Preliminary/Final Submission

FOR

Amendment to Fall Mill Road Subdivision

16 Fall Mill Road Extension
York, Maine

Assessor's Map 90, Lot 64A

February 2, 2026

Applicant/Owner:

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

Prepared By:

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

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

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Section 1

Cover Letter

ALTUS ENGINEERING

ALTUS ENGINEERING

Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

February 2, 2026

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

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

Dear Mr. Summerville,

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

Impact Statements

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

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

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

C. Wastewater treatment and disposal:

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

D. Police, fire, and ambulance services:

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

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

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

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

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

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

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

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

H. Water quality:

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

I. Environmental quality:

The project will preserve 5.14 acres of open space.

J. Historic and archaeological resources:

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

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

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

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

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

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

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

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

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

Waiver Requests

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

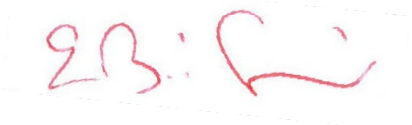
Application Checklist

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

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

Sincerely,

ALTUS ENGINEERING



Erik B. Saari
President

pmj/5704.01-CoverLetter

Enclosures

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

Section 2

Subdivision Application
Subdivision Checklist

ALTUS
ENGINEERING

PLANNING BOARD APPLICATION FORM

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

PROJECT INFORMATION

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

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

Street Address: 16 Fall Mill Road Extension

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

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

Name: Erik Saari, Altus Engineering

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

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

Name: Christopher D. Mendoza

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

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

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

Erik Saari, Altus Enginereing (Agent)

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

ALTUS ENGINEERING

Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

York Subdivision Submission Checklist

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

6.3 SUBMISSIONS FOR PRELIMINARY PLAN

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

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

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

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

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

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

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

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

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

6.4 SUBMISSIONS FOR FINAL PLAN

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Section 3

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

ALTUS
ENGINEERING

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

WARRANTY DEED

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

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

Maine R.E. Transfer Tax Paid

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

These premises are subject, nevertheless to the following:

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

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

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

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

Executed this 22nd day of June, 2022.

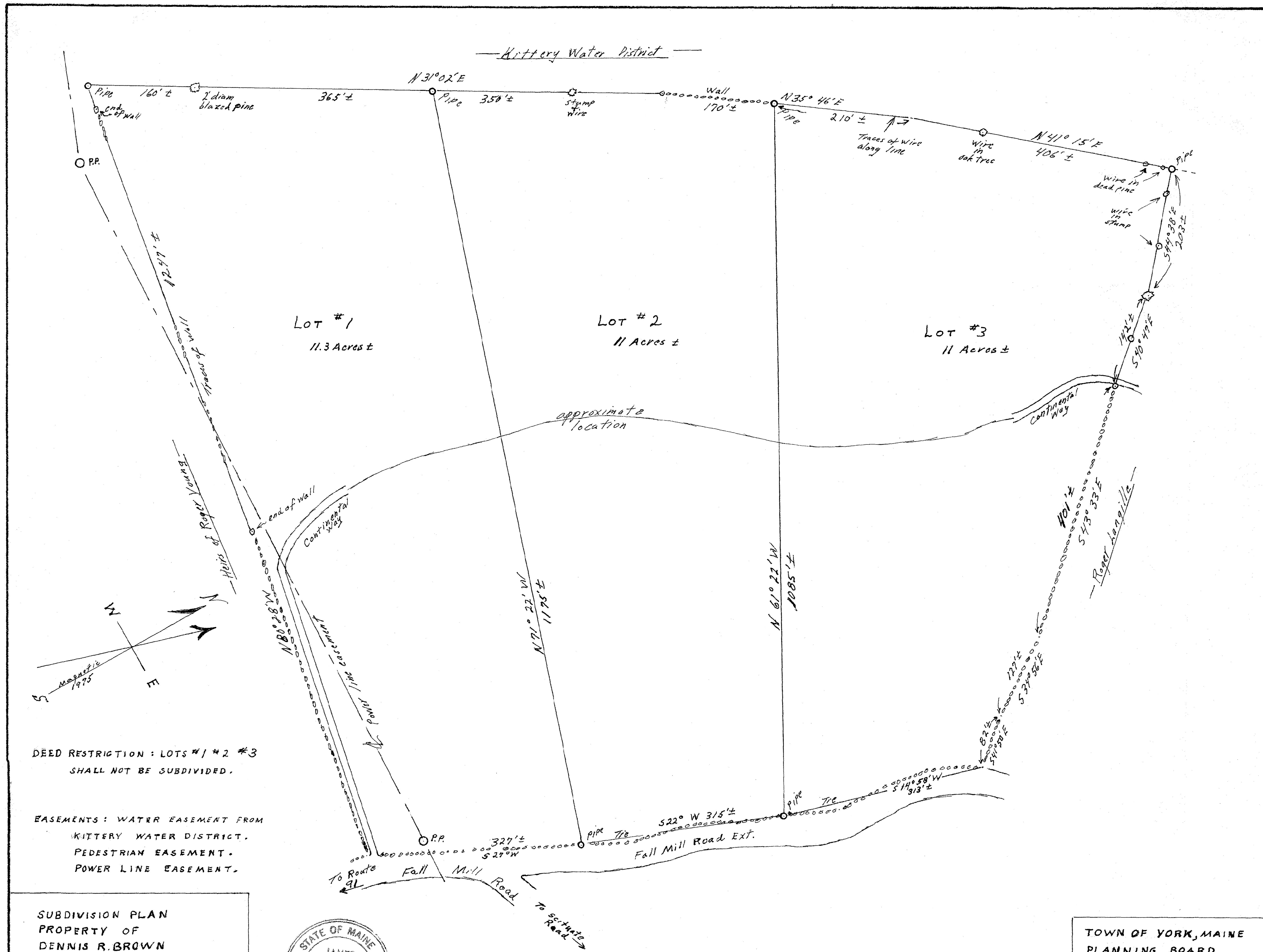
Dorothy A. Adams

Dorothy A. Adams

State of New Hampshire
County of Rockingham June 22, 2022

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

Notary Public/Justice of the Peace
Commission expiration:


Kittery Water District
Pipe
160' ±
2' diam blazed pine
365' ±
N 31° 02' E
Pipe
350' ±
Stump & wire
Wall
170' ±
N 35° 46' E
Pipe
210' ±
Traces of wire along line
Wire in oak tree
N 41° 15' E
406' ±
Wire in dead pine
Pipe
Wire in stump
S 4° 38' E
203' ±
142' ±
S 40° 49' E
end of wall
P.P.
1247' ±
Traces of wall
Lot #1
11.3 Acres ±
Lot #2
11 Acres ±
Lot #3
11 Acres ±
approximate location
Continental Way
Heirs of Roger Young
end of wall
N 80° 28' W
Power line easement
N 71° 22' W
1175' ±
N 61° 22' W
1085' ±
401' ±
S 43° 33' E
Roger Langille
122' ±
S 34° 56' E
82' ±
S 49° 30' E
S 14° 58' W
313' ±
Pipe
Tie
S 22° W 315' ±
Pipe
Tie
327' ±
S 27° W
P.P.
Fall Mill Road Ext.
To Route 91
Fall Mill Road
To Scituate Road
W
E
N
S
Magnetic 1975

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

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

SUBDIVISION PLAN
PROPERTY OF
DENNIS R. BROWN
FALL MILL ROAD
YORK, MAINE

SURVEY BY J. C. ROGERS REG. LAND SURV.
AUGUST 1975 SCALE 1" = 100'

0 25 50 100 200 300
scale in feet

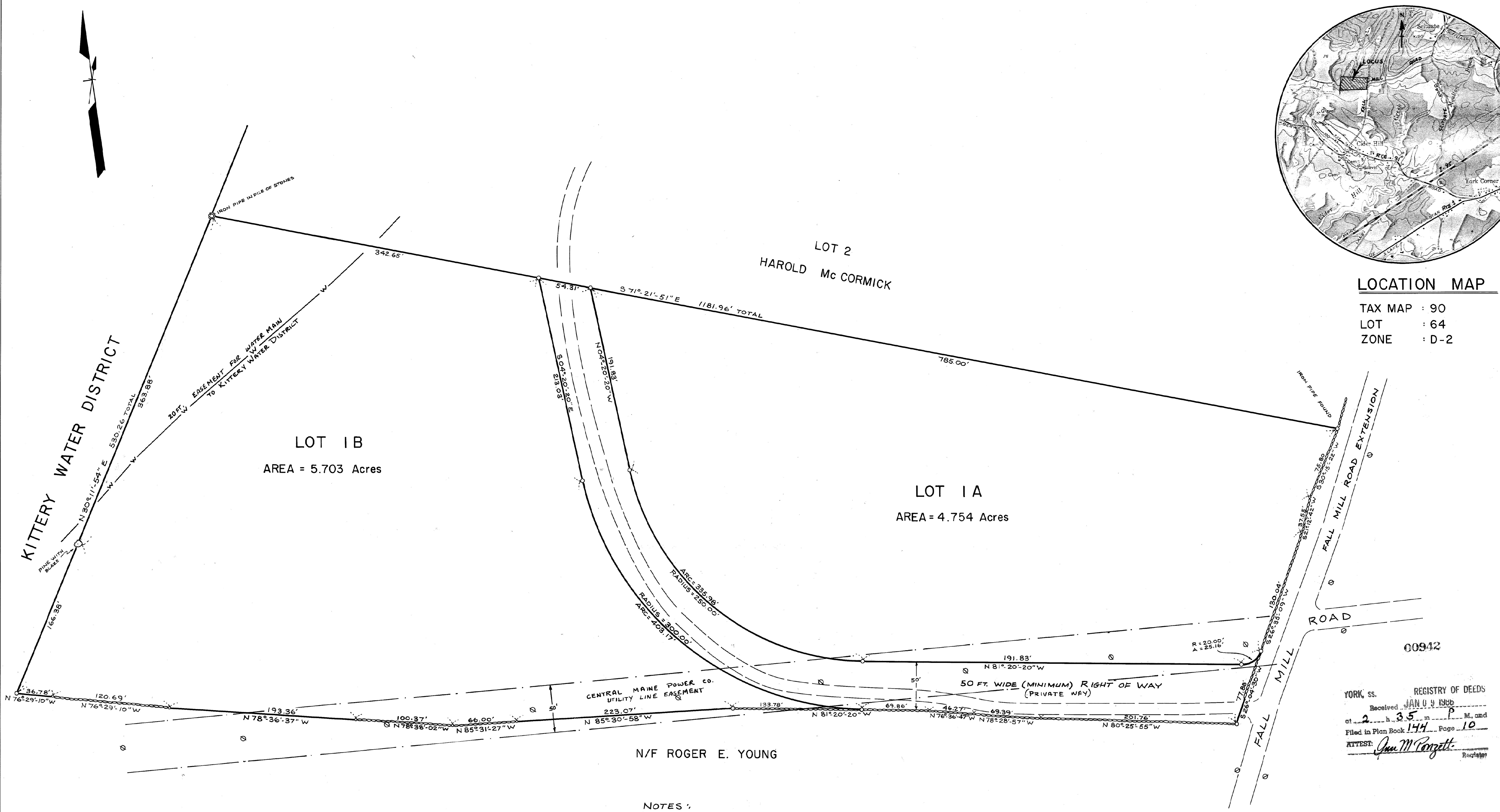
STATE OF MAINE
JAMES C. ROGERS
938
REGISTERED
LAND SURVEYOR

James C. Rogers

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

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

[signatures]



NOTES:

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

LEGEND

⊘ UTILITY POLE

—W— WATER LINE

APPROVED BY THE PLANNING BOARD OF YORK, MAINE

D. L. Feeney	5-2-85
Carole T. Kent	5-2-85
CDEste	5/2/85
Nancy Rohan	5/2/85
Stanley D. Zimmerman	5/2/85

CERTIFICATION:

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

STATE OF MAINE
WILLIAM HENRY ANDERSON, JR.
1197
REGISTERED LAND SURVEYOR

William H. Anderson Jr.

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

APRIL 1985 SCALE 1 in. = 50 ft.

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

FILE NO : 4634 A
PLAN NO : 653.850400

0 50 150 250
GRAPHIC SCALE in feet

Section 4

USGS Map
Watershed Map
FEMA Map

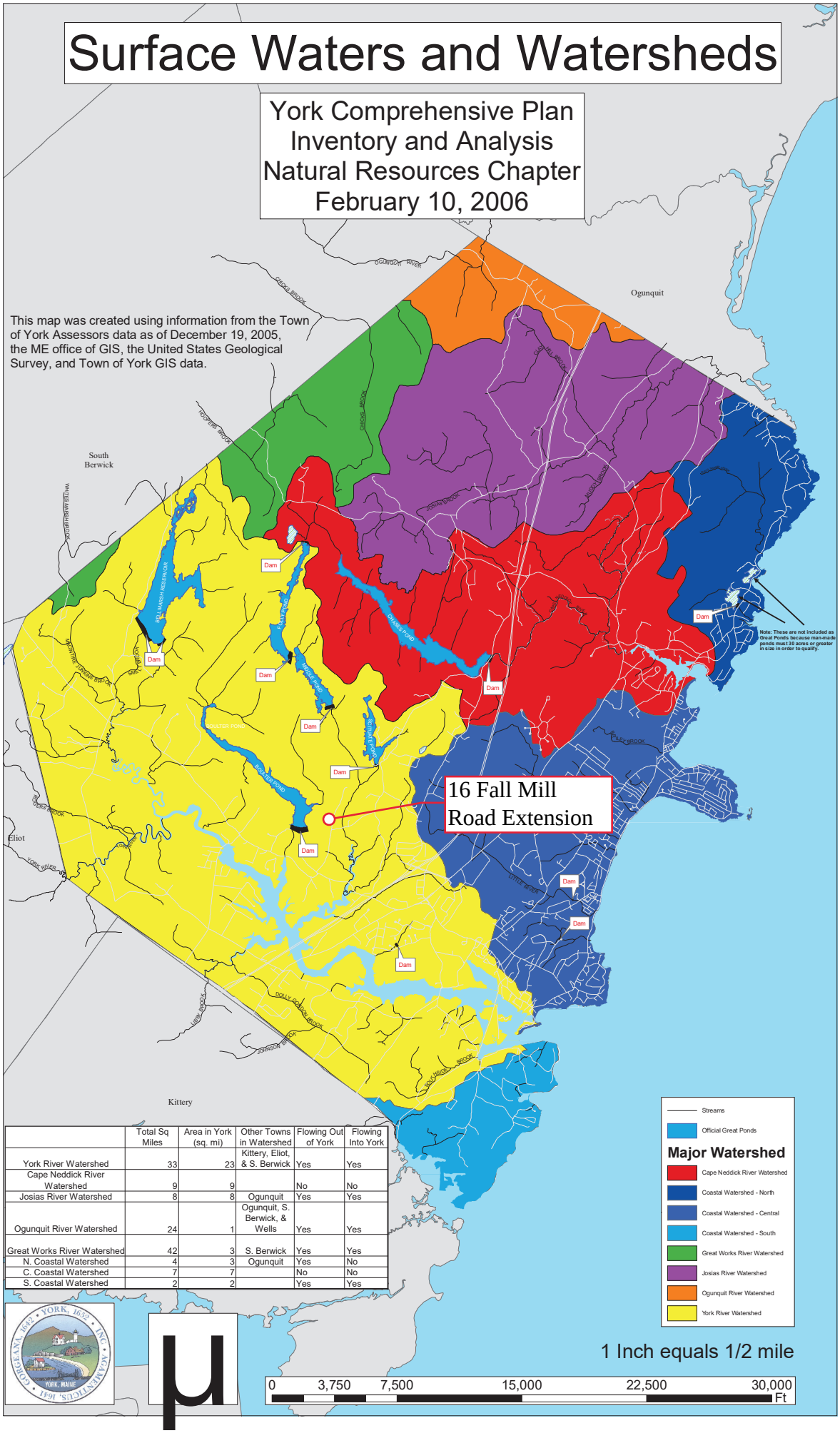
ALTUS
ENGINEERING


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

Surface Waters and Watersheds

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

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



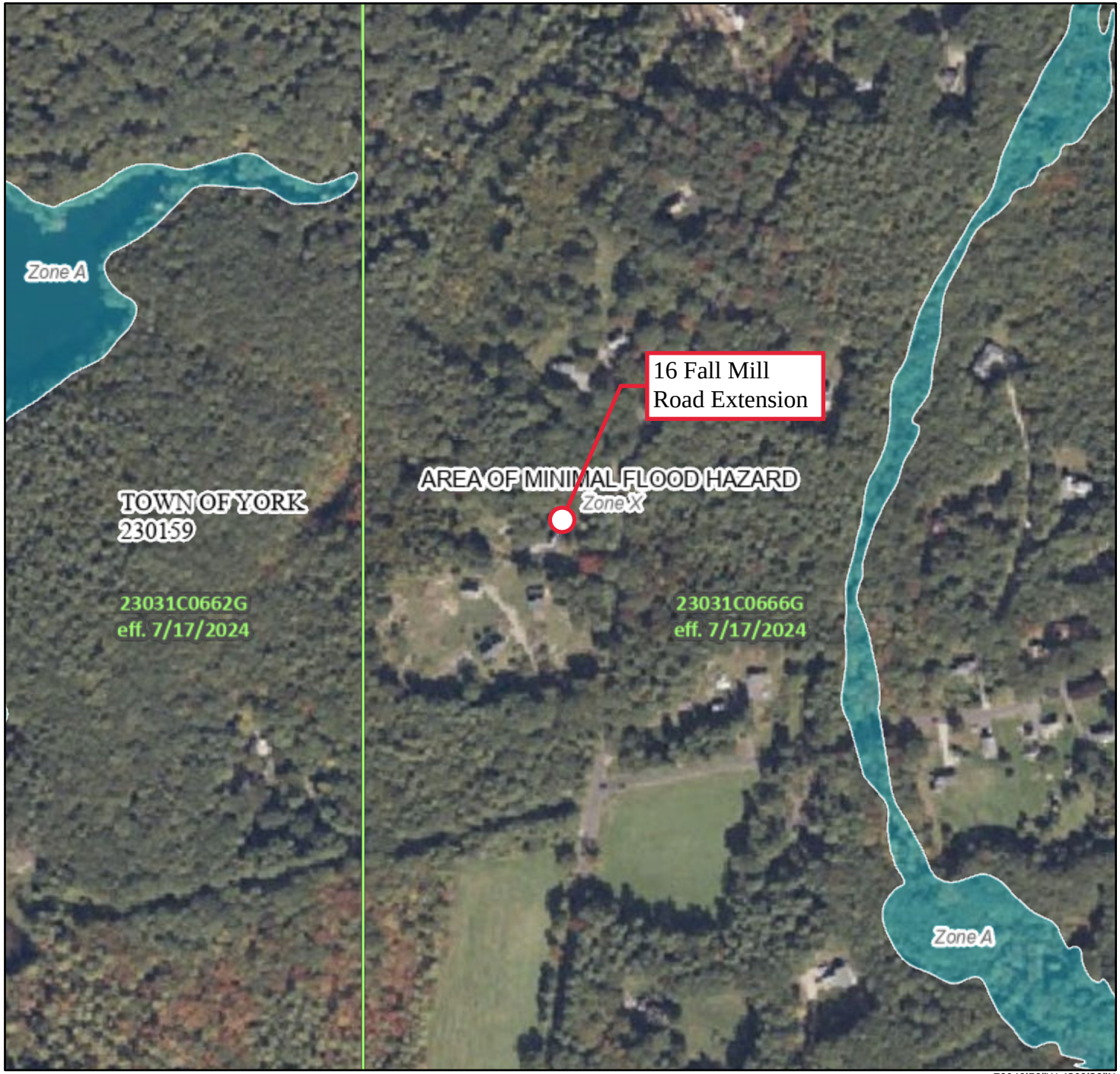
	Total Sq Miles	Area in York (sq. mi)	Other Towns in Watershed	Flowing Out of York	Flowing Into York
York River Watershed	33	23	Kittery, Eliot, & S. Berwick	Yes	Yes
Cape Neddick River Watershed	9	9		No	No
Josias River Watershed	8	8	Ogunquit	Yes	Yes
Ogunquit River Watershed	24	1	Ogunquit, S. Berwick, &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

Map By: Town of York Planning Department

National Flood Hazard Layer FIRMette

FEMA

70°41'27"W 43°10'5"N



70°40'50"W 43°9'39"N

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

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

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

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

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

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

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

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

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

N

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

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

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

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

Section 5

Natural Resources Memorandum
Vernal Pool Assessment Form
Test Pit Log

ALTUS
ENGINEERING

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

Date: May 2, 2025

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

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

---

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

PROJECT DESCRIPTION

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

SITE DESCRIPTION

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

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

Study Methodology

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Study Results

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

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

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

No jurisdictional streams were observed within the Study Area.

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

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

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

Summary

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

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

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

References:

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

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

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

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

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

Attachments:

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

Attachment 1

Representative Site Photographs

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

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

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

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

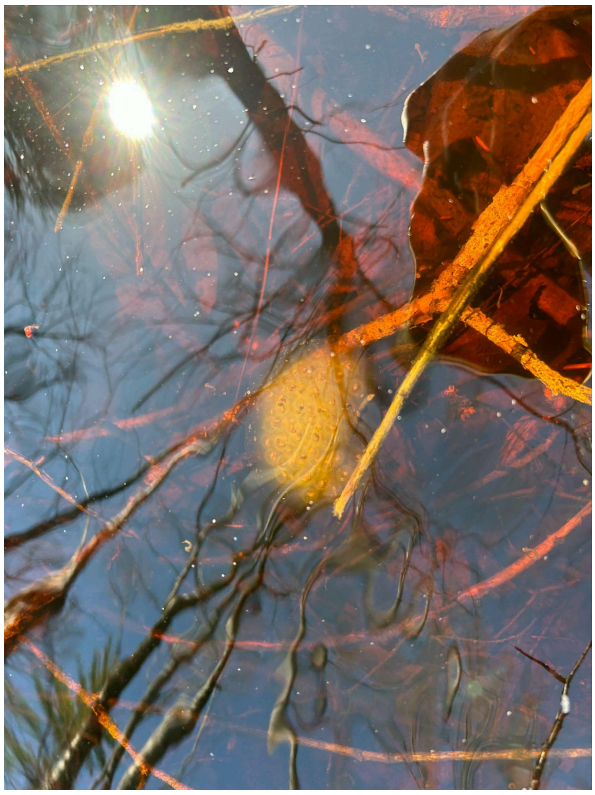


Photo 3: View of Spotted Salamander egg mass within Vernal Pool 1

Photo 4: View looking southerly at Vernal Pool 1

Photo 5: View looking westerly at Vernal Pool 1

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

Attachment 2

Maine State Vernal Pool Assessment Form

Maine State Vernal Pool Assessment Form

INSTRUCTIONS:

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

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

1. PRIMARY OBSERVER INFORMATION

a. Observer name: Alexander Finamore

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

2. PROJECT CONTACT INFORMATION

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

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

c. Project Name: 16 Fall Mill Road Extension

3. LANDOWNER CONTACT INFORMATION

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

b. Landowner's contact information (required)

Name: Christopher Mendoza Phone: _____

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

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

4. VERNAL POOL LOCATION INFORMATION

a. Location Township: York

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

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

b. Mapping Requirements

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

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

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

Coordinate system: NAD 83

Check one:

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

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

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

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

5. VERNAL POOL HABITAT INFORMATION

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

b. Wetland habitat characterization

■ Choose the best descriptor for the landscape setting:

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

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

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

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

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

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

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

ii. Pool Hydrology

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

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

Explain:

Moss and leaf litter bottom

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

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

■ Predominate substrate in order of increasing hydroperiod:

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

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

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

■ Faunal indicators (check all that apply):

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

iii. Inlet/Outlet Flow Permanency

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

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

6. VERNAL POOL INDICATOR INFORMATION

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

b. Indicator abundance criteria and pool survey effort

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

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

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

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

3-Fairy shrimp: X = present

4-Tadpoles/larvae: X = present

c. Rarity criteria

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

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

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

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

d. Optional observer recommendation:

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

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

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

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

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

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

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

Comments:

Attachment 3

Soil Log

FORM F

SOIL PROFILE/CLASSIFICATION INFORMATION

Detailed Description of Subsurface Conditions at Project Sites

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

SOIL DESCRIPTION AND CLASSIFICATION

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

1 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)

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

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

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

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

SOIL DESCRIPTION AND CLASSIFICATION

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

1 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)

Texture	Consistency	Color	Mottling

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

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

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

SOIL DESCRIPTION AND CLASSIFICATION

Exploration Symbol: [ ] Test Pit | [ ] Boring

" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)

Texture	Consistency	Color	Mottling

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

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

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

SOIL DESCRIPTION AND CLASSIFICATION

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

" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)

Texture	Consistency	Color	Mottling

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

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

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

Professional Endorsements *(as applicable)*

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

FORM F

SOIL PROFILE/CLASSIFICATION INFORMATION

Detailed Description of Subsurface Conditions at Project Sites

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

SOIL DESCRIPTION AND CLASSIFICATION

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

1 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)

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

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

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

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

SOIL DESCRIPTION AND CLASSIFICATION

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

1 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)

Texture	Consistency	Color	Mottling

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

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

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

SOIL DESCRIPTION AND CLASSIFICATION

Exploration Symbol: [ ] Test Pit | [ ] Boring

" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)

Texture	Consistency	Color	Mottling

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

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

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

SOIL DESCRIPTION AND CLASSIFICATION

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

" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)

Texture	Consistency	Color	Mottling

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

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

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

Professional Endorsements *(as applicable)*

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

Section 6

USFWS IPaC Species List
NLEB Consistency Letter
Beginning With Habitat Map

ALTUS
ENGINEERING

United States Department of the Interior

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

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

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

To Whom It May Concern:

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

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

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

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

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

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

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

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

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

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

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

Attachment(s):

- Official Species List

OFFICIAL SPECIES LIST

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

This species list is provided by:

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

PROJECT SUMMARY

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

Project Location:

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

Counties: York County, Maine

ENDANGERED SPECIES ACT SPECIES

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

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

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

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

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

MAMMALS

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

INSECTS

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

FLOWERING PLANTS

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

CRITICAL HABITATS

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

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

IPAC USER CONTACT INFORMATION

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

United States Department of the Interior

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

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

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

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

Dear Patrick Journeay:

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

Ensuring Accurate Determinations When Using IPaC

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

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

Determination for the Northern Long-Eared Bat and Tricolored Bat

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

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

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

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

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

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

Next Steps

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

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

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

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

1. Name

16 Fall Mill Road Extension Subdivision

2. Description

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

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

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

DETERMINATION KEY RESULT

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

QUALIFICATION INTERVIEW

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

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

   No

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

   Automatically answered
   No

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

   Automatically answered
   No

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

   No

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

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

   No

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

   Automatically answered
   No

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

   No

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

   No

9. Will the action cause effects to a bridge?

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

   No

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

    No

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

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

    Yes

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

    No

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

    No

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

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

    No

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

    No

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

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

    No

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

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

    No

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

    No

19. Will the action include drilling or blasting?

    No

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

    No

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

    No

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

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

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

    No

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

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

    No

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

    Yes

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

    No

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

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

    No

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

    Automatically answered
    No

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

    Automatically answered
    No

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

    Automatically answered
    No

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

    Automatically answered
    Yes

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

    No

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

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

    No

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

    Automatically answered
    Yes

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

    Automatically answered
    No

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

    Automatically answered
    No

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

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

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

    Automatically answered
    No

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

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

    Yes

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

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

    No

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

    No

PROJECT QUESTIONNAIRE

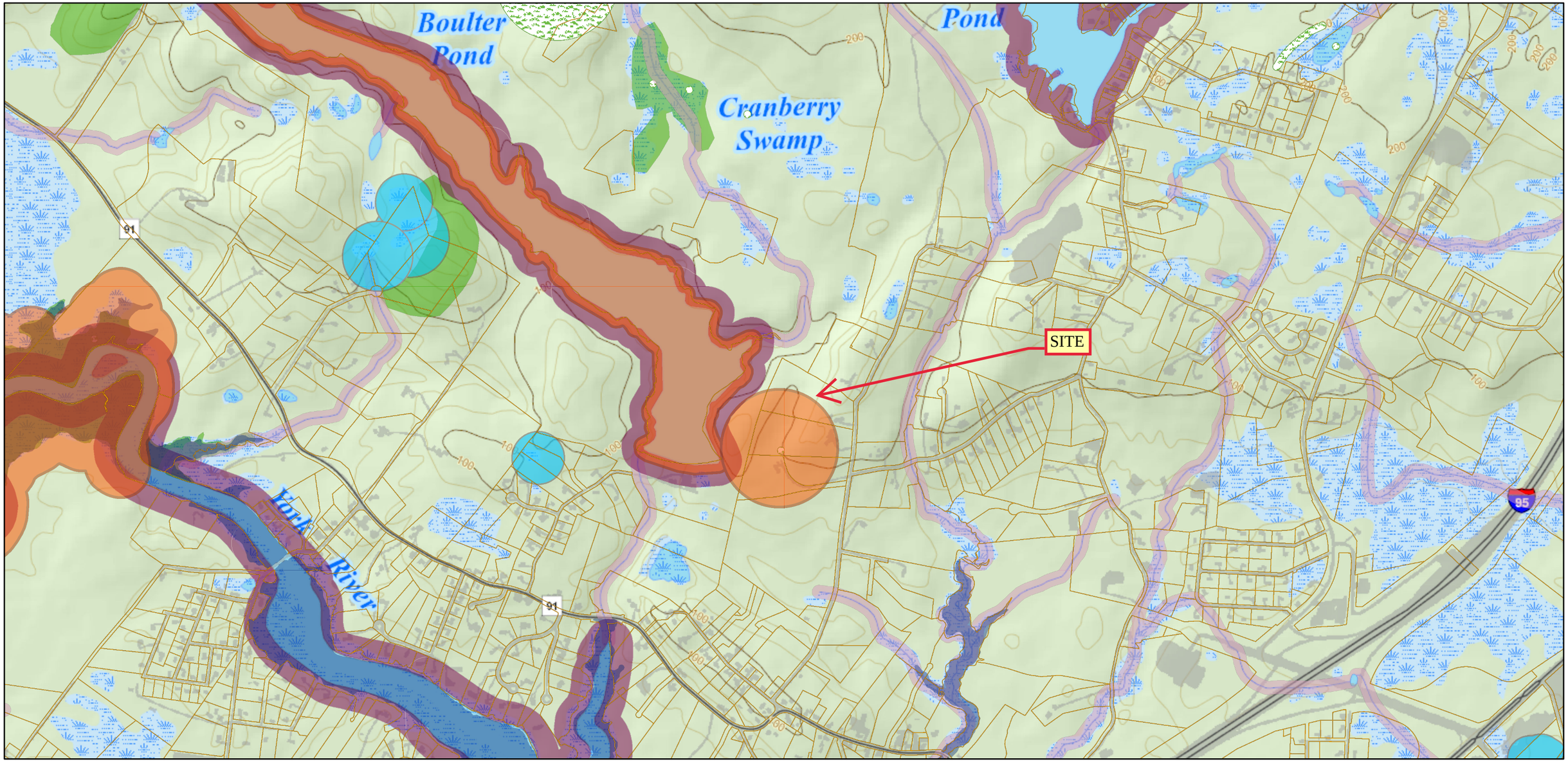
Enter the extent of the action area (in acres) from which trees will be removed - round up to the nearest tenth of an acre. For this question, include the entire area where tree removal will take place, even if some live or dead trees will be left standing.

0.25

IPAC USER CONTACT INFORMATION

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

Beginning With Habitat - 16 Fall Mill Road Extension - York



August 14, 2025

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

1:18,056

0 0.15 0.3 0.6 mi

0 0.23 0.45 0.9 km

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

Section 7

NRCS Soils Survey

ALTUS ENGINEERING

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

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

Custom Soil Resource Report for York County, Maine

July 23, 2025

Preface

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

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

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

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

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

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

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

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

Contents

Soil Map

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

Custom Soil Resource Report
Soil Map

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

N

Meters
0 30 60 120 180

Feet
0 100 200 400 600

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

MAP LEGEND

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

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

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

Water Features
- Streams and Canals

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

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

Map Unit Legend

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

Map Unit Descriptions

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

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

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

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

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

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

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

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

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

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

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

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

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

York County, Maine

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

Map Unit Setting

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

Map Unit Composition

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

Description of Colton

Setting

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

Typical profile

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

Properties and qualities

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

Interpretive groups

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

Minor Components

Adams

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

Sheepscot

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

Croghan

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

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

Map Unit Setting

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

Map Unit Composition

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

Description of Hermon, Very Stony

Setting

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

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

Typical profile

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

Properties and qualities

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

Interpretive groups

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

Minor Components

Monadnock, very stony

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

Peru, very stony

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

Tunbridge, very stony

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

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

Brayton, very stony

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

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

Map Unit Setting

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

Map Unit Composition

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

Description of Lyman, Very Stony

Setting

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

Typical profile

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

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

Properties and qualities

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

Interpretive groups

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

Description of Rock Outcrop

Setting

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

Typical profile

R - 0 to 10 inches: bedrock

Properties and qualities

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

Interpretive groups

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

Minor Components

Skerry, very stony

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

Hydric soil rating: No

Brayton, very stony

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

Hermon, very stony

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

Tunbridge, very stony

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

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

Map Unit Setting

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

Map Unit Composition

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

Description of Lyman, Very Stony

Setting

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

Typical profile

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

Properties and qualities

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

Interpretive groups

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

Description of Rock Outcrop

Setting

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

Typical profile

R - 0 to 10 inches: bedrock

Properties and qualities

Slope: 8 to 15 percent

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

Interpretive groups

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

Minor Components

Skerry, very stony

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

Hermon, very stony

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

Tunbridge, very stony

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

Brayton, very stony

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

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

Map Unit Setting

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

Map Unit Composition

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

Description of Lyman, Very Stony

Setting

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

Typical profile

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

Properties and qualities

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

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

Interpretive groups

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

Description of Rock Outcrop

Setting

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

Typical profile

R - 0 to 10 inches: bedrock

Properties and qualities

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

Interpretive groups

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

Minor Components

Tunbridge, very stony

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

Hermon, very stony

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

Skerry, very stony

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

Brayton, very stony

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

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

Map Unit Setting

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

Map Unit Composition

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

Description of Rumney

Setting

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

Typical profile

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

Properties and qualities

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

Interpretive groups

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

Minor Components

Medomak

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

Podunk

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

Charles

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

Ondawa

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

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

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Section 8

Traffic Memorandum

ALTUS ENGINEERING

ALTUS ENGINEERING

Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

August 15, 2025

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

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

Dear Mr. Norton,

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

ALTUS ENGINEERING

Erik B. Saari
Vice President

pmj/5704.06-Traffic Memo

Section 9

Correspondence to HDC, MHPC and Department Heads

ALTUS ENGINEERING

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Civil
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Environmental
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133 Court Street
Portsmouth, NH
03801-4413

August 15, 2025

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

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

Transmitted via email to: groundrootpres@gmail.com

Good Afternoon,

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

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

Sincerely,

ALTUS ENGINEERING

Erik B. Saari
Vice President

pmj/5704.07a-LTR-HDC

Enclosures

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

JANET T. MILLS
GOVERNOR

KIRK F. MOHNEY
DIRECTOR

August 6, 2025

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

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

Town: York, ME

Dear Mr.Journeay:

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

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

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

Sincerely,

Kirk F. Mohney

Kirk F. Mohney
State Historic Preservation Officer

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

ALTUS ENGINEERING

Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

August 15, 2025

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

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

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

Good Afternoon,

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

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

Sincerely,

ALTUS ENGINEERING

Erik B. Saari
Vice President

pmj/5704.07c-Department Head Letter

Enclosures

Section 10

Correspondence from Kittery Water District

ALTUS ENGINEERING

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

1/30/2026

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

Dear Planning Board Members,

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

Sincerely,

Carl Palm

Section 11

Test Pit Correspondence to Code Enforcement

ALTUS ENGINEERING

Patrick Journeay

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

Patrick,

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

Thanks,

Harry

Harry Norton Jr.
Director of Code Enforcement

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

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

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

Hello Harry,

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

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

Thank you,
Pat

Patrick Journeay
Project Engineer

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

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

Good Morning,

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

Thank you,
Pat

Patrick Journeay

Project Engineer

Altus Engineering

133 Court Street

Portsmouth, NH 03801

(603) 433-2335

Section 12

Draft Findings of Fact

ALTUS ENGINEERING

Findings of Fact, Conclusions of Law, & Decisions

Planning Board, Town of York, Maine

Regarding an application for

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

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

Applicant
Christopher D. Mendoza

Findings of Fact

Street address:
16 Fall Mill Road Extension

Property ownership:
Christopher D. Mendoza

Other parties to the application:
None

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

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

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

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

Other relevant regulatory districts:
None

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

Materials submitted for the TBD Planning Board Meeting:

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

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

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

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

Conclusions of Law

Planning Board Jurisdiction

Statutes:
None are applicable

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

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

Permits Required:
None issued by the Planning Board

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

Pollution:
Not applicable.

Sufficient Water:
Not applicable.

Municipal Water Supply*:*
Not applicable.

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

Traffic*:*
Not applicable.

Sewage Disposal*:*
Not applicable.

Municipal Solid Waste Disposal:
Not applicable.

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

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

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

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

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

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

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

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

Stormwater:
Not applicable.

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

Lake Phosphorous Concentration:
Not applicable.

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

Decisions

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

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

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

Application Approval Date:
TBD, 2026

Conditions for Final Approval:
None

Expiration Date (if conditions are not satisfied):
None

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

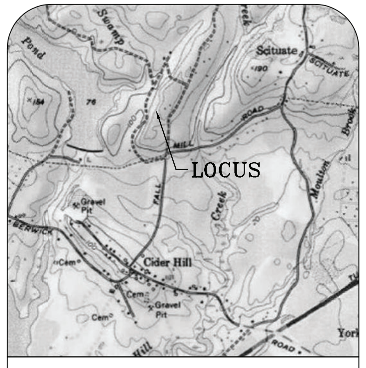
_____ _____
Chair, Planning Board *Date*

Section 13

Plans:

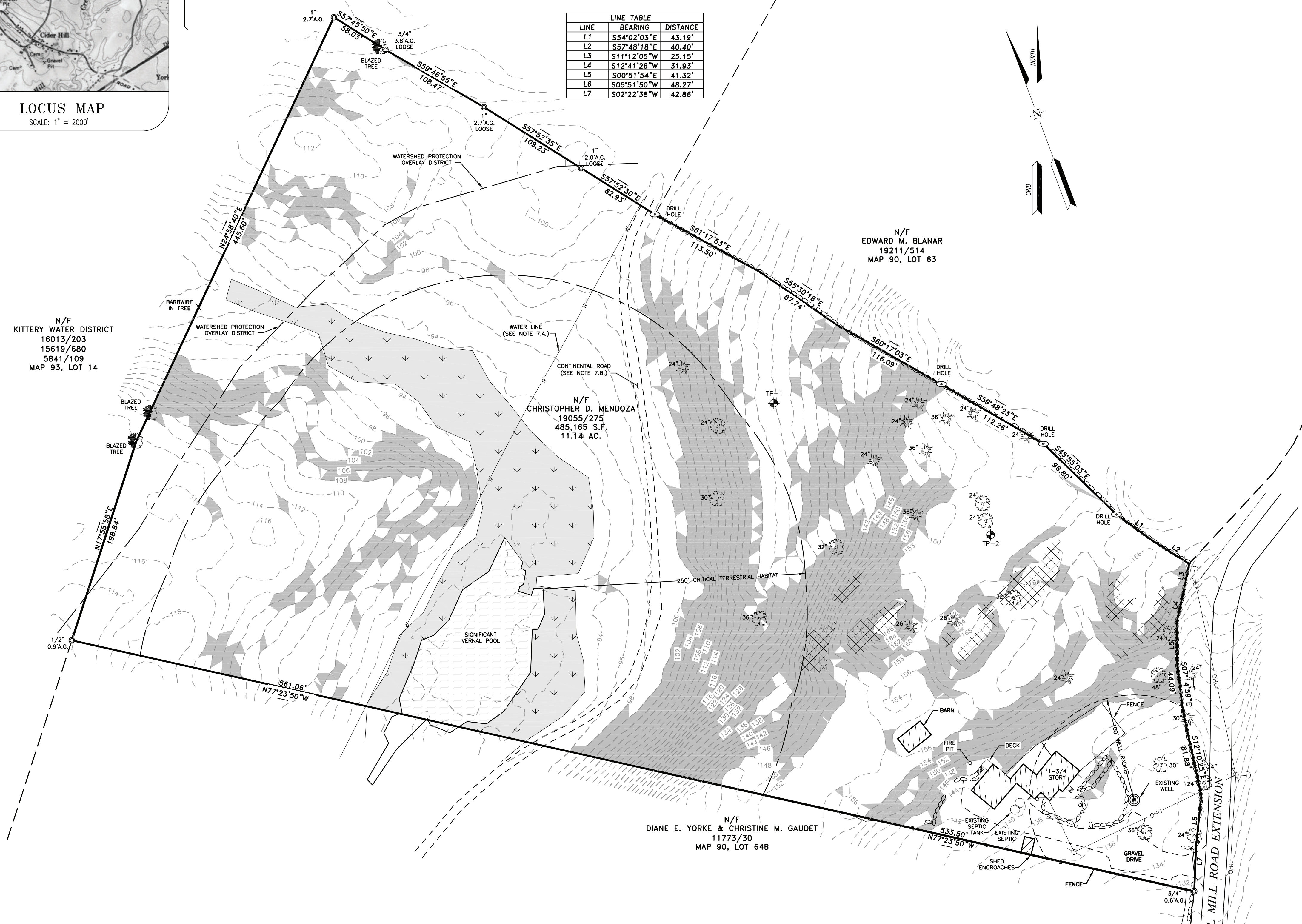
- Boundary Survey & Existing Conditions Plan
- Subdivision Amendment Plan
- Conceptual Driveway Access Plan

ALTUS
ENGINEERING



LOCUS MAP

SCALE: 1" = 2000'



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

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

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS NAD83 MAINE STATE PLANE COORDINATE SYSTEM-WEST ZONE, U.S. SURVEY FEET.

2. DEED AND PLAN BOOK REFERENCES ARE TO THE YORK COUNTY REGISTRY OF DEEDS (YCRD).

3. REFERENCE IS MADE TO THE FOLLOWING DEEDS:
   A. A DEED FROM DOROTHY A. ADAMS TO CHRISTOPHER D. MENDOZA DEEDED JUNE 22, 2022 AND RECORDED IN DEED BOOK 19055, PAGE 275.

4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
   A. "SUBDIVISION PLAN PROPERTY OF DENNIS R, BROWN FALL MILL ROAD YORK, MAINE" BY J.C. ROGERS DATED AUGUST 1975 AND RECORDED IN PLAN BOOK 76, PAGE 26.
   B. "DIVISION OF LAND FALL MILL ROAD YORK, MAINE FOR JAMES SMITH" BY ANDERSON ASSOCIATES DATED APRIL 1985 AND RECORDED IN PLAN BOOK 144, PAGE 10.
   C. "PLAN OF LAND FALL MILL ROAD EXTENSION YORK, MAINE FOR ROGER M. & PATRICIA A. LANGILLE" BY ANDERSON ASSOCIATES DATED JUNE 1982 NOT RECORDED.

5. THE LOT SURVEYED IS IDENTIFIED ON THE TOWN OF YORK ASSESSOR'S MAP 90, LOT 64A.

6. THE SUBJECT LOT IS LOCATED IN THE GEN-2 ZONE AND PARTIALLY WITHIN THE WATERSHED PROTECTION OVERLAY DISTRICT:
   MIN. LOT SIZE = 130,680 S.F.
   MIN. STREET FRONTAGE = 200 FEET
   MIN. FRONT SETBACK = 50 FEET
   MIN. SIDE & REAR SETBACK = 30 FEET
   MAX. BUILDING HEIGHT = 35 FEET
   MAX. LOT COVERAGE = NONE

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

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

8. ELEVATIONS AND CONTOURS ARE BASED ON NAVD88 DATUM.

9. WETLAND DELINEATION BY MAINELY SOILS, LLC APRIL 2025.

10. EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.

11. THE BOUNDARY SHOWN HEREON IS THE OPINION OF THIS SURVEYOR BASED ON THE INFORMATION DISCOVERED DURING THE PERIOD OF WORK AND MAY BE SUBJECT TO CHANGE IF ADDITIONAL INFORMATION BECOMES AVAILABLE.

12. EXCEPTIONS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS ARE AS FOLLOWS:
   A. NO SURVEY REPORT WAS PREPARED.
   B. NO REVISED LEGAL DESCRIPTION PREPARED
   C. MONUMENTS WERE NOT SET AT ALL ANGLE POINTS

13. THE LOT SHOWN HEREON IS LOT #3 ON THE APPROVED SUBDVISION PLAN BOOK 76 PAGE 26 REFERENCED IN NOTE 4.A. ABOVE.

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

APPROVAL OF THE PLANNING BOARD
OF YORK, MAINE

CHAIR ______________ DATE

0 50' 100' 200'

NO.	DATE	BY:	REVISION DESCRIPTION

STATE OF MAINE — ISAIAH B. PLANTE — PLS 2617 — PROFESSIONAL LAND SURVEYOR

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

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

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

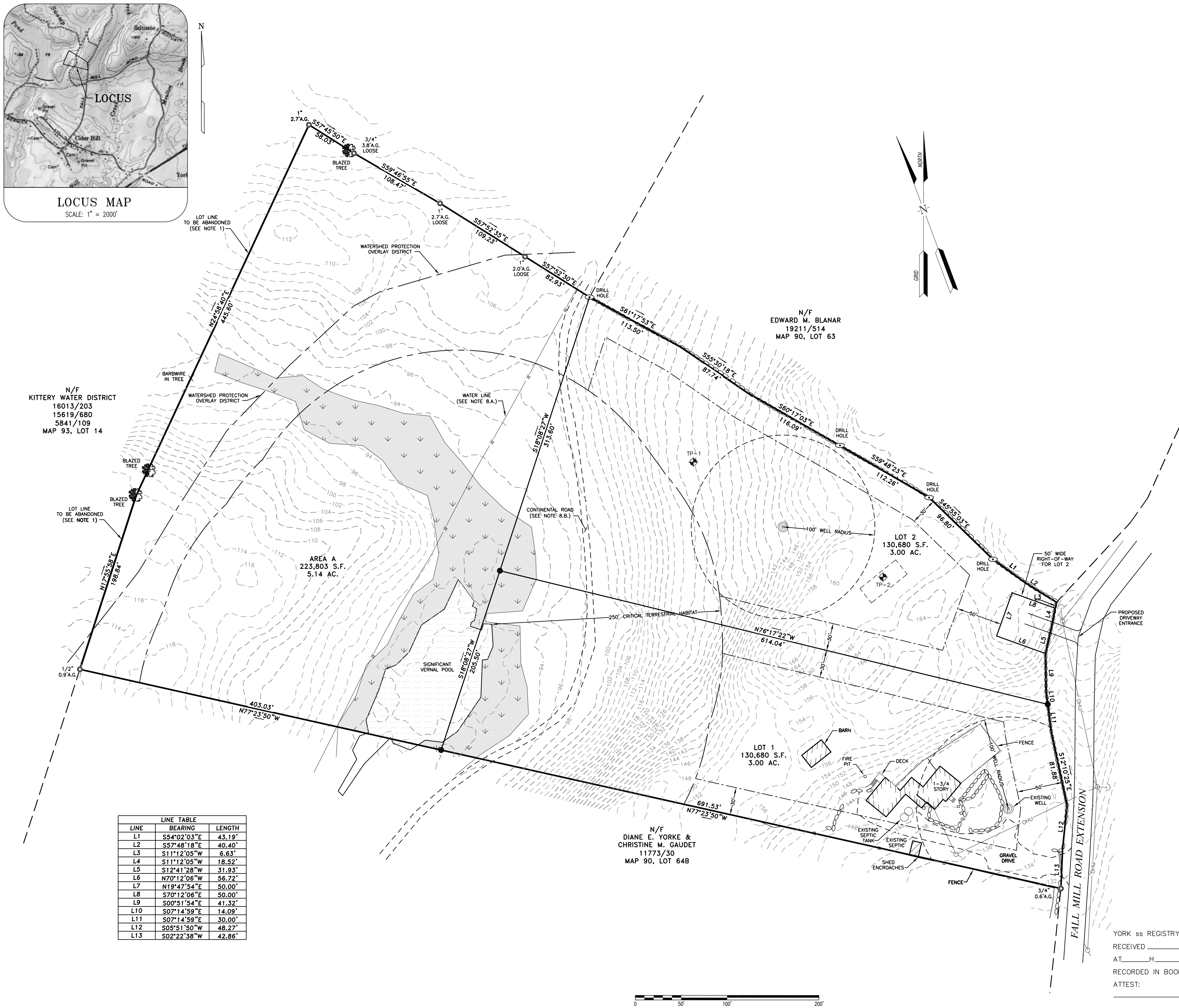
DATE: JANUARY 29, 2026

PROJECT NO. 2617

SCALE: 1" = 50'

CAD FILE: 2617.dwg

SHEET 1 OF 3



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L6	N70°12'06"W	56.72'
L7	N19°47'54"E	50.00'
L8	S70°12'06"E	50.00'
L9	S00°51'54"E	41.32'
L10	S07°14'59"E	14.09'
L11	S07°14'59"E	30.00'
L12	S05°51'50"W	48.27'
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0 50' 100' 200'

LEGEND

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

NOTES

1. THE PURPOSE OF THIS PLAN IS TO AMEND THE PREVIOUSLY APPROVED SUBDIVISION PLAN RECORDED IN PLAN BOOK 76 PAGE 26 REFERENCED IN NOTE 5.A. BELOW. AREA A SHOWN HEREON IS TO BE CONVEYED IN FEE TO THE KITTERY WATER DISTRICT AND MERGED WITH MAP 93 LOT 14. THIS IS NOT A SUBDIVISION.

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:
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   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.
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10. ELEVATIONS AND CONTOURS ARE BASED ON NAVD88 DATUM.

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

APPROVAL OF THE PLANNING BOARD OF YORK, MAINE

CHAIR ______ DATE ______

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

REVISION			
NO.	DATE	BY:	DESCRIPTION

STATE OF MAINE
ISAIAH E. PLANTE
PLS 2534
PROFESSIONAL LAND SURVEYOR

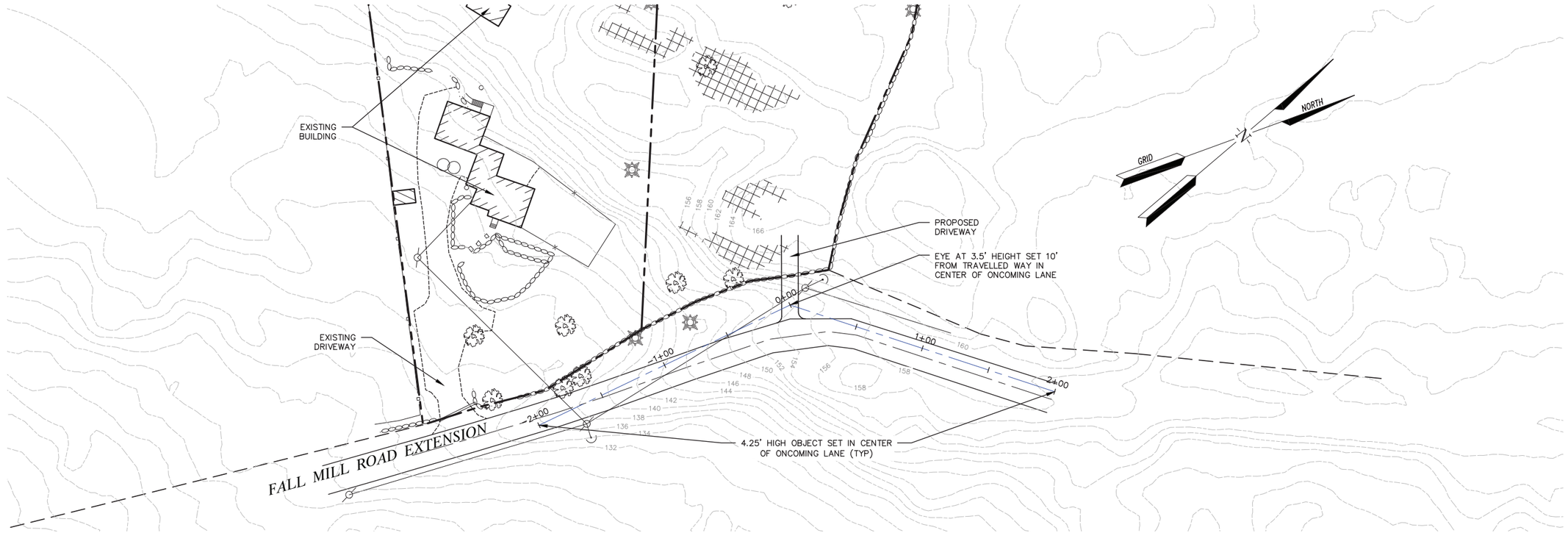
KIMBALL
SURVEY & DESIGN, INC.
30 Frost Hill Road
York, Maine 03909
207-351-0226
Isaiah@KimballLandSurveying.com
www.KimballLandSurveying.com
PROFESSIONAL LAND SURVEYING

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

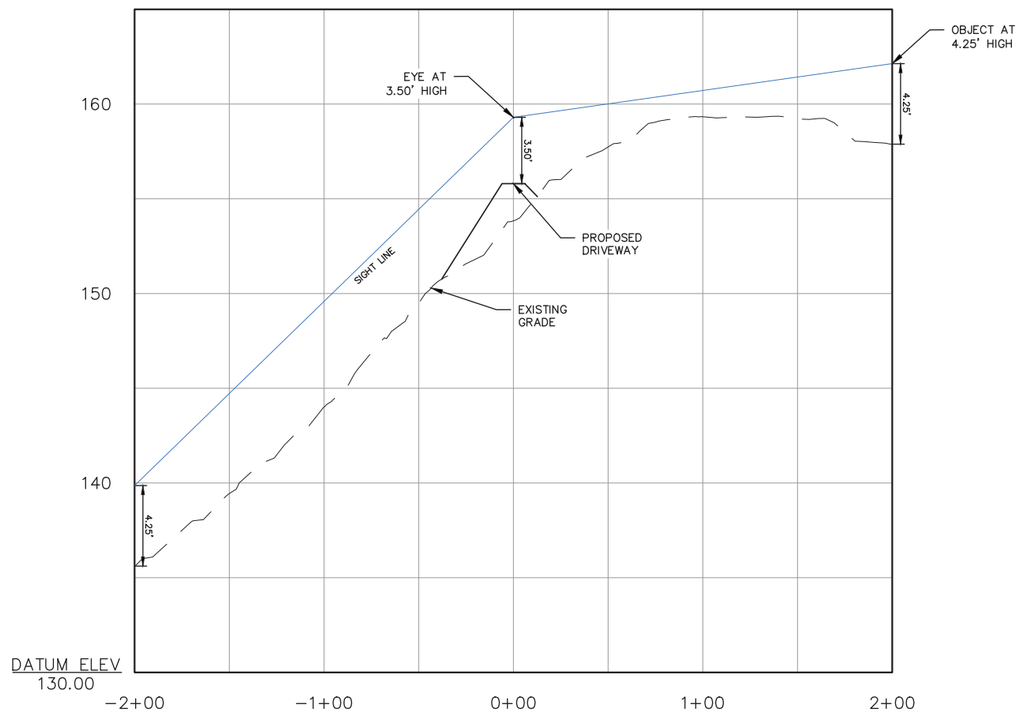
Subdivision Amendment
Map 90, Lot 64A
16 Fall Mill
Road Extension
York, Maine

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

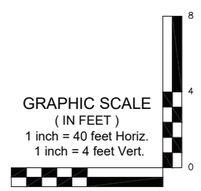
SHEET
2 OF 3



PROPOSED DRIVEWAY SIGHT DISTANCE PLAN



PROPOSED DRIVEWAY SIGHT DISTANCE PROFILE



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

NOT FOR CONSTRUCTION

ISSUED FOR:
SUBDIVISION AMENDMENT

ISSUE DATE:
JANUARY 29, 2026

REVISIONS

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

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

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

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

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

PROJECT:
AMENDMENT TO FALL MILL ROAD SUBDIVISION

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

TITLE:
CONCEPTUAL DRIVEWAY ACCESS PLAN

SHEET NUMBER:
3 OF 3

P5704