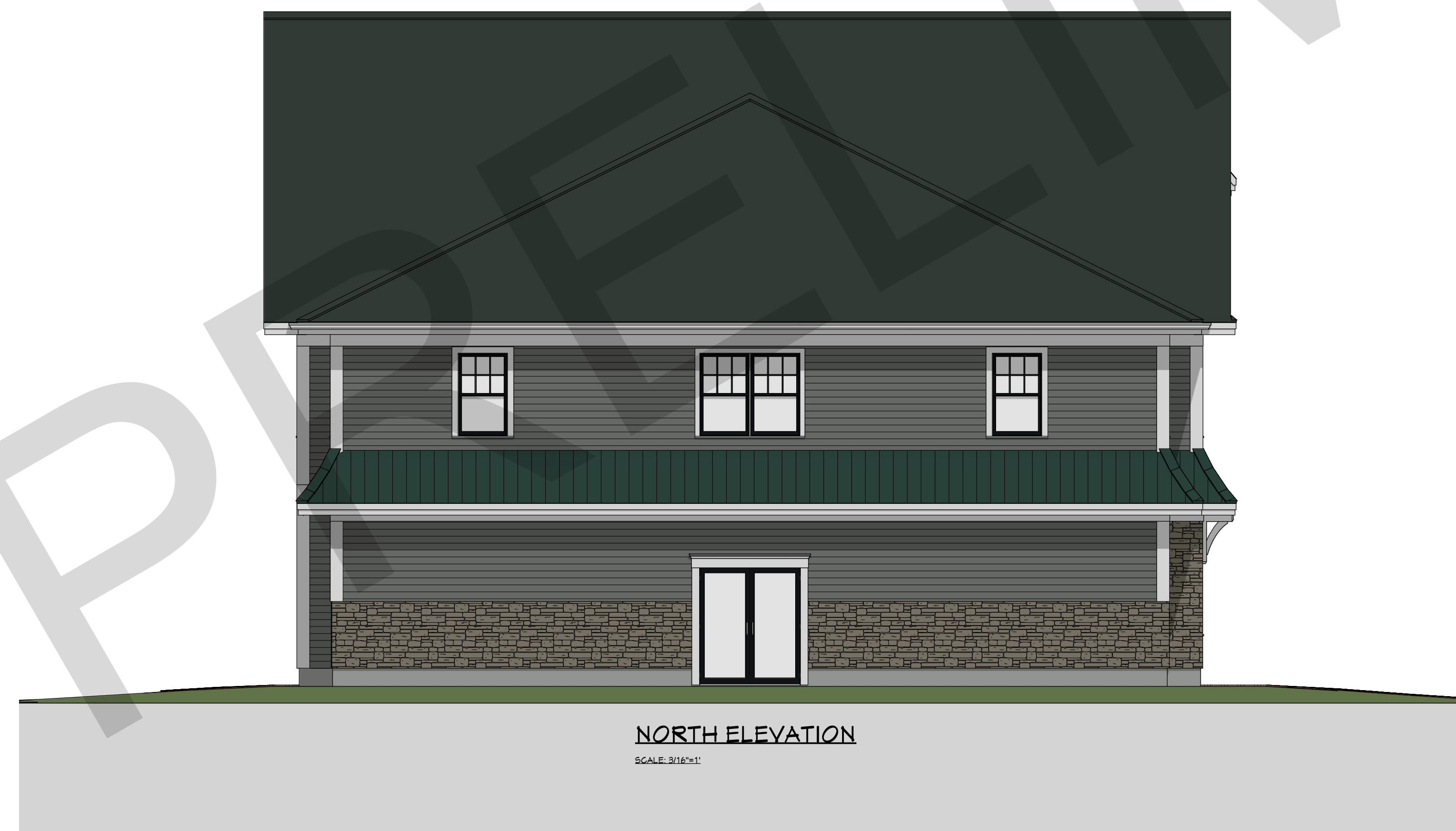
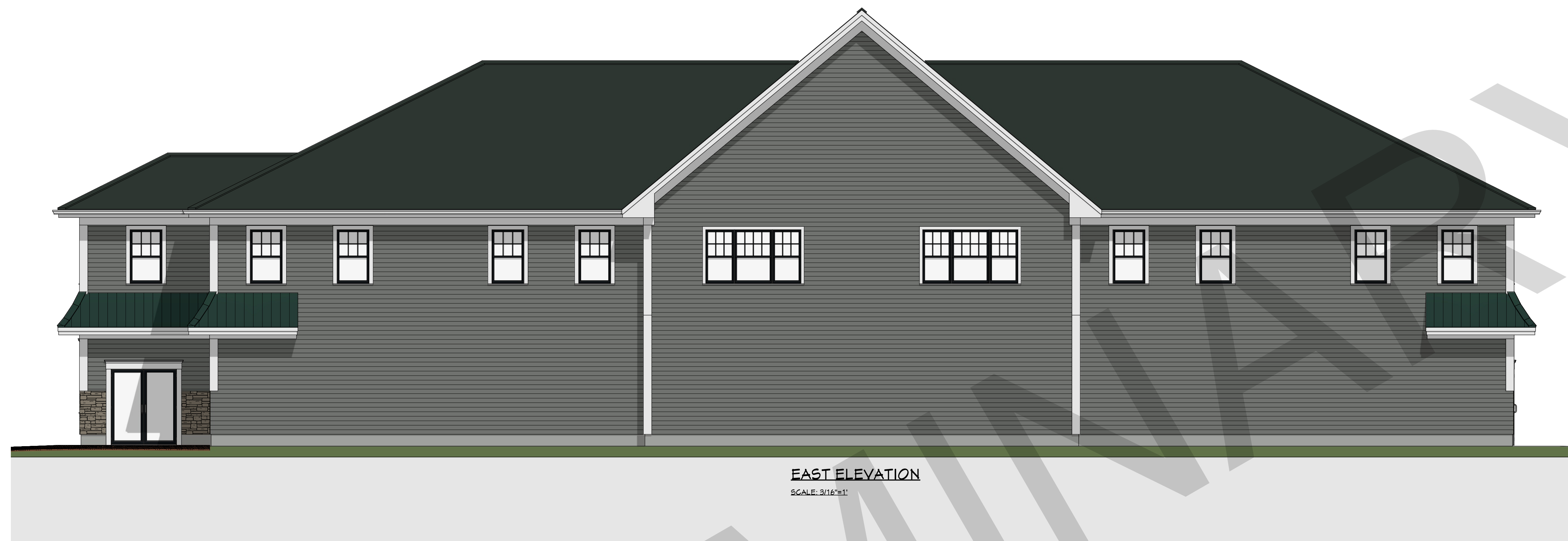
SOUTH ELEVATION  
SCALE: 3/16"=1'



*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 DESIGNER'S INTENT TO THE ENGINEER OF RECORD, CONTRACTOR OR HOME-OWNER. IF NO STRUCTURAL ENGINEER'S 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.



**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

WHAT GREAT EFFORT HAS BEEN EXPENDED 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. THE ASSURANCE OF A QUALITY BUILDING IS NOT GUARANTEED, BUT ARE NOT LIMITED TO THE FOLLOWING:

- VERIFY ALL DIMENSIONS
- REVIEW ALL STAIR REQUIREMENTS
- VERIFY COMPLIANCE WITH LOCAL BUILDING CODES
- 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 UNDER TAKEN WITHOUT THE ASSISTANCE OF A QUALIFIED BUILDING PROFESSIONAL.

REVISION TABLE		
NUMBER	DATE	REVISIED BY DESCRIPTION

DRAWINGS PROVIDED BY:  
***BE Batson Design LLC***  
155 Pine Hill Road  
Cape Neddick Maine 03902  
Cell: 207-337-1171  
Email: [bbatsondesign@gmail.com](mailto: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



www.cai-tech.com

October 28, 2025



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

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



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  
CAMA Number: 0030A-0018  
Property Address: 995 US ROUTE 1

Mailing Address: WANG ANDY Q/ANSON/ADRIAN  
3 SPARROW LN  
YORK, ME 03909

Parcel Number: 0094-0075-A  
CAMA Number: 0094-0075-A  
Property Address: 985 US ROUTE 1

Mailing Address: WANG ANDY Q CHAN WENDY  
3 SPARROW LN  
YORK, ME 03909

## Abutters:

Parcel Number: 0030A0012-F  
CAMA Number: 0030A-0012-F  
Property Address: 11 LUCAS FARM ROAD

Mailing Address: LIU LUCY X MAILLET MATTHEW J  
11 LUCAS FARM RD  
YORK, ME 03909

Parcel Number: 0030A0012-G  
CAMA Number: 0030A-0012-G  
Property Address: 10 LUCAS FARM ROAD

Mailing Address: VILLARS MICHAEL A/DEBORAH A  
TRUSTEES DEBORAH A VILLARS REV  
TRUST  
10 LUCAS FARM RD  
YORK, ME 03909

Parcel Number: 0030A0018-A  
CAMA Number: 0030A-0018-A  
Property Address: 1 WHISPERING WIND LANE

Mailing Address: KINGSBURY DANIEL F/RICHARD NANCY  
A  
1 WHISPERING WIND LN UNIT A  
YORK, ME 03909

Parcel Number: 0030A0018-B  
CAMA Number: 0030A-0018-B  
Property Address: 3 WHISPERING WIND LANE

Mailing Address: PAQUET RAYMOND A/KATHERYNE  
3 WHISPERING WIND LN  
YORK, ME 03909

Parcel Number: 0030A0024  
CAMA Number: 0030A-0024  
Property Address: 158 ROGERS ROAD

Mailing Address: WANG ANDY Q/ANSON/ADRIAN  
3 SPARROW LN  
YORK, ME 03909

Parcel Number: 0030A0027  
CAMA Number: 0030A-0027  
Property Address: 166 ROGERS ROAD

Mailing Address: LONG CHRISTINE M/WALSH KAREN E  
196 NEW BOSTON RD  
STURBRIDGE, MA 01566

Parcel Number: 0030A0029  
CAMA Number: 0030A-0029  
Property Address: 170 ROGERS ROAD

Mailing Address: WANG ANDY Q/ANSON/ADRIAN  
3 SPARROW LN  
YORK, ME 03909

Parcel Number: 0030A0030  
CAMA Number: 0030A-0030  
Property Address: 1021 US ROUTE 1

Mailing Address: CHT PROPERTIES LLC  
434 BEECH RD  
ELIOT, ME 03903



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

10/28/2025

Page 1 of 2



# 200 feet Abutters List Report

York, ME

October 28, 2025

Parcel Number: 0030A0032  
CAMA Number: 0030A-0032  
Property Address: 149 ROGERS ROAD

Mailing Address: 149 ROGERS ROAD LLC  
16 BARRELLS GROVE  
YORK, ME 03909

Parcel Number: 0094-0053  
CAMA Number: 0094-0053-0000  
Property Address: 1000 US ROUTE 1

Mailing Address: WHIPPOORWILL CONDO MAIN  
1000 US ROUTE 1  
YORK, ME 03909

Parcel Number: 0094-0053  
CAMA Number: 0094-0053-0001  
Property Address: 1000 US ROUTE 1 #1

Mailing Address: 1000 US ROUTE 1 PARTNERS LLC  
235 WEST RD UNIT 7  
PORTSMOUTH, NH 03801

Parcel Number: 0094-0053  
CAMA Number: 0094-0053-0002  
Property Address: 1000 US ROUTE 1 #2

Mailing Address: SM & BS REALTY LLC  
PO BOX 449  
CAPE NEDDICK, ME 03902

Parcel Number: 0094-0058  
CAMA Number: 0094-0058  
Property Address: 950 US ROUTE 1

Mailing Address: BAYBERRY LP  
529 US ROUTE 1 STE 101  
YORK, ME 03909

Parcel Number: 0094-0075  
CAMA Number: 0094-0075  
Property Address: 965 US ROUTE 1

Mailing Address: WANG ANDY  
3 SPARROW LN  
YORK, ME 03909

Parcel Number: 0094-0075-C  
CAMA Number: 0094-0075-C  
Property Address: 941 US ROUTE 1

Mailing Address: STONEY BROOK 941 US ROUTE ONE  
LLC  
PO BOX 327  
CAPE NEDDICK, ME 03902

Parcel Number: 0094-0076  
CAMA Number: 0094-0076  
Property Address: 975 US ROUTE 1

Mailing Address: WANG ANDY  
3 SPARROW LN  
YORK, ME 03909

Parcel Number: 0094A0001-A  
CAMA Number: 0094A-0001-A-0001  
Property Address: 948 US ROUTE 1

Mailing Address: WHIPPOORWILL HOMEOWNERS ASSOC  
  
529 US ROUTE 1 SUITE 101  
YORK, ME 03909

Parcel Number: 0094A0001-A  
CAMA Number: 0094A-0001-A-0002  
Property Address: 948 US ROUTE 1

Mailing Address: YORK WATER DISTRICT  
PO BOX 447  
YORK, ME 03909



[www.cai-tech.com](http://www.cai-tech.com)

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

10/28/2025

Page 2 of 2



# SOIL MAP

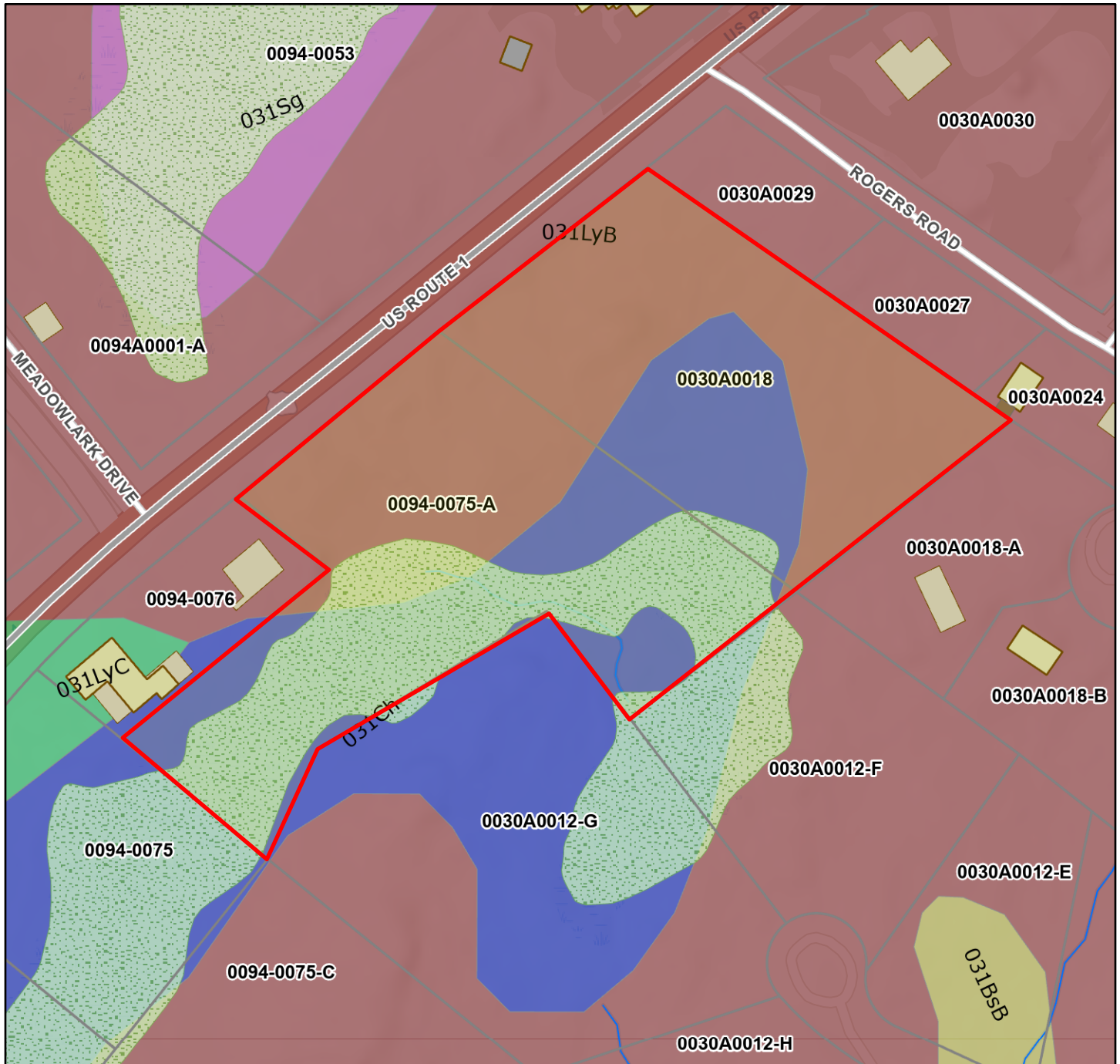
York, ME

1 inch = 150 Feet



www.cai-tech.com

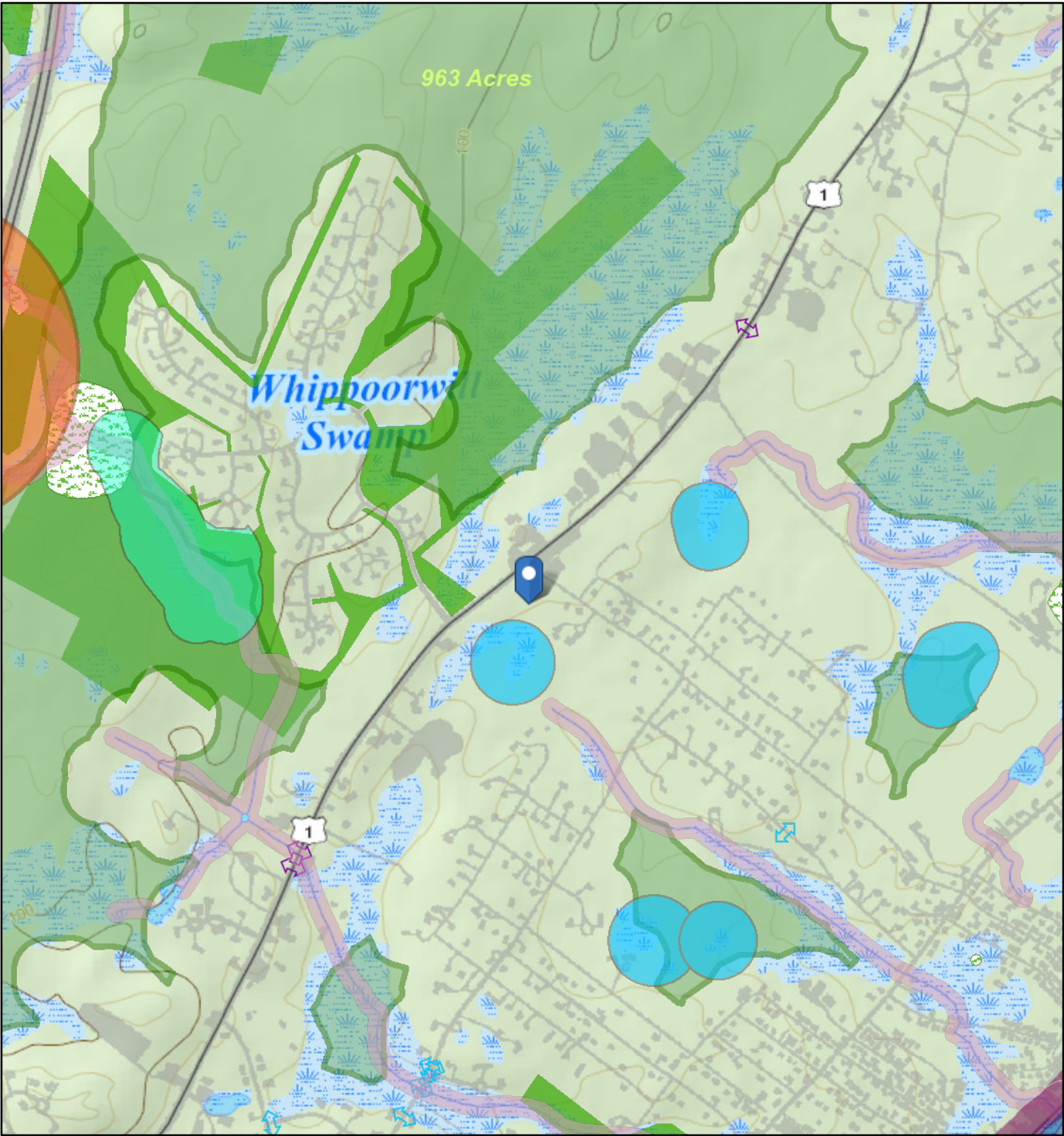
October 28, 2025



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

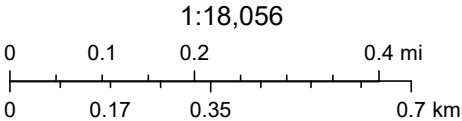
Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

# Beginning With Habitat



October 28, 2025

- 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



# National Flood Hazard Layer FIRMette



70°38'15"W 43°10'48"N



## Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AG, 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		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
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		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.

0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2023