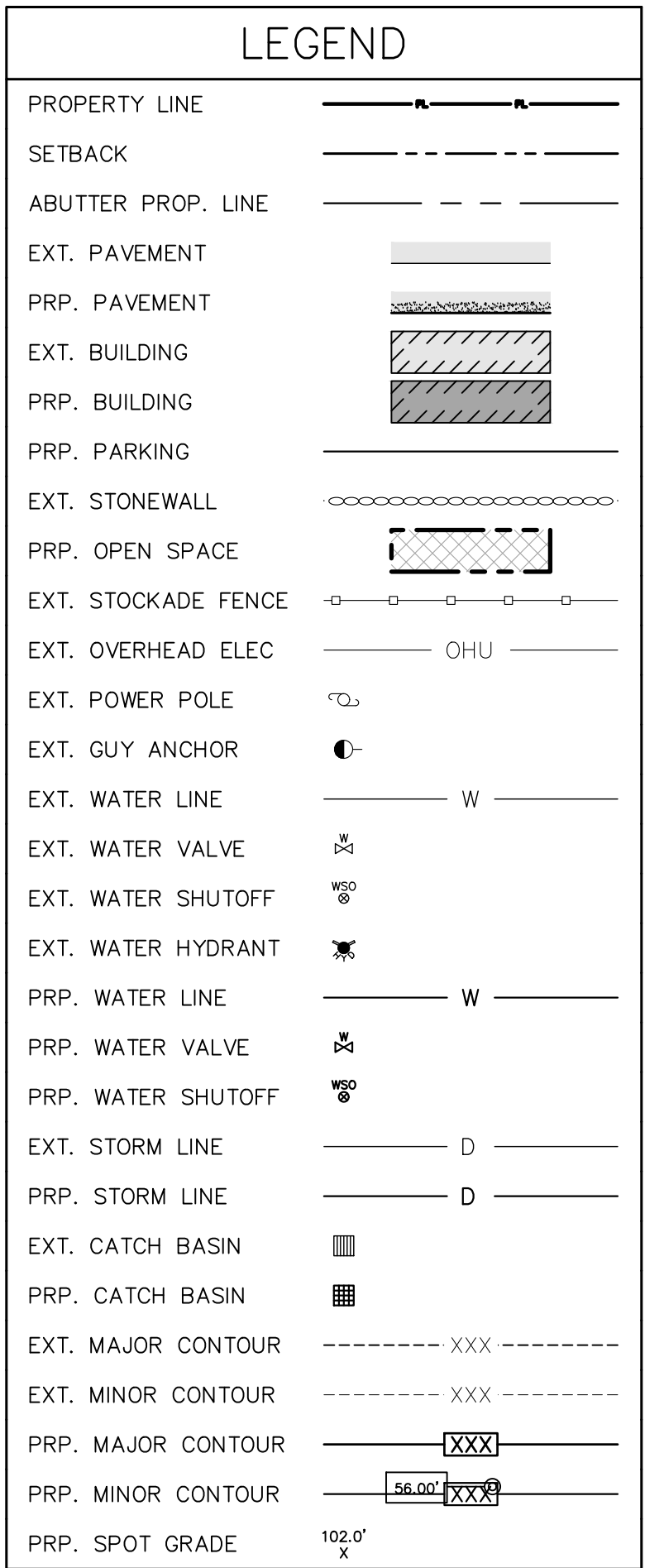
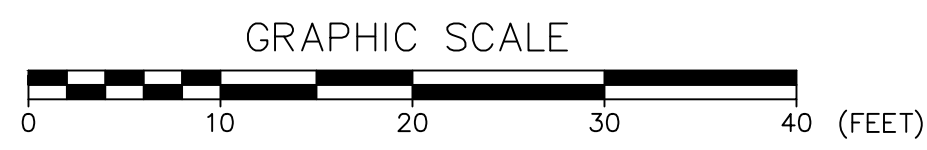
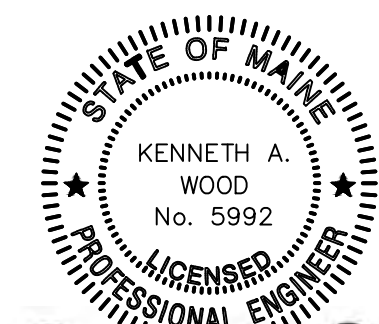




SCALE: 1" = 10'	APPROVED BY:	DRAWN BY: MJS
DATE: 01/09/2026		REVISION DATE: - : -
JOB NO: 24008	FILE: 294 YORK ST BASE.DWG	SHEET: 3

STATE OF MAINE - YORK COUNTY
ss. REGISTRY OF DEEDS
RECEIVED _____, 20____
AT _____h, _____m, _____M, AND RECORDED IN
PLAN BOOK _____, PAGE _____
ATTEST _____ REGISTER

[illegible]

PAVEMENT JOINT CROSS SECTION

NEW PAVEMENT ABUTTING EXISTING PAVEMENT

GRANITE CURB DETAIL

ASPHALT PARKING (DRIVEWAY)
CROSS SECTION

(N1S)
GRAVEL FILL TO BE COMPACTED TO 95% MODIFIED PROCTOR

WATER LINE
TRENCH DETAIL
(NTS)

UTILITY CONDUIT TRENCH DETAIL

TYPICAL CATCH BASIN
(NTS)

HDPE CULVERT TRENCH DETAIL (NTS)

TRENCH TO BE SUPPORTED BY SLOPING BACK AT
2:1 OR OTHER ACCEPTABLE METHOD.

NOMINAL DIAMETER (IN)	MIN. TRENCH WIDTH (IN)
4	21
6	23
8	25
10	28
12	31
15	34
18	39
24	48
30	66
36	78
42	83
48	89
60	102



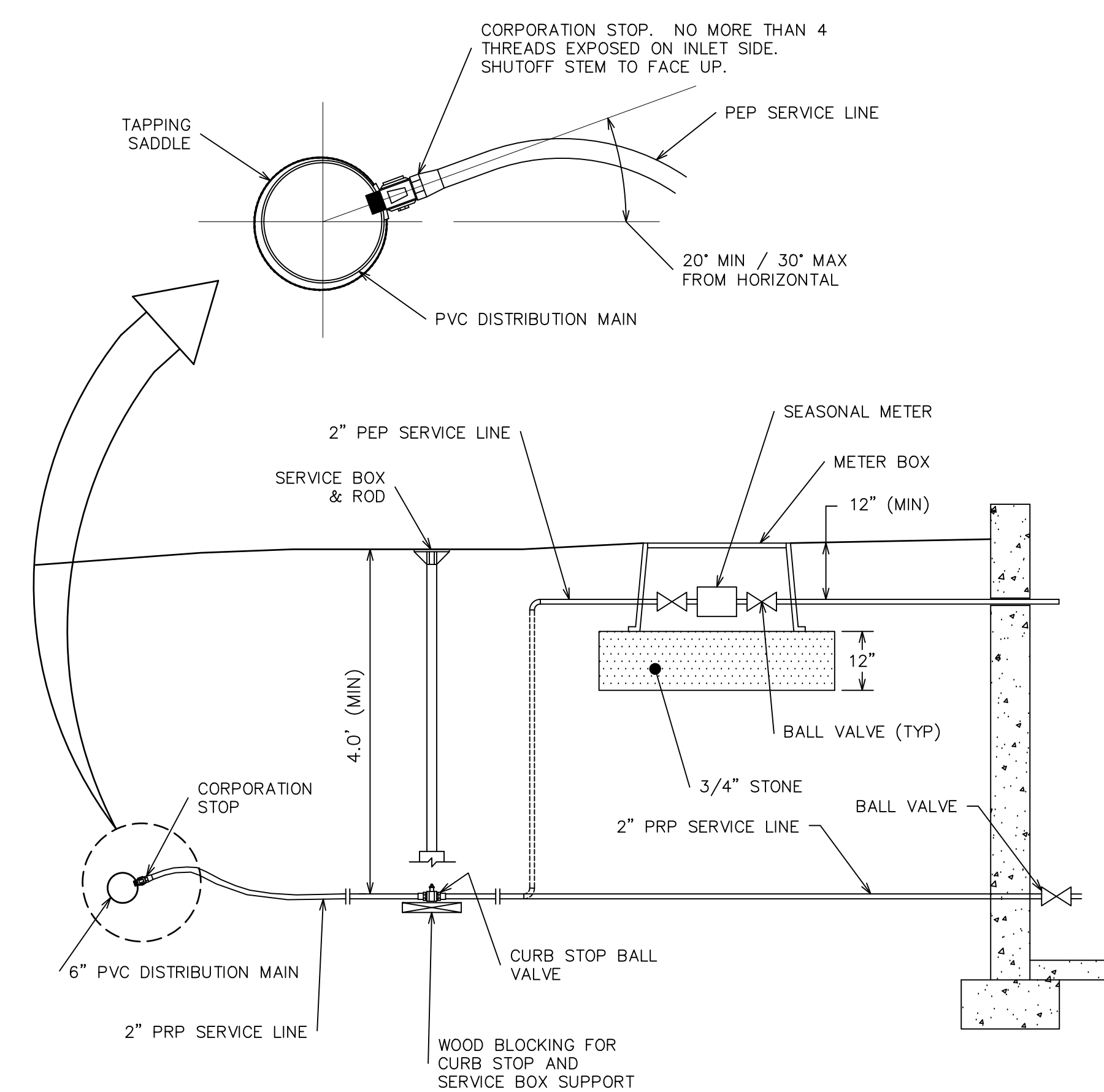
TYPICAL WYE
CONFIGURATION

TYPICAL SERVICE CONNECTION
AND HOUSE LATERAL DETAIL

NOTE: HOUSE SEWER MAY BE LOCATED BENEATH SLAB

BITUMINOUS CONCRETE CURB

THRUST BLOCK DETAIL
(NTS)



CONCRETE SIDEWALK DETAIL

PROVIDE CRACK CONTROL JOINTS AT 6' INTERVALS (MAX)
SURFACE WITH MEDIUM BROOM FINISH
(NTS)

CULVERT CROSSING
(NTS)

ACCESSIBLE PARKING SPACE DETAIL
ACCESSIBLE RAMP DETAIL

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

STATE OF MAINE - YORK COUNTY
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APPROVAL OF THE TOWN OF YORK
PLANNING BOARD

CHAIR _____ DATE _____

[illegible]

WATER SERVICE DETAIL
ALL MATERIALS AND APPURTENANCES
SHALL MEET YORK WATER DISTRICT SPECIFICATIONS

TAX MAP 50, LOT 122

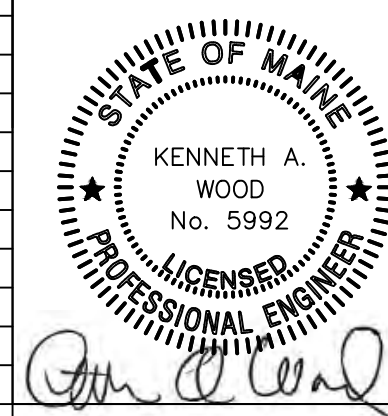
SITE DETAILS
CARRIAGE LANDING - BRISTOL POINTE #2
294 YORK STREET, YORK, MAINE

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

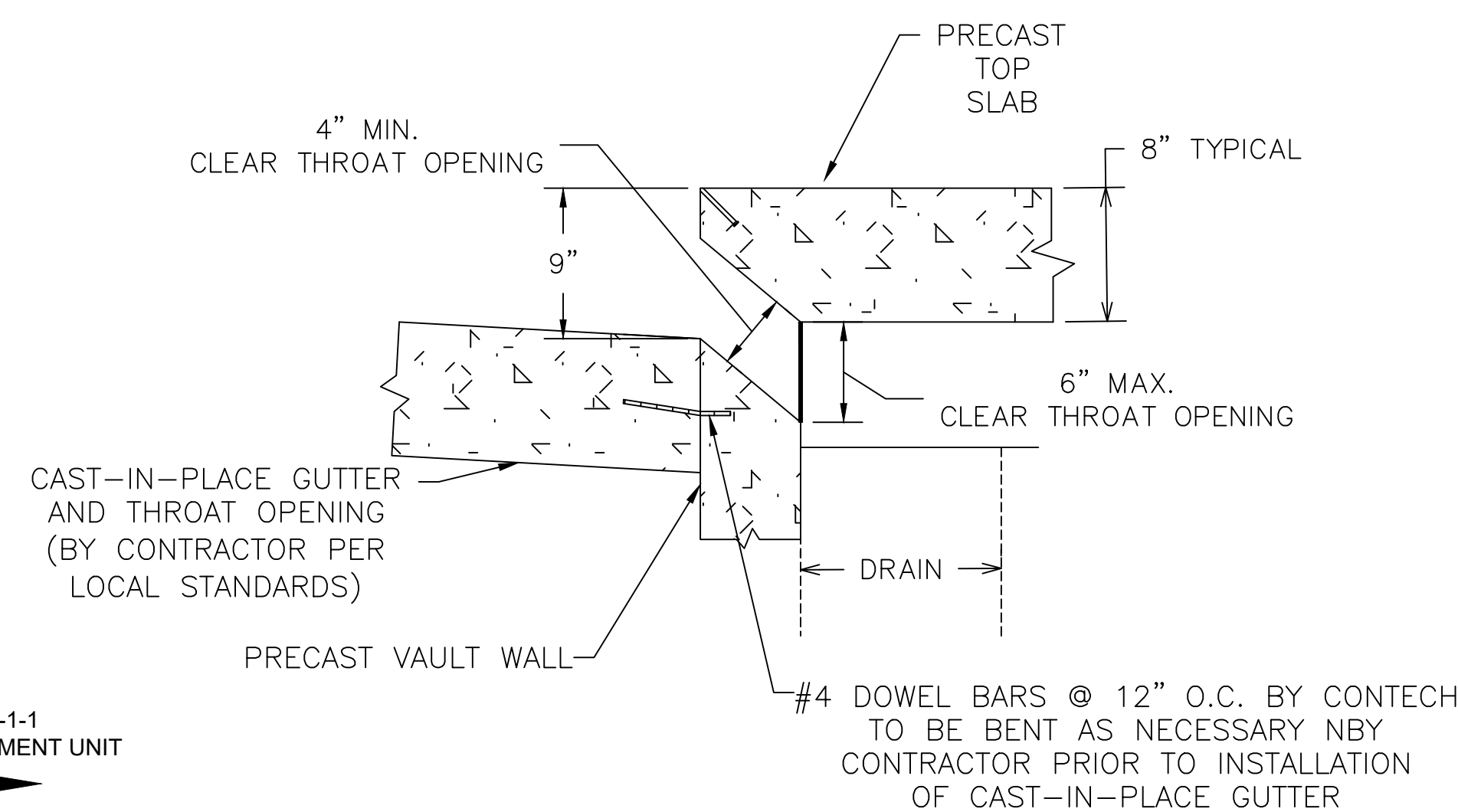
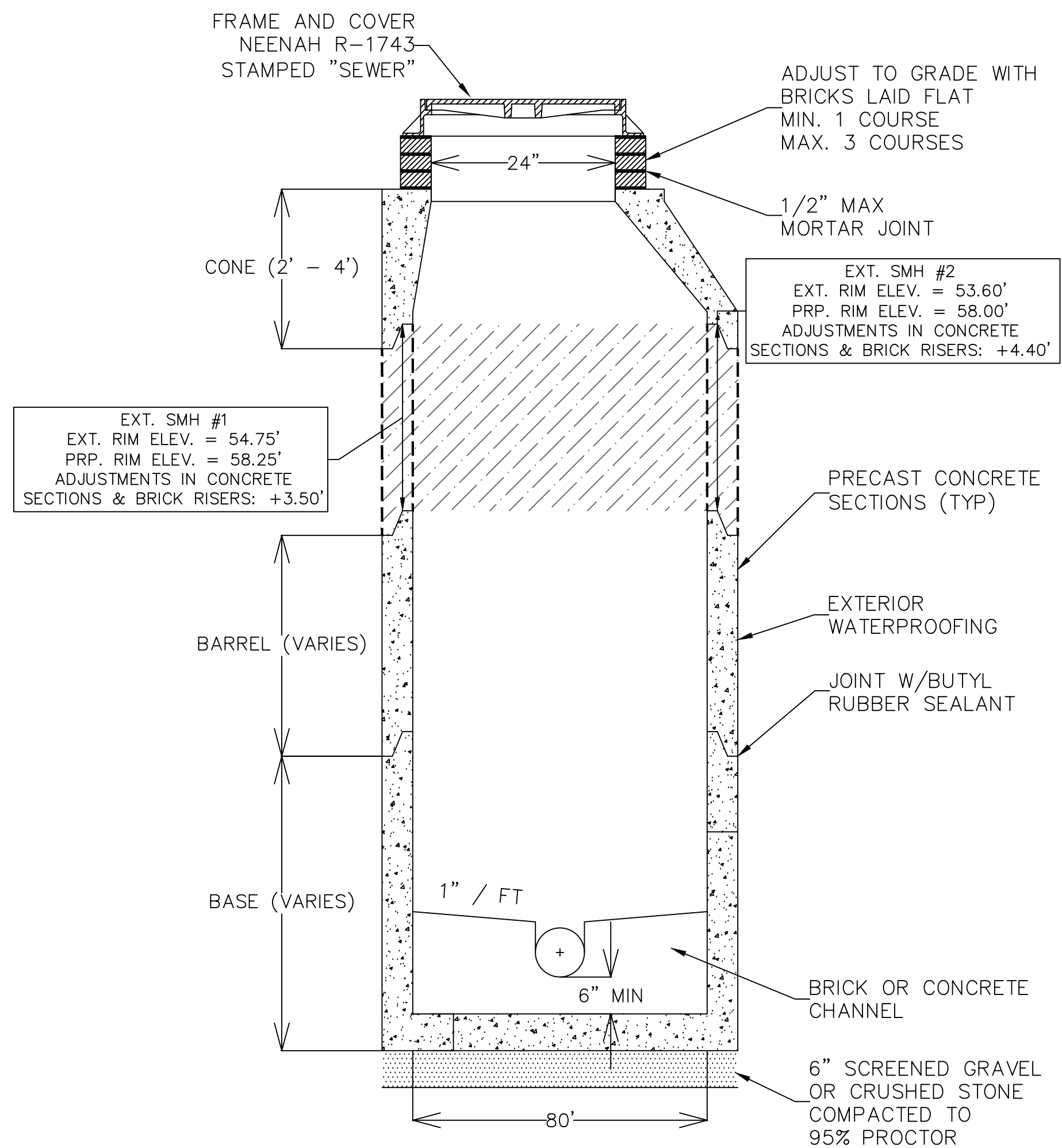
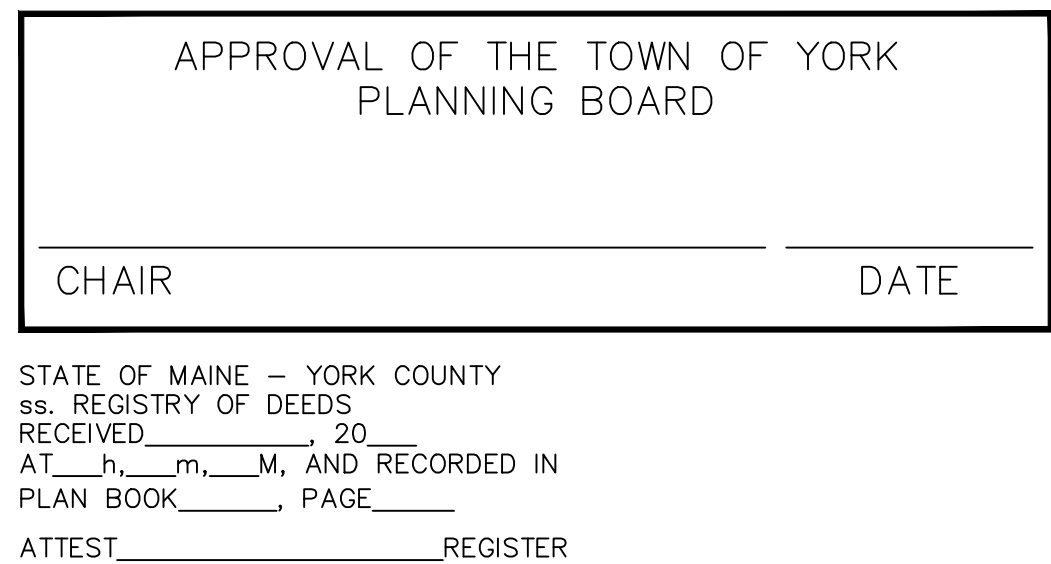
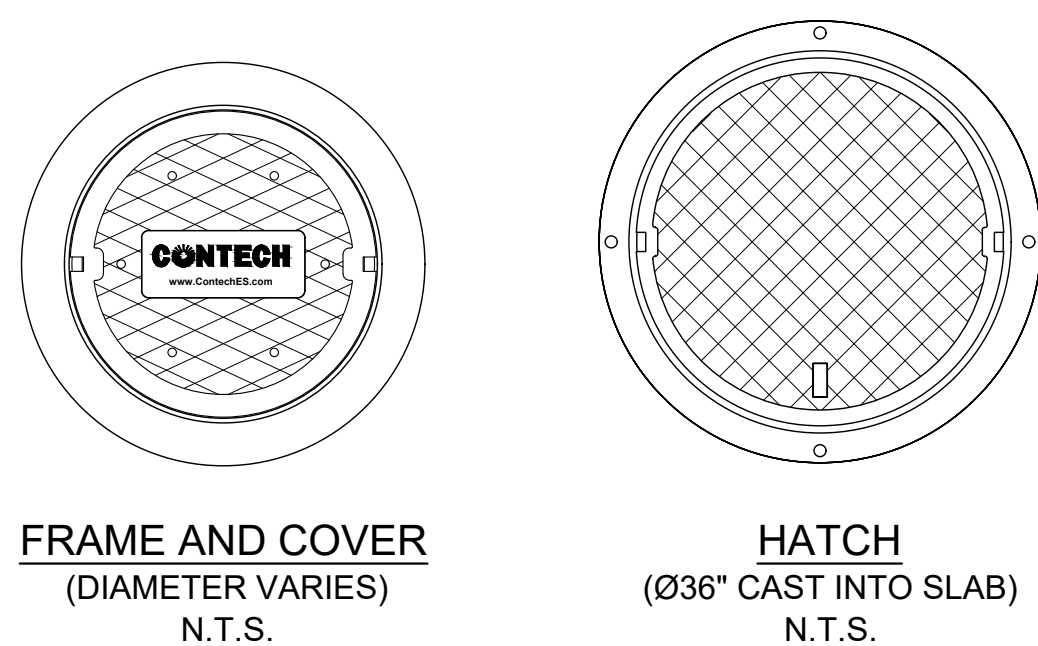
ATTAR ENGINEERING, INC.

CIVIL ♦ STRUCTURAL ♦ MARINE ♦ SURVEYING
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: AS NOTED	APPROVED BY:	DRAWN BY: MJS
DATE: 01/09/2026		REVISION DATE: - : -
JOB NO: 24008	FILE: 294 YORK ST BASE.DWG	SHEET: 5



JELLYFISH DESIGN NOTES				
JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. THE STANDARD MANHOLE STYLE IS SHOWN. Ø48" MANHOLE JELLYFISH PEAK TREATMENT CAPACITY IS 0.45 CFS. IF THE SITE CONDITIONS EXCEED 0.45 CFS AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.				
CARTRIDGE SELECTION				
CARTRIDGE DEPTH	54"	40"	27"	15"
OUTLET INVERT TO STRUCTURE INVERT (A)	6'-5"	5'-3"	4'-2"	3'-2"
FLOW RATE HIGH-FLO / DRAINDOWN (cfs) (per cart)	0.18 / 0.09	0.13 / 0.065	0.09 / 0.045	0.05 / 0.025
MAX. CARTS HIGH-FLO / DRAINDOWN	2 / 1			



	SITE DETAILS CARRIAGE LANDING - BRISTOL POINTE #2 294 YORK STREET, YORK, MAINE		
	FOR: GRAYSTONE BUILDERS, INC. C/O WALTER WOODS, 764 U.S. ROUTE 1, SUITE #11 YORK, ME 03909		
	ATTAR ENGINEERING, INC. CIVIL ♦ STRUCTURAL ♦ MARINE ♦ SURVEYING 1284 STATE ROAD - ELIOT, MAINE 03903 PHONE: (207) 439-6023 FAX: (207) 439-2128		
	SCALE: AS NOTED DATE: 01/09/2026	APPROVED BY: JOB NO: 24008	DRAWN BY: MJS REVISION DATE: - : - SHEET: 6



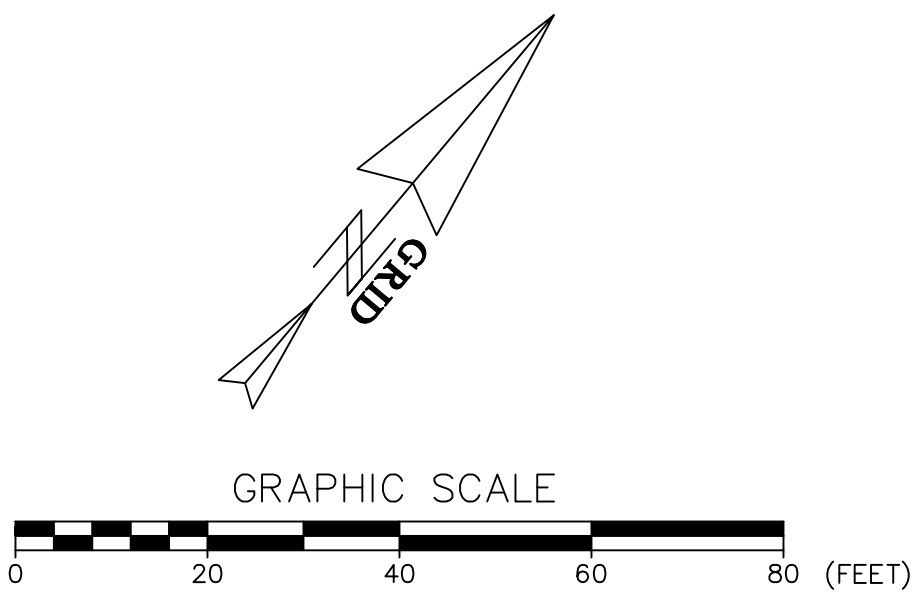
- 1S SUBCATCHMENT
- 1R REACH
- 1P POND (LEVEL SPREADER)
- AP1 ANALYSIS POINT

LEGEND	
PROPERTY LINE	---
EXT. BUILDING	
EXT. PAVEMENT	----
EXT. GRAVEL	----
EXT. STORM LINE	--- D ---
EXT. CATCH BASIN	
EXT. MAJOR CONTOUR	----- XXX -----
EXT. MINOR CONTOUR	----- XXX -----
EXT. WETLAND BNDY	
EXT. WETLAND AREA	
SOIL TYPE BOUNDARY	----
EXT. SUBCATCHMENT	-----
EXT. Tc FLOW LINE	
EXT. Tc GRADE CALC	

THIS PLAN IS AN AMENDMENT TO REFERENCE PLAN NO. 3
"OVERALL SITE PLAN AMENDMENT, CARRIAGE LANDING - BRISTOL
POINTE NO. 2, 294 YORK STREET, YORK, MAINE" APPROVED BY THE
TOWN OF YORK PLANNING BOARD ON JUNE 17, 2025. THE
PROPOSED AMENDMENT INCLUDES ADDITIONAL REARYARD
PARKING AND CHANGES TO ON-SITE STORMWATER MANAGEMENT
RELATED TO THE EXISTING MUNICIPAL DRAINAGE EASEMENT.

APPROVAL OF THE TOWN OF YORK PLANNING BOARD	
CHAIR	DATE

STATE OF MAINE - YORK COUNTY
ss. REGISTRY OF DEEDS
RECEIVED _____, 20____
AT _____h____m____M, AND RECORDED IN
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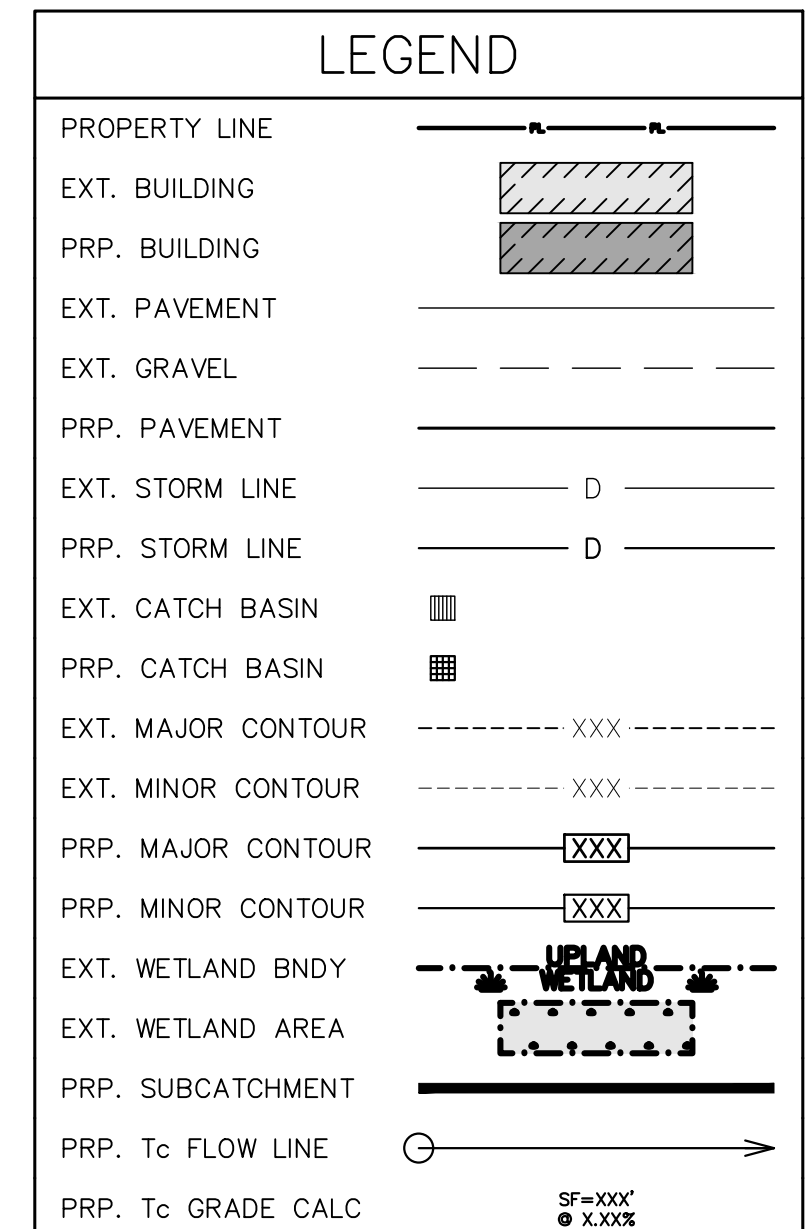
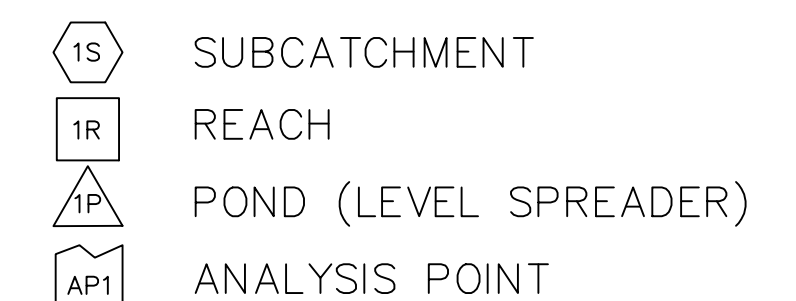
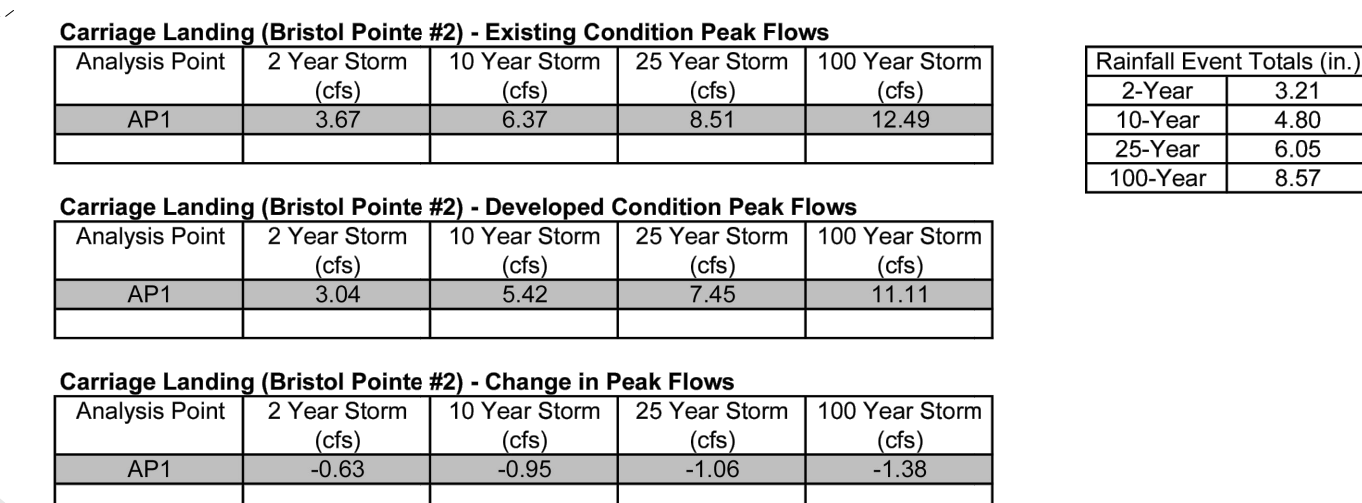


NO.	DESCRIPTION	DATE
REVISIONS		

TAX MAP 50, LOT 122

Kenneth A. Wood

STORMWATER: EXISTING CONDITIONS CARRIAGE LANDING - BRISTOL POINTE #2 294 YORK STREET, YORK, MAINE		
FOR: GRAYSTONE BUILDERS, INC. C/O WALTER WOODS, 764 U.S. ROUTE 1, SUITE #11 YORK, ME 03909		
ATTAR ENGINEERING, INC. CIVIL ♦ STRUCTURAL ♦ MARINE ♦ SURVEYING 1284 STATE ROAD - ELIOT, MAINE 03903 PHONE: (207)439-6023 FAX: (207)439-2128		
SCALE: 1" = 20'	APPROVED BY:	DRAWN BY: MJS
DATE: 01/09/2026		REVISION DATE: - : -
JOB NO: 24008	FILE: 294 YORK ST BASE.DWG	SHEET: 7



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TAX MAP 50, LOT 122

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

ATTAR ENGINEERING, INC.

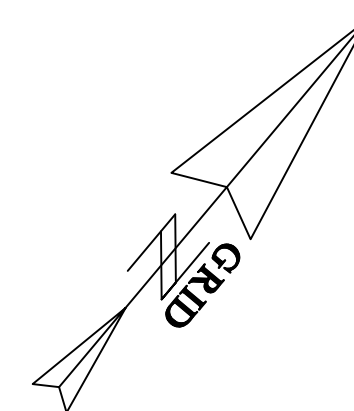
CIVIL ♦ STRUCTURAL ♦ MARINE ♦ SURVEYING
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

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DATE: 01/09/2026		REVISION DATE: - - -
JOB NO: 24008	FILE: 294 YORK ST BASE.DWG	SHEET: 8

APPROVAL OF THE TOWN OF YORK
PLANNING BOARD

CHAIR	DATE
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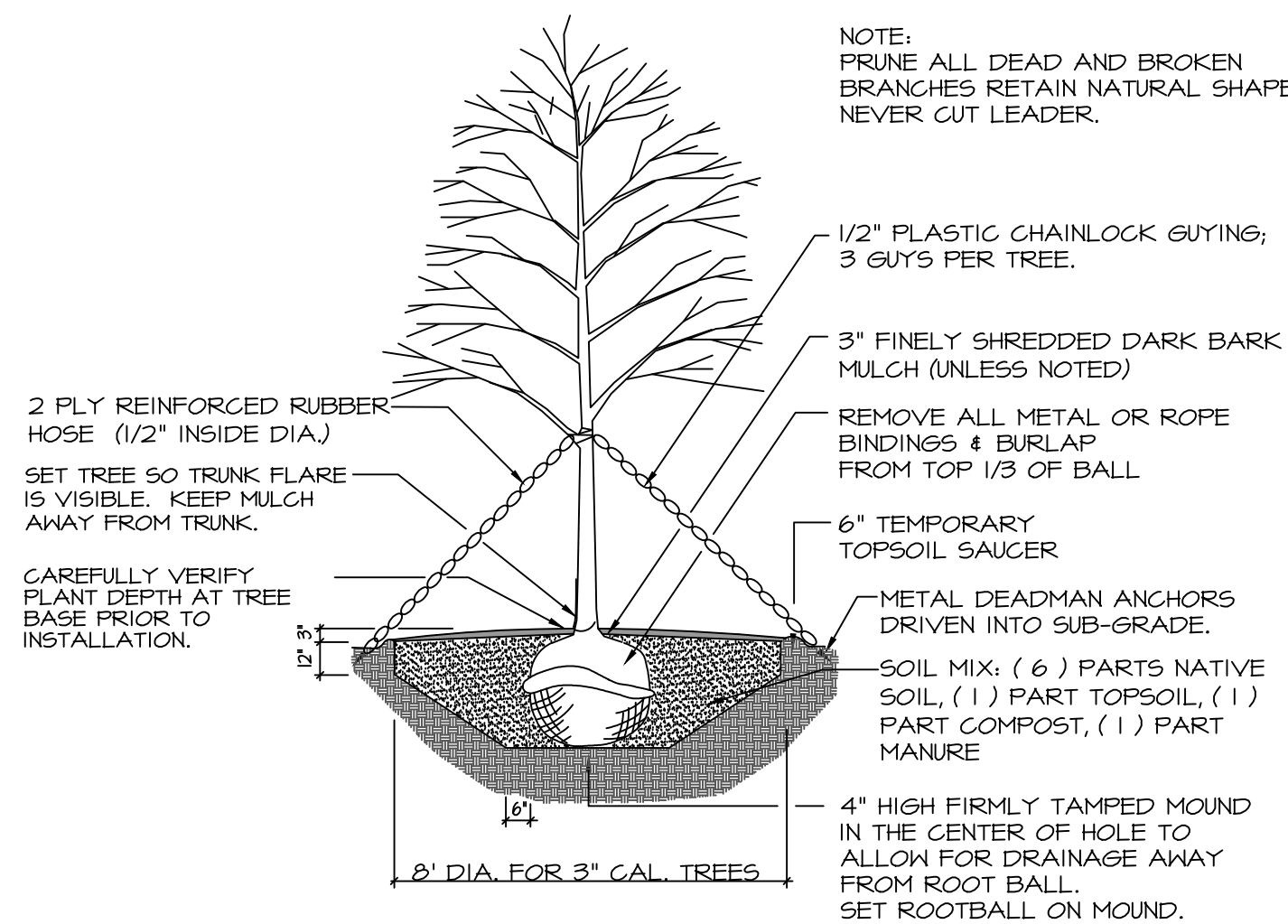
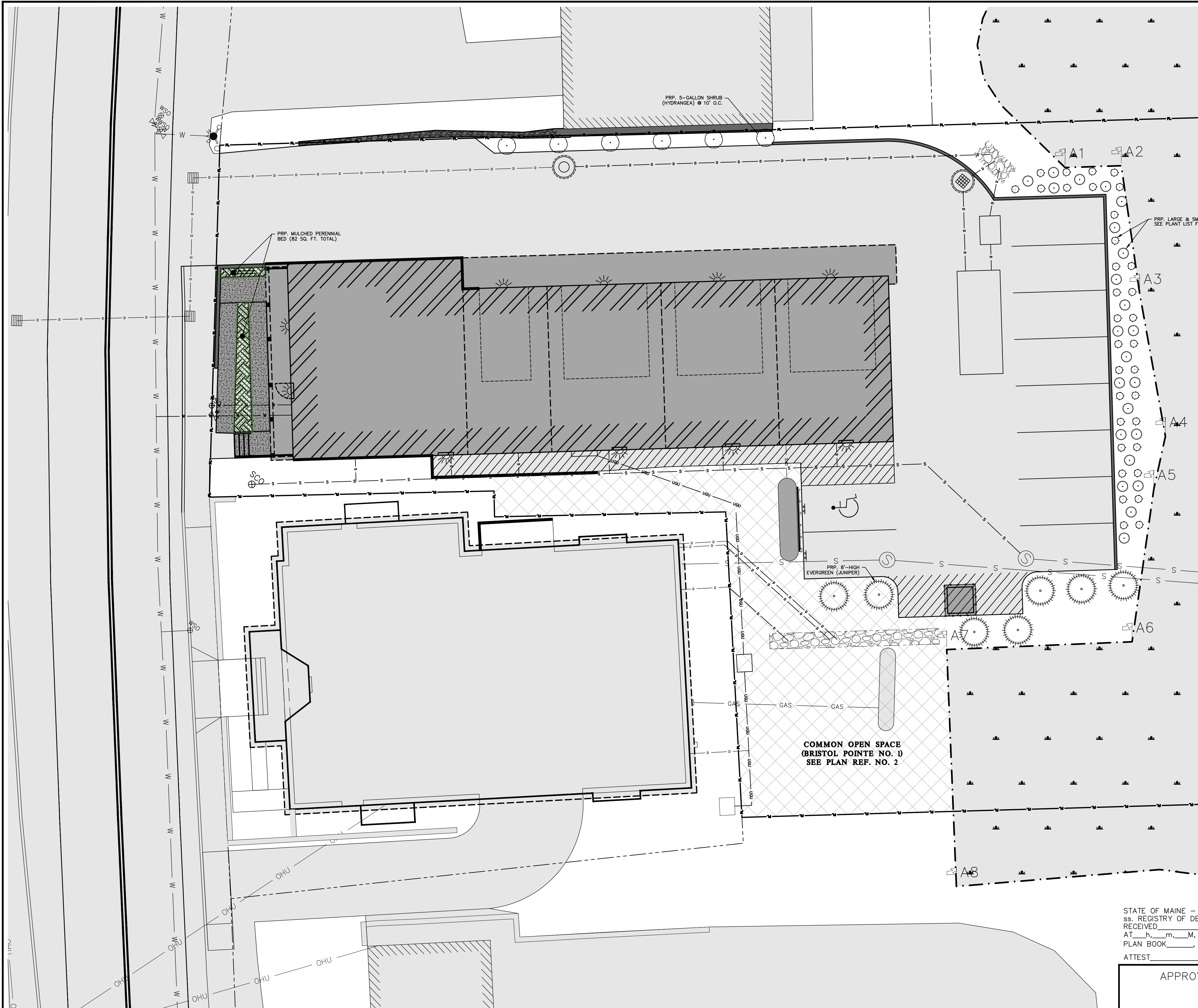
STATE OF MAINE - YORK COUNTY
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GRAPHIC SCALE

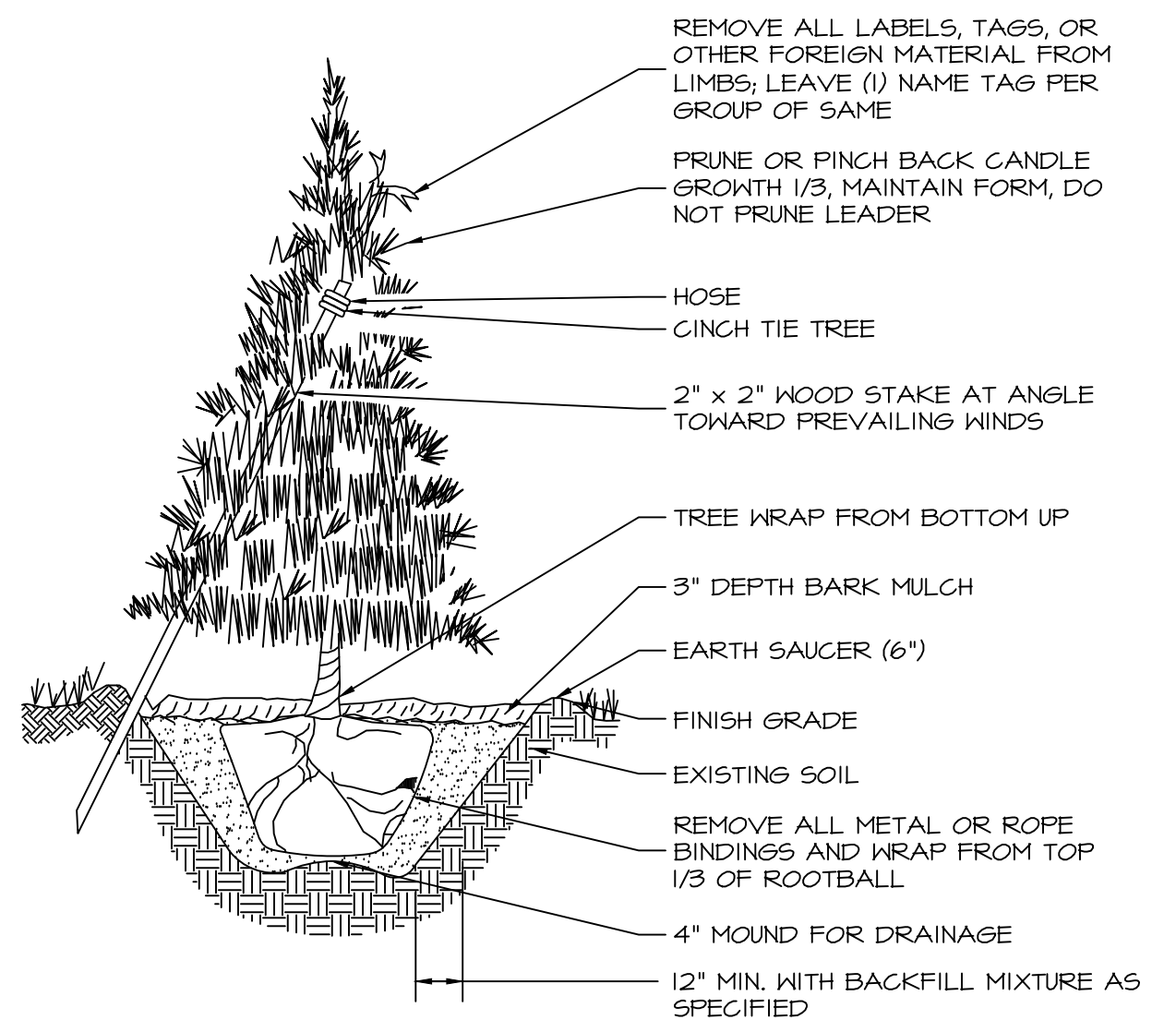


(T)	NO.	DESCRIPTION REVISIONS
		DATE



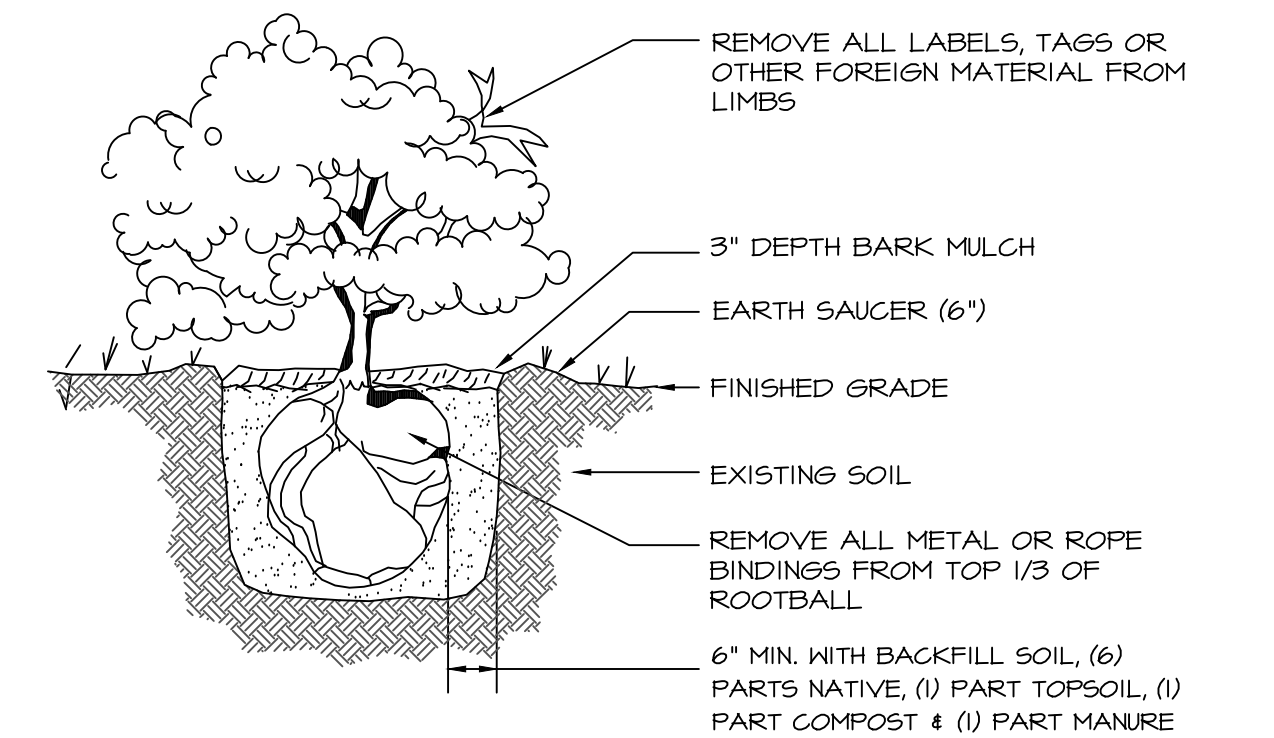
1 LPI
NOT TO SCALE

DECIDUOUS TREE PLANTING INSTALLATION



2 LPI
NOT TO SCALE

EVERGREEN TREE PLANTING INSTALLATION



3 LPI
NOT TO SCALE

SHRUB PLANTING INSTALLATION

PLANT SYMBOL LEGEND

- ET-EVERGREEN TREE (JUNIPER)
- SH-SHRUB (LILAC & HYDRANGEA)
- GR-GRASSES (LARGE & SMALL)
- PERENNIAL BEDS

STATE OF MAINE – YORK COUNTY
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TAX MAP 50, LOT 122

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LANDSCAPING PLAN
CARRIAGE LANDING – BRISTOL POINTE #2
294 YORK STREET, YORK, MAINE

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

ATTAR ENGINEERING, INC.
CIVIL ♦ STRUCTURAL ♦ MARINE ♦ SURVEYING
1284 STATE ROAD – ELIOT, MAINE 03903
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FILE: 294 YORK ST BASE.DWG
SHEET: 9

PLANTING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE PLAN.
2. ANY SUBSTITUTION OF SPECIFIED PLANTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT. ONLY NATIVE SPECIES AND/OR VARIETIES WILL BE ACCEPTABLE.
3. ALL TREE, SHRUB, VINE, AND PLANT BED (GROUNDCOVERS, PERENNIALS, BULBS, ETC.) LOCATIONS SHALL BE STAKED OR MARKED BY CONTRACTOR AND THEN APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO PLANTING. CONTRACTOR MUST GIVE A MINIMUM 3 DAY NOTICE BETWEEN STAKING AND PLANTING.
4. CHALK MARK NORTH AT TREE BASE PRIOR TO DIGGING AT NURSERY. REPLANT ON SITE WITH SAME NORTH ORIENTATION FOR ALL TREES.
5. ALL PLANTS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK (LATEST EDITION) AS SET FORTH BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.

PLANT LIST

QTY	NAME	LATIN	SIZE
7	TAYLOR JUNIPER	JUNIPERUS VIRGINIANA 'TAYLOR'	12'H, 3"W
6	LIMELIGHT HYDRANGEA	HYDRANGEA 'LIMELIGHT'	5 GAL.
23	REED GRASS 'KARL FOERSTER'	MISCANTHUS SINENSIS 'KARL FOERSTER'	3 GAL.
33	DWARF FOUNTAIN GRASS 'HAEMELN'	PENNISETUM ALOPECUROIDES	3 GAL.
82	ASSORTED PERENNIALS	DAYLILY, SEDUM, LAVENDER, HOSTA	SQ. FT.

