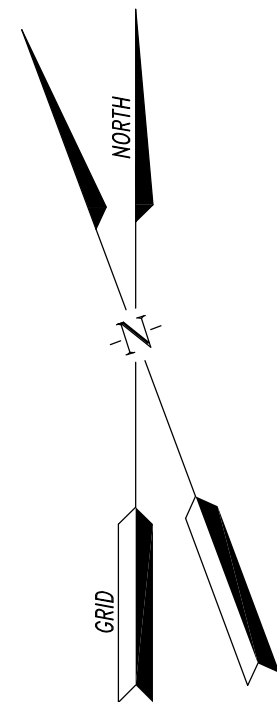






















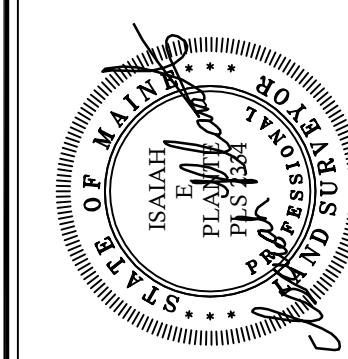
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S54°02'03"E	43.19'
L2	S57°48'18"E	40.40'
L3	S11°12'05"W	25.15'
L4	S12°41'28"W	31.93'
L5	S00°51'54"E	41.32'
L6	S05°51'50"W	48.27'
L7	S02°22'38"W	42.86'



- ## LEGEND
- | | |
|---|---------------------------------|
|  | IRON PIPE FOUND (SIZE AS NOTED) |
|  | UTILITY POLE (NUMBER AS NOTED) |
|  | GUY WIRE ANCHOR |
|  | MANHOLE |
|  | BOUNDARY LINE |
|  | ABUTTER OR RIGHT-OF-WAY LINE |
|  | WATER LINE |
|  | STONE WALL |
|  | WETLAND |
|  | 20% SLOPE |
|  | LEDGE OUTCROPPING |
|  | OVERHEAD UTILITIES |
|  | EXISTING LIDAR CONTOUR |
|  | NOW OR FORMERLY |
|  | DEED BOOK & PAGE |
|  | ABOVE GROUND |
|  | BELOW GROUND |
|  | TEST PIT |
|  | 24" DECIDUOUS TREE |
|  | 24" CONIFEROUS TREE |

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS NAD83 MAIN STATE PLANE COORDINATE SYSTEM—WEST ZONE, U.S. SURVEY FEET.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE YORK COUNTY REGISTRY OF DEEDS (YCRD).
3. REFERENCE IS MADE TO THE FOLLOWING DEEDS:
 - A. A DEED FROM DOROTHY A. ADAMS TO CHRISTOPHER D. MENDOZA DEEDED JUNE 22, 2022 AND RECORDED IN DEED BOOK 19055, PAGE 275.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - A. "SUBDIVISION PLAN PROPERTY OF DENNIS R. BROWN FALL MILL ROAD YORK, MAINE" BY J.C. ROGERS DATED AUGUST 1975 AND RECORDED IN PLAN BOOK 76, PAGE 26.
 - B. "DIVISION OF LAND FALL MILL ROAD YORK, MAINE FOR JAMES SMITH" BY ANDERSON ASSOCIATES DATED APRIL 1985 AND RECORDED IN PLAN BOOK 144, PAGE 10.
 - C. "PLAN OF LAND FALL MILL ROAD EXTENSION YORK, MAINE FOR ROGER M. & PATRICIA A. LANGILLE" BY ANDERSON ASSOCIATES DATED JUNE 1982 NOT RECORDED.
5. THE LOT SURVEYED IS IDENTIFIED ON THE TOWN OF YORK ASSESSOR'S MAP 90, LOT 64A.
6. THE SUBJECT LOT IS LOCATED IN THE GEN-2 ZONE AND PARTIALLY WITHIN THE WATERSHED PROTECTION OVERLAY DISTRICT:
MIN. LOT SIZE = 130,680 S.F.
MIN. STREET FRONT SETBACK = 200 FEET
MIN. FRONT SETBACK = 50 FEET
MIN. SIDE & REAR SETBACK = 35 FEET
MAX. BUILDING HEIGHT = 35 FEET
MAX. LOT COVERAGE = NONE
- THE DIMENSIONAL REQUIREMENTS SHOWN HEREON ARE TO BE VERIFIED WITH THE CODE OFFICE PRIOR TO DESIGN AND CONSTRUCTION. ADDITIONAL RESTRICTIONS MAY APPLY.
7. REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OF RECORD:
 - A. THE LOCUS PARCEL IS SUBJECT TO AN EASEMENT FOR A WATER PIPE LINE DESCRIBED IN DEED BOOK 513, PAGE 361.
 - B. THE LOCUS PARCEL IS SUBJECT TO THE TOWN OF YORK AND OTHERS MAY HAVE IN AND TO THE ROAD OR WAY CROSSING THE PROPERTY, SOMETIMES CALLED THE CONTINENTAL ROAD.
8. ELEVATIONS AND CONTOURS ARE BASED ON NAVD83 DATUM.
9. WETLAND DELINEATION BY MAINLY SOILS, LLC APRIL 2025.
10. EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.
11. THE BOUNDARY SHOWN HEREON IS THE OPINION OF THIS SURVEYOR AND THE INFORMATION DISCOVERED DURING THE PERIOD OF WORK AND MAY BE SUBJECT TO CHANGE IF ADDITIONAL INFORMATION BECOMES AVAILABLE.
12. EXCEPTIONS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS ARE AS FOLLOWS:
 - A. NO SURVEY REPORT WAS PREPARED.
 - B. NO REVISED LEGAL DESCRIPTION PREPARED.
 - C. MONUMENTS WERE NOT SET AT ALL ANGLE POINTS
13. THE LOT SHOWN HEREON IS LOT #3 ON THE APPROVED SUBDIVISION PLAN BOOK 76 PAGE 26 REFERENCED IN NOTE 4.A. ABOVE.



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

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

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

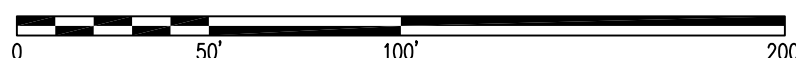
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PROJECT NO. 2617	SCALE 1" =

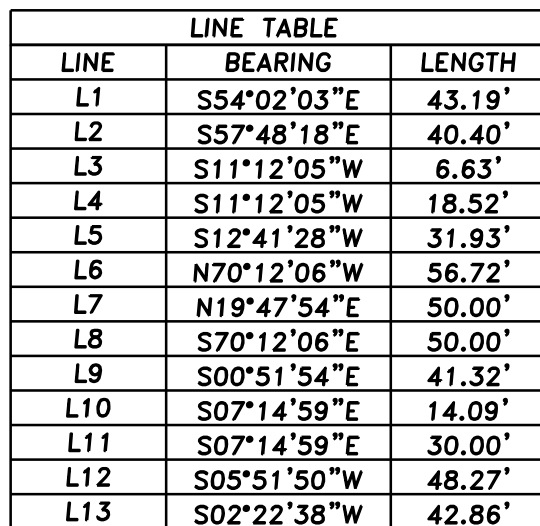
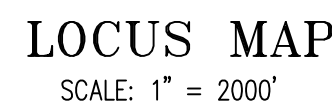
SHEET
1 OF 3

YORK ss REGISTRY OF DEEDS
RECEIVED _____ 20____
AT _____ H _____ M _____ M., AND
RECORDED IN BOOK _____ PAGE _____
ATTEST:











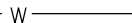







APPROVAL OF THE PLANNING BOARD
OF YORK, MAINE

REGISTER	CHAIR	DATE
----------	-------	------





LEGEND

	IRON PIPE FOUND (SIZE AS NOTED)
	DRILL HOLE
	UTILITY POLE (NUMBER AS NOTED)
	GUY WIRE ANCHOR
	MANHOLE
	WELL
	BOUNDARY LINE
	BUTTER OR RIGHT-OF-WAY LINE
	WATER LINE
	STONE WALL
	WETLAND
	OVERHEAD UTILITIES
	EXISTING LINEAR CONTOUR
	NOW OR FORMERLY
	DEED BOOK & PAGE
	ABOVE GROUND
	BELOW GROUND
	SEPTIC TEST PIT

NOTES

1. THE PURPOSE OF THIS PLAN IS TO AMEND THE PREVIOUSLY APPROVED SUBDIVISION PLAN RECORDED IN PLAN BOOK 76 PAGE 26 REFERENCED IN NOTE 5.A. BELOW. AREA A SHOWN HEREON IS TO BE CONVEYED IN FEE TO THE KITTERY WATER DISTRICT AND MERGED WITH MAP 93 LOT 14. THIS IS NOT A SUBDIVISION.
2. THE BASIS OF BEARING FOR THIS SURVEY IS NAD83 MAINE STATE PLANE COORDINATE SYSTEM—WEST ZONE, U.S. SURVEY FEET.
3. DEED AND PLAN BOOK REFERENCES ARE TO THE YORK COUNTY REGISTRY OF DEEDS (YCRD).
4. REFERENCE IS MADE TO THE FOLLOWING DEEDS:
 - A. A DEED FROM DOROTHY A. ADAMS TO CHRISTOPHER D. MENDOZA DEEDED JUNE 22, 2022 AND RECORDED IN DEED BOOK 19055, PAGE 275.
 - B. A RELEASE DEED FROM JAMES C SMITH TO TERRY A. AND DOROTHY A. ADAMS DATED OCTOBER 17, 1984 AND RECORDED IN DEED BOOK 3674 PAGE 44.
 - C. A RELEASE DEED FROM HAROLD AND BERNADETTE MCCORMICK TO TERRY A. AND DOROTHY A. ADAMS DATED DECEMBER 11, 1985 AND RECORDED IN DEED BOOK 3735 PAGE 108.
5. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - A. "SUBDIVISION PLAN PROPERTY OF DENNIS R. BROWN FALL MILL ROAD, YORK, MAINE" BY J.C. ROGERS DATED AUGUST 1975 AND RECORDED IN PLAN BOOK 76, PAGE 26.
 - B. "DIVISION OF LAND FALL MILL ROAD, MAINE FOR JAMES SMITH" BY ANDERSON ASSOCIATES DATED APRIL 1985 AND RECORDED IN PLAN BOOK 144, PAGE 10.
 - C. "PLAN OF LAND FALL MILL ROAD EXTENSION YORK, MAINE FOR ROGER M. & PATRICIA A. LANGILLE" BY ANDERSON ASSOCIATES DATED JUNE 1982 NOT RECORDED.
6. THE LOT SURVEYED IS IDENTIFIED ON THE TOWN OF YORK ASSESSOR'S MAP 90, LOT 64A.
7. THE SUBJECT LOT IS LOCATED IN THE GEN-2 ZONE AND PARTIALLY WITHIN THE WATERSHED PROTECTION OVERLAY DISTRICT:

MIN. LOT SIZE = 130,680 S.F.
MIN. STREET FRONTAGE = 200 FEET
MIN. FRONT SETBACK = 50 FEET
MIN. SIDE & REAR SETBACK = 30 FEET
MAX. BUILDING HEIGHT = 35 FEET
MAX. LOT COVERAGE = NONE
- THE DIMENSIONAL REQUIREMENTS SHOWN HEREON ARE TO BE VERIFIED WITH THE CODE OFFICE PRIOR TO DESIGN AND CONSTRUCTION. ADDITIONAL RESTRICTIONS MAY APPLY.
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 - B. THE LOCUS PARCEL IS SUBJECT TO THE TOWN OF YORK AND OTHERS MAY HAVE IN AND TO THE ROAD OR WAY CROSSING THE PROPERTY, SOMETIMES CALLED THE CONTINENTAL ROAD.
9. WETLAND DELINEATION AND SOIL TEST PIT BY MAINELY SOILS, LLC APRIL 2025.
10. ELEVATIONS AND CONTOURS ARE BASED ON NAVD88 DATUM.

THE DIMENSIONAL REQUIREMENTS SHOWN HEREON ARE TO BE
VERIFIED WITH THE CODE OFFICE PRIOR TO DESIGN AND
CONSTRUCTION. ADDITIONAL RESTRICTIONS MAY APPLY.

8. REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OF RECORD:

- A. THE LOCUS PARCEL IS SUBJECT TO AN EASEMENT FOR A WATER PIPE LINE DESCRIBED IN DEED BOOK 513, PAGE 361.
- B. THE LOCUS PARCEL IS SUBJECT TO THE TOWN OF YORK AND OTHERS MAY HAVE IN AND TO THE ROAD OR WAY CROSSING THE PROPERTY, SOMETIMES CALLED THE CONTINENTAL ROAD.

9. WETLAND DELINEATION AND SOIL TEST PIT BY MAINLY SOILS, LLC
APRIL 2025.

10. ELEVATIONS AND CONTOURS ARE BASED ON NAVD88 DATUM.

APPROVAL OF THE PLANNING BOARD
OF YORK, MAINE

CHAIR	DATE
-------	------

YORK ss REGISTRY OF DEEDS

RECEIVED _____ 20 ____

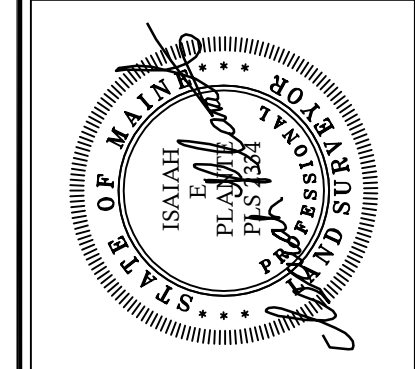
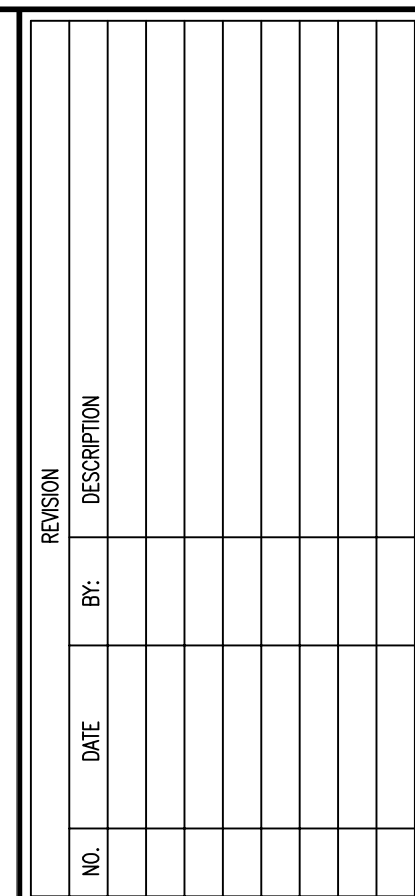
AT _____ H _____ M _____ M., AND

RECORDED IN BOOK _____ PAGE _____

ATTEST:

REGISTER

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



KIMBALL
SURVEY & DESIGN, INC.

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

WWW.KIMBALLSURVEYING.COM
PROFESSIONAL LAND SURVEYING

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

Subdivision Amendment

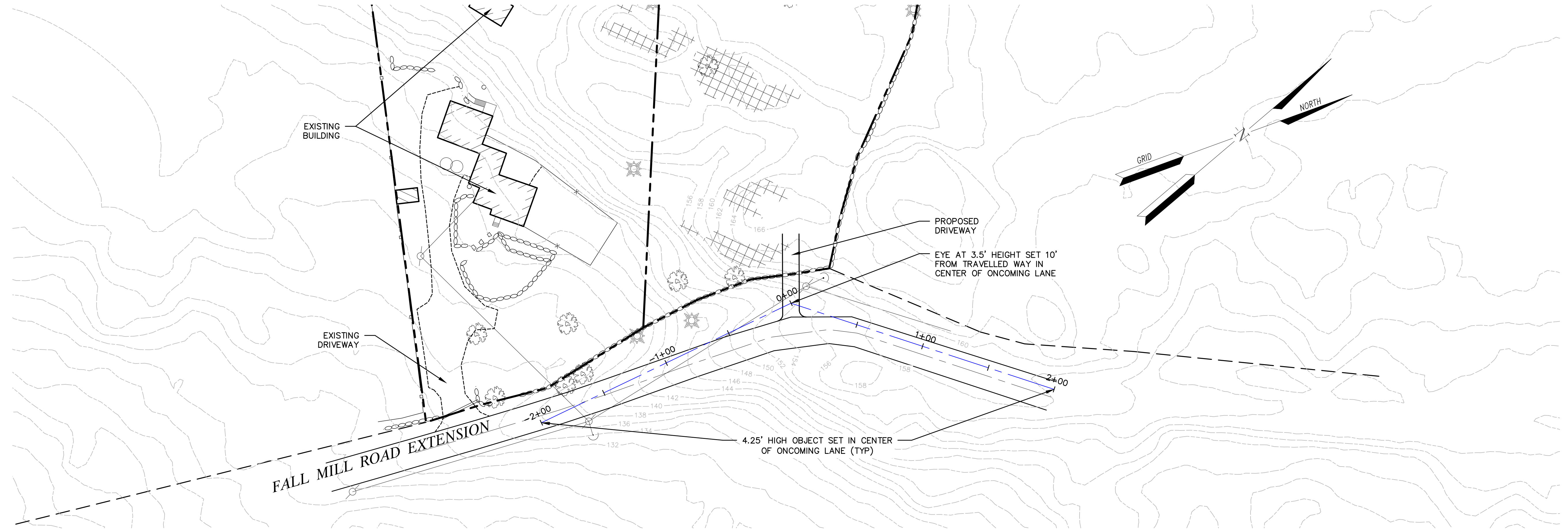
Map 90, Lot 64A
16 Fall Mill
Road Extension
York, Maine

DATE:
JANUARY 29, 2026

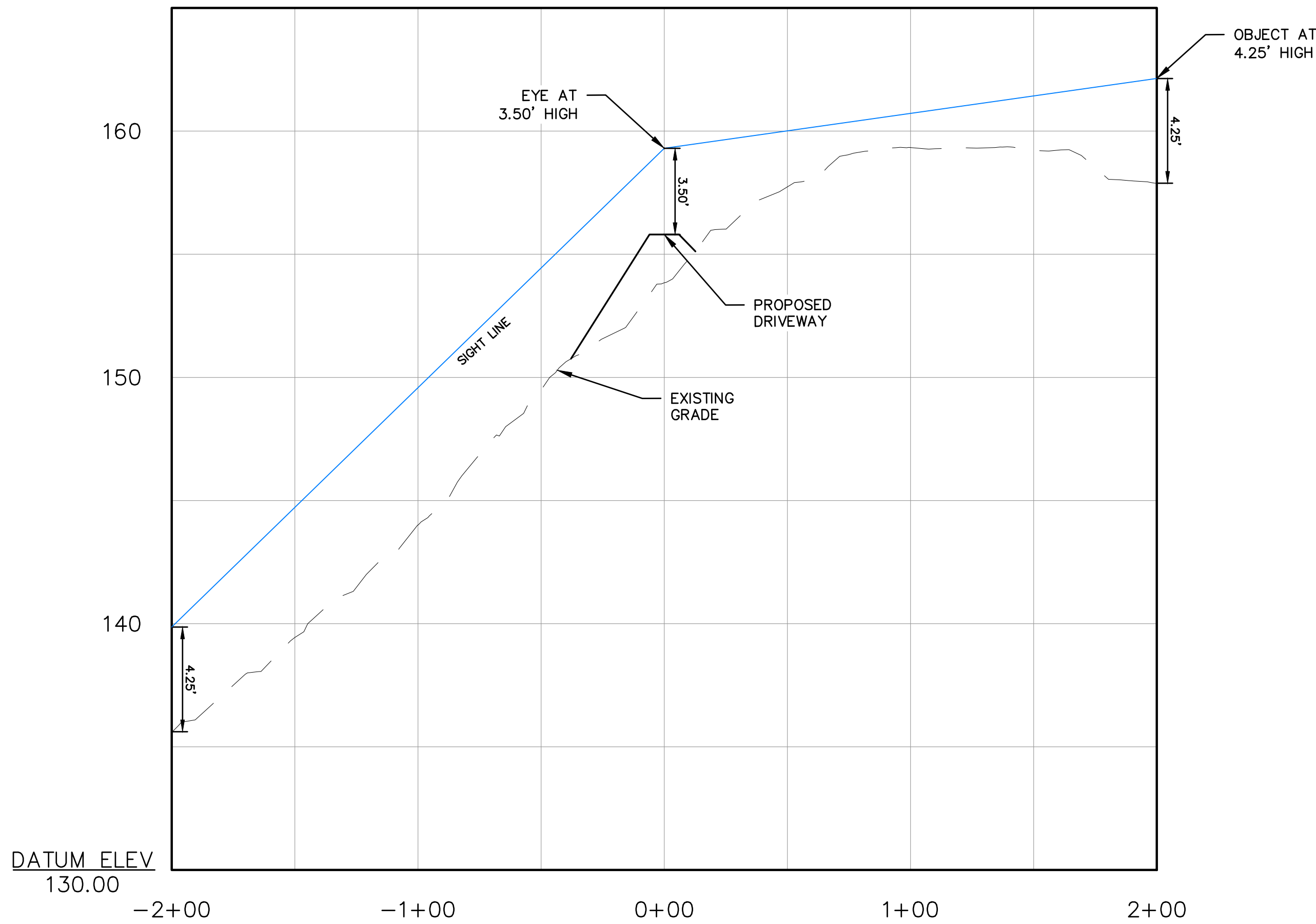
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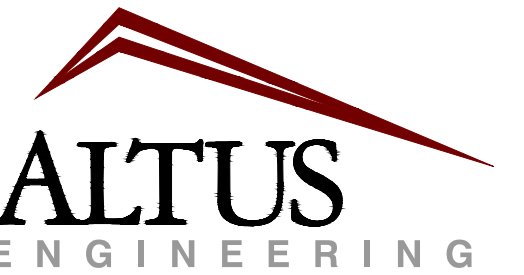
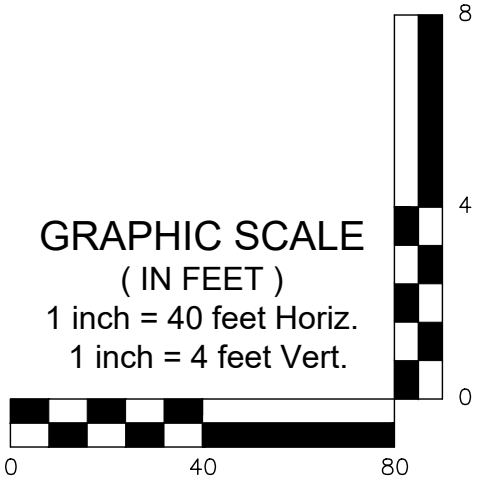
SHEET
2 OF 3



PROPOSED DRIVEWAY SIGHT DISTANCE PLAN



PROPOSED DRIVEWAY SIGHT DISTANCE PROFILE



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

NOT FOR CONSTRUCTION

ISSUED FOR:
SUBDIVISION AMENDMENT

ISSUE DATE:
JANUARY 29, 2026

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

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

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

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

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

PROJECT:
AMENDMENT TO
FALL MILL ROAD
SUBDIVISION

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

TITLE:
CONCEPTUAL
DRIVEWAY ACCESS
PLAN

SHEET NUMBER:
3 OF 3