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Engineering Review Memorandum

To: Brendan Summerville, Town Planner
From: Will Haskell, PE, Gorrill Palmer
Date: February 12, 2026
Subject: Site Plan and Subdivision Amendment Application
Project: Carraige Landing – Bristol Pointe #2 (GP JN 328167.01)
Location: 294 York Street, York, ME
Applicant: Graystone Builders, Inc. and York Building & Design Center, Inc.

Brendan,

Gorrill Palmer reviewed the following materials that were downloaded from the Applicant. We assume that you will forward our comments to the Applicant/Design Engineer or incorporate into your review comments.

1. 294 York Street Amendment Attachments Package, dated January 12, 2026, prepared by Attar Engineering, Inc.
2. 294 York Street Amendment Plan Set (containing 8 sheets), dated January 22, 2026, prepared by Attar Engineering, Inc.
3. 294 York Street Amendment Supplemental Plan Set (containing 8 sheets), dated January 12, 2026, prepared by Attar Engineering, Inc.

We have reviewed the materials for conformance with the technical engineering portions of the Town of York Ordinance and generally accepted civil engineering standards and offer the following comments. We have reviewed the waiver requests of the Site Plan and Subdivision Ordinance listed in the Application and provided comment on waiver requests of civil infrastructure standards. Final approval of all waiver requests shall be made by the Planning Board.

Stormwater:

1. The stormwater management system has been revised to separate the stormwater runoff from York Street and runoff generated from the proposed site. As currently modeled, the proposed stormwater detention system reduces the post-development peak flow rate from the pre-development peak flow rate at the receiving wetlands for the 2-year and 100-year, 24-hour storm event as required by Section 9.8.2 of the Site Plan and Subdivision Ordinance. Confirm that the post-development peak flow is still below the pre-development after addressing the following comment.
2. Pond 4P in the HydroCAD model represents the proposed subsurface CMP detention area. Revise the stone bed size in the model to match the reduced detention size shown on the plans.
3. Confirm the grading does not create a low point where the underground propane tank is proposed. Additional spot grades may be needed to show the runoff flow direction.
4. The proposed slope along the southern end of the parking lot will impact the existing 3-foot wide riprap drainage swale. Revise the drainage swale to remain functional with the proposed slope.

Post-Construction Stormwater Management:

5. We note that this site is located inside the Town's Urbanized Area. The project will not disturb one or more acres of land and does not trigger review under Maine DEP's Chapter 500, therefore this project is not subject to the Town's Post Construction Stormwater Ordinance.

General:

6. General Note 12 on Sheet 1 states that greater than 75% (80.1%) of the land suitable for development is proposed to be developed. Per Zoning Ordinance §5.2.2, Footnote X, "The maximum lot coverage can be increased up to 100% if the owner provides innovative stormwater design using low impact development (LID), public space, and/or innovative landscape design as approved by the Planning Board." The proposed subsurface detention and a membrane filter are not listed as LID practices in Chapter 10 of MaineDEP's BMP Manual, however, given that the Applicant has provided stormwater quality treatment above the standards of the Site Plan and Subdivision Ordinance we have no technical concerns with the increase in lot coverage over the allowed 75%. The Planning Board shall make the final determination of approval for waivers and rule variances.
7. A 1:1 slope is proposed on the backside of the parking lot to the east and south. While we didn't call this out in the previous submission, we recommend riprap be utilized to stabilize the slope.
8. We recommend the 1:1 slope adjacent to the parking lot terminate at the top of the proposed bituminous curb to provide backing support for the curb.

Please let us know if you want to review and discuss any of the comments.

Sincerely,

Gorrill-Palmer

Will Haskell, PE
Municipal Operations Leader, New England

Ben Nault, EI
Design Engineer

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