

PLAN REFERENCES

- "BOUNDARY AND EXISTING CONDITIONS SURVEY, MAP 50, PARCEL 122, 294 YORK STREET, YORK, MAINE" PREPARED FOR BRISTOL POINTE, LLC., P.O. BOX 840, EXETER, NH 03833. PREPARED BY ISAIAH E. PLANTE, P.L.S. #2334 OF KIMBALL SURVEY & DESIGN, INC. PLAN DATED 09/10/2020, LAST REVISED 04/11/2023. APPROVED BY THE PLANNING BOARD OF YORK, MAINE ON 06/27/2023 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS ON 07/27/2023 IN PLAN BOOK 433, PAGE 35.
- "PROPOSED CONDITIONS PLAN, BRISTOL POINTE #2, TAX MAP 115, LOT 233, 294 YORK STREET, YORK, MAINE" PREPARED FOR GRAYSTONE BUILDERS, INC., C/O WALTER WOODS, 764 U.S. ROUTE 1, SUITE #11, YORK, ME 03909. PREPARED BY KENNETH A. WOOD, P.E. #5992 OF ATTAR ENGINEERING, INC. PLAN DATED 09/18/2024, LAST REVISED ON 05/23/2025, AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS ON 07/01/2025 IN PLAN BOOK 449, PAGES 27-36.
- "OVERALL SITE PLAN AMENDMENT, CARRIAGE LANDING - BRISTOL POINTE #2, 294 YORK STREET, YORK, MAINE" PREPARED FOR GRAYSTONE BUILDERS, INC., C/O WALTER WOODS, 764 U.S. ROUTE 1, SUITE #11, YORK, ME 03909. PREPARED BY KENNETH A. WOOD, P.E. #5992 OF ATTAR ENGINEERING, INC. PLAN DATED 09/18/2024, LAST REVISED ON 05/23/2025, AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS ON 07/01/2025 IN PLAN BOOK 449, PAGES 27-36.

FIRE DEPARTMENT OFFICIAL

POLICE DEPARTMENT OFFICIAL

PUBLIC WORKS OFFICIAL

THIS APPLICATION HAS BEEN REVIEWED BY THESE DEPARTMENTS, WHICH HAVE OFFERED COMMENTS TO THE PLANNING BOARD

UTILITY DISTRICT APPROVALS

YORK WATER DISTRICT

YORK SEWER DISTRICT

THIS APPLICATION HAS BEEN REVIEWED AND APPROVED BY THESE UTILITY DISTRICTS, AS INDICATED BY THE SIGNATURE OF THEIR SUPERINTENDENTS

FIRE DEPARTMENT PROJECT SAFETY REQUIREMENTS

- ALL FIRE DEPARTMENT NOTES CONTAINED ON THIS MEMO MUST APPEAR ON ANY/ALL MYLAR SET DRAWINGS RELATING TO THIS PROJECT BEFORE APPROVAL SIGNATURE(S) WILL BE GRANTED. BE SURE TO INCLUDE THESE REQUIREMENTS /NOTES WHEN FIRE ALARM SYSTEM AND SPRINKLER CONTRACTORS ARE SELECTED SO THESE REQUIREMENTS ARE TRANSMITTED TO THE ACTUAL CONTRACTORS SELECTED TO PROVIDE THE FIRE PROTECTIVE SYSTEMS ON SITE.
- PROPOSED NEW BUILDING OR RENOVATIONS MUST HAVE ADDRESSABLE SMOKE DETECTION EQUIPMENT HARD WIRED TO A CENTRAL ALARM PANEL CONTAINED WITHIN BUILDING. ALARM NAMED ZONES MUST BE CLEARLY ANNOTATED ON ALARM PANEL DISPLAYS. HEAT DETECTORS WITH APPROPRIATE RATE OF RISE TEMPERATURE SPECIFICATIONS MUST BE INSTALLED IN CONCEALED ATTIC SPACES. CAT 30 KEY CODE IS REQUIRED FOR ALL PULL STATIONS AND FIRE ALARM PANEL(S). CARBON MONOXIDE DETECTORS MUST BE PROVIDED IN EACH LIVING UNIT.
- NFPA 13R SPRINKLER SYSTEMS MUST BE PROVIDED IN ALL BUILDINGS WITH ZONES FOR FLOW AND TAMPER ON ALARM PANEL NOTED ABOVE. SPRINKLER DESIGN MUST BE SUBMITTED TO AND APPROVED BY MAINE STATE FIRE MARSHAL'S OFFICE. NOTE THAT IF FIRE MARSHAL'S OFFICE PROVIDES COMMENTS, ALL COMMENTS MUST BE PROVIDED WITH STANDPIPES IN THE STAIRWELLS WITH 2 1/2 FIRE HOSE CONNECTIONS WITH 1 1/2 NPSH ADAPTERS FOR FIREFIGHTING.
- THE MAINE STATE FIRE MARSHAL'S OFFICE MUST REVIEW/APPROVE THE BUILDING PLANS AND BUILDING CONSTRUCTION DETAILS.
- ELEVATOR(S), IF PROVIDED, SHALL BE SIZED TO ACCOMMODATE THE CONVENIENT LOADING AND TRANSPORT OF AN AMBULANCE GURNEY.
- ADDRESS NUMBERING MUST BE PROVIDED ON STREET FACING ELEVATION(S) OF BUILDING(S) WITH A MINIMUM OF 4 INCH LETTERS TO ALLOW RESPONDERS A CLEAR INDICATION OF STREET NUMBERING FOR ALL NEWLY CONSTRUCTED BUILDING(S).
- THE FIRE CHIEF AND/OR FIRE INSPECTOR OF THE YD RESERVES THE RIGHT TO AMEND OR ADD FIRE SAFETY REQUIREMENTS IF APPROPRIATE.
- COMMON ATTIC SPACES MAY REQUIRE ONE HOUR RATED FIRE SEPARATIONS DEPENDING ON BUILDING DESIGN AND CUBIC FOOTAGE CALCULATIONS. A CERTIFICATE OF OCCUPANCY WILL BE GRANTED ONLY WHEN THE ABOVE NOTED FIRE SAFETY REQUIREMENTS ARE PROVIDED AND TESTED SATISFACTORY ON SITE.

GENERAL NOTES (CONT.)

PER ZONING §15.3 "PARKING", THE PARKING STANDARDS OF §15.1.1.2 SHALL NOT APPLY IN THE YVC-1 DISTRICT. PARKING SPACES SHALL INSTEAD BE PROVIDED TO CONFORM TO THE NUMBER REQUIRED IN THIS SECTION. WHERE A PROPOSED USE DOES NOT FALL CLEARLY INTO ONE OF THE LISTED ACTIVITIES, THE BOARD SHALL DETERMINE THE ACTIVITY WHICH MOST CLOSELY RESEMBLES THE PROPOSED USE, AND THE PROPOSED USE SHALL COMPLY WITH THE PARKING STANDARDS OF THAT CATEGORY.

§15.3.A: PARKING REQUIREMENTS IN THE YVC-1 AND YVC-2 BASE ZONES SHALL BE 50% OF THAT SPECIFIED IN §15.1.1.2. (SEE GENERAL NOTE #10)

§15.3.C: THE PROVISIONS OF §17.4.B, WHICH REQUIRE DECREASING NON-CONFORMITY, SHALL NOT APPLY TO PARKING IN THE YVC-1 AND YVC-2 BASE ZONES.

10.) PARKING CALCULATION PER ZONING §15.1.1.2 "AMOUNT OF PARKING":

MULTI-FAMILY DWELLING: 2 PARKING SPACES PER DWELLING WITH 3+ BEDROOMS
1.5 PARKING SPACES PER DWELLING WITH < 3 BEDROOMS

PROFESSIONAL OFFICES: 1 PARKING SPACE PER 200 SQ. FT. GROSS LEASEABLE AREA, EXCLUSIVE OF CELLAR AND BULK STORAGE AREAS

PROPOSED RESIDENTIAL: 2x 2-BEDROOM DWELLING UNITS = [2 x 1.5] = 3 PARKING SPACES
3x 3-BEDROOM DWELLING UNITS = [3 x 2] = 6 PARKING SPACES

PROPOSED NON-RESIDENTIAL: 1,522 SQ. FT. COMBINED OFFICE & COMMERCIAL SPACE, EXCLUDING STORAGE [1,522 / 200] = 7.61 SPACES

TOTAL PARKING DEMAND: [3 + 6 + 7.61] = 16.61 SPACES
PER GENERAL NOTE #9, ZONING §15.3.A: 50% REDUCTION ALLOWED IN YVC-1 BASE ZONE
TOTAL PARKING REQUIRED: [16.61 x 0.50] = 8.30 => 9 SPACES REQUIRED [17 PROVIDED, 1 ADA]

11.) OPEN SPACE CALCULATION, PER SITE/SUBDIVISION §7.13.1:

COMMON OPEN SPACE PROPOSED = 2,511 SQ. FT.
[2,511 / 23,427 SQ. FT. TOTAL PARCEL AREA] = 10.7% > 10% MINIMUM => OK

12.) LOT COVERAGE CALCULATION PER SITE/SUBDIVISION §7.4.1 "LAND NOT SUITABLE FOR DEVELOPMENT":

OVERALL PARCEL AREA: = 23,427 SQ. FT. (0.54 AC.)

LESS AREAS BELOW NORMAL HIGH WATER MARK: = 0 SQ. FT.
LESS AREAS WITHIN 100-YEAR FLOODPLAIN: = 0 SQ. FT.
LESS PASSAGE RIGHTS-OF-WAY OR EASEMENTS: = 1,600 SQ. FT. (0.037 AC.)
LESS UTILITY EASEMENTS > 50' IN WIDTH: = 0 SQ. FT.
LESS WETLAND AREAS: = 7,190 SQ. FT. (0.165 AC.)
LESS STEEP SLOPES (>20%): = 0 SQ. FT.

REMAINING DEVELOPMENT LAND BALANCE: = [23,427 - 1,600 - 7,190] = 14,637 SQ. FT.
PROPOSED BUILDING FOOTPRINT: = 4,449 SQ. FT.
PROPOSED IMPERVIOUS COVER: = 6,882 SQ. FT. TRAVELWAY, PARKING & UTILITIES
= 394 SQ. FT. FRONT ADA PATHWAYS
[4,449 + 6,882 + 394] = 11,725 SQ. FT. (0.269 AC.)

[11,725 SQ. FT. / 14,637 SQ. FT.] = 80.1% > 75% => GEN. NOTE #3.(D) REQUIRED

13.) DEPICTED WETLAND LIMITS WERE DELINEATED BY KEN GARDNER, MAINE CERTIFIED SOIL SCIENTIST, IN JUNE OF 2024 AND SURVEY-LOCATED BY ATTAR ENGINEERING, INC. IN JUNE OF 2024.

14.) BUILDING HEIGHT CALCULATION FOR THIS DEVELOPMENT SHALL BE MEASURED ACCORDING TO ZONING §2. DEFINITION OF BUILDING HEIGHT, SUBSECTIONS b) & c) AS A STRUCTURE OUTSIDE 500' OF THE NORMAL HIGH WATER MARK OF ANY LISTED WATERBODIES.

THE VERTICAL DISTANCE FROM THE AVERAGE PRE-DEVELOPMENT GRADE OF THE GROUND ADJOINING THE BUILDING TO THE AVERAGE DISTANCE BETWEEN THE EAVES AND RIDGE LEVEL FOR GABLE ROOFS "AVERAGE PRE-DEVELOPMENT GRADE" IS THE AVERAGE GRADE, EXISTING ON APRIL 13, 2016, OF THE GROUND ADJOINING THE BUILDING OR A PROPOSED BUILDING, IN ITS NATURAL CONDITION PRIOR TO ANY SITE ALTERATION OR CONSTRUCTION ACTIVITY.

AVERAGE PRE-DEVELOPMENT GRADE: = 59.4' OR 59'-5"
[TOPOGRAPHY PER PLAN REFERENCE #1, GRADE DECLARATION PER PLAN REFERENCE #2]
[MEASUREMENT HELD FROM PRIOR APPROVALS PER DEFINITION SHOWN ABOVE, ELEVATION IN APRIL OF 2016]

PRP. BUILDING HEIGHT OF PRIOR APPROVAL: = 94.1' PER PLAN REFERENCE #2 (34.7' TO MIDPOINT)
PRP. BUILDING HEIGHT FOR AMENDMENT: = 94'-5" (35.0')
[SEE SELECT PLAN SET SHEETS FROM REFERENCE #2 APPENDED TO END OF THIS SET]

15.) THE PROPOSED INTERIOR TRAVELWAY IMPROVEMENTS INCLUDE A SLIGHT ENCRoACHMENT ONTO THE PROPERTY OF NORTHERLY ABUTTER TM/L 50/121 IN THE VICINITY OF THE EXISTING STONE & MORTAR RETAINING WALL, FOR A SPAN OF ROUGHLY 24' AND A TOTAL ENCRoACHMENT AREA OF ROUGHLY 6 SQ. FT. THE DEVELOPER SHALL SECURE A CONSTRUCTION EASEMENT FOR IMPROVEMENTS IN THIS AREA.

16.) THE EXISTING DRAINAGE EASEMENT SUPPORTING THE MUNICIPAL INFRASTRUCTURE WHICH RUNS THROUGH THE SUBJECT PROPERTY, AS DEPICTED ON SHEET #2 AND PER PLAN REFERENCE #1, DOES NOT NEED TO BE LENGTHENED FOR THE PROPOSED UTILITY IMPROVEMENTS. THE EXISTING EASEMENT ENCOMPASSES THE PROPOSED OUTFALL LOCATION FOR THE ON-SITE STORMWATER MANAGEMENT.

17.) EXISTING LARGE TREES (>24" D.B.H.) ARE NOT DEPICTED IN THE PLAN SET, AND THE DEVELOPER REQUESTS A WAIVER FROM THIS REQUIREMENT. THERE ARE NO SUCH LARGE TREES PRESENT ON THE UPLAND AREAS OF THE SUBJECT PARCEL, AND THE DEVELOPMENT PROPOSES NO WETLAND IMPACTS SO ALL VEGETATION THEREIN SHALL REMAIN UNDISTURBED.

18.) THE PROPOSED DEVELOPMENT DOES NOT MEET ANY THRESHOLD OF THE MDEP NATURAL RESOURCES PROTECTION ACT (NRPA), CHAPTER 305, THAT WOULD REQUIRE A PERMIT-BY-RULE (PBR) TO BE OBTAINED. THE ON-SITE WETLAND COMPLEX CONTAINS EMERGENT FRESHWATER WETLANDS WITH LESS THAN 20,000 SQUARE FEET OF AQUATIC VEGETATION, WHICH IS BELOW THE THRESHOLD FOR SUBSECTION 2: "ACTIVITIES ADJACENT TO PROTECTED NATURAL RESOURCES".

19.) SITE LIGHTING SHALL CONSIST OF RECESS LIGHTING UNDER THE SOFFITS OF THE FRONT PORCH AS WELL AS EACH GARAGE DOOR ON THE NORTHERLY SIDE, PLUS FULLY SHIELDED WALL-PACK UNITS ABOVE EACH PEDESTRIAN DOOR ON THE SOUTHERLY SIDE. ALL LIGHTING SHALL BE DOWNWARD FACING, DARK SKY COMPLIANT, AND CONFORMING WITH ARTICLE 10-H OF THE TOWN OF YORK ZONING ORDINANCE.

20.) THIS DEVELOPMENT IS SUBJECT TO THE FOLLOWING PERCENTAGE OCCUPATION REQUIREMENTS, WHICH ARE NOT FROM THE CURRENTLY-ADOPTED ORDINANCE. SINCE THIS DEVELOPMENT IS AN AMENDMENT TO A PRIOR APPROVAL, THE ZONING AT THE TIME OF APPROVAL STILL GOVERNS FOR THESE CALCULATIONS:

WITHIN THE YVC1 & YVC2 BASE ZONES, ON LOTS WITH FRONTAGE ON YORK STREET, THE "RESIDENTIAL USE" CATEGORY SHALL ONLY BE PERMITTED WITHIN A MIXED-USE BUILDING AND SHALL OCCUPY NO MORE THAN 50% OF THE FIRST FLOOR GROSS FLOOR AREA.

WITHIN THE YVC1 & YVC2 BASE ZONES, THE "OFFICE USE" CATEGORY IS PERMITTED ONLY WHEN IT DOES NOT OCCUPY MORE THAN 50% IN THE REAR OF THE STREET-LEVEL GROSS FLOOR AREA OF A BUILDING ADJACENT TO YORK STREET.

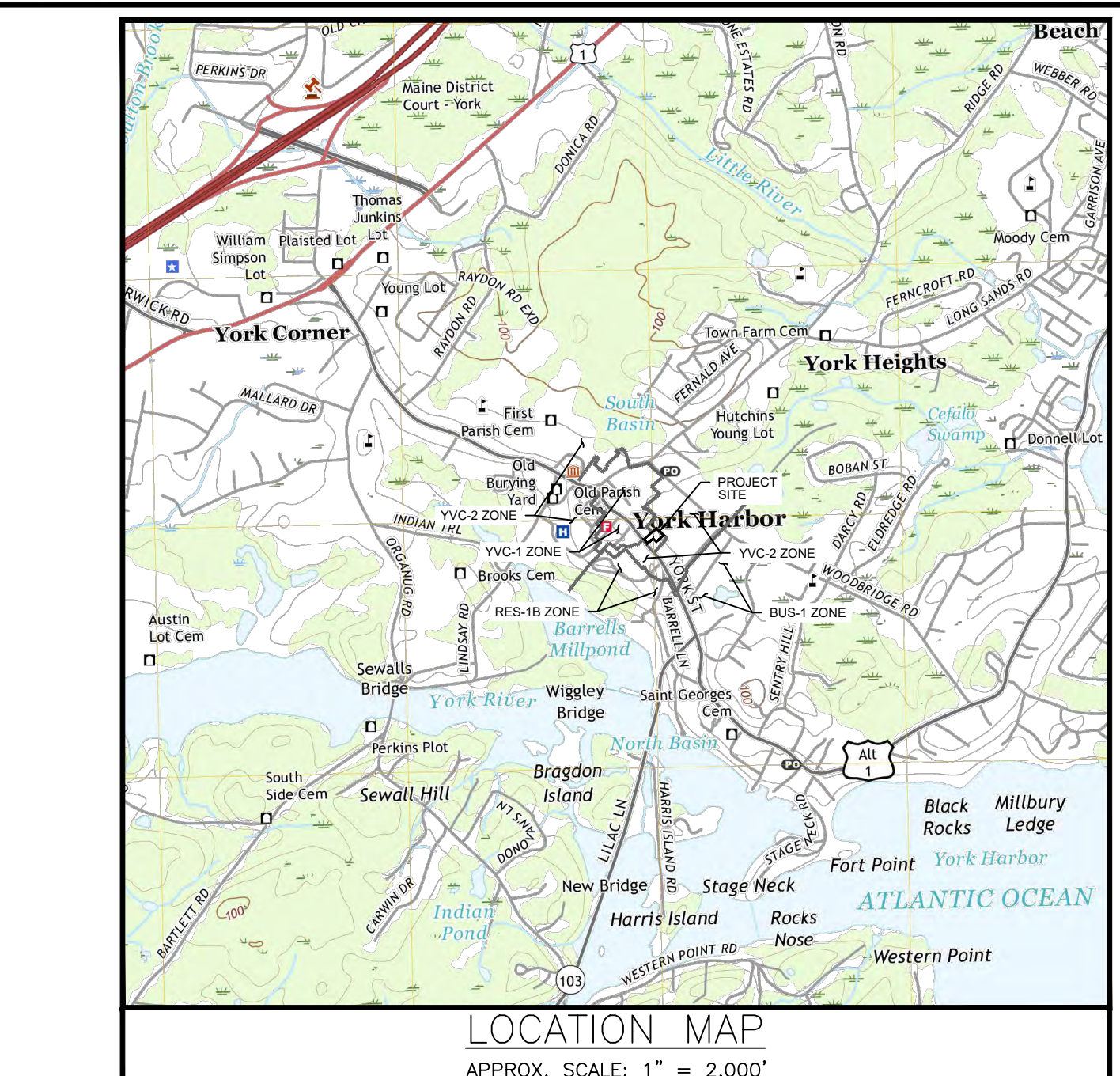
TOTAL GROSS FLOOR AREA: = 4,224 SQ. FT.
(IDENTIFIED ON ARCHITECTURAL PLANS AS FIRST FLOOR, STREET-LEVEL STORY TO YORK STREET)

TOTAL FIRST FLOOR RESIDENTIAL AREAS: = 2,029 SQ. FT.
RESIDENTIAL USE PERCENTAGE: = [2,029 / 4,224] = 48.0% < 50% => OK

TOTAL REAR-HALF SQUARE FOOTAGE: = 2,080 SQ. FT.
REAR-HALF FIRST FLOOR COMMERCIAL AREAS: = 212 SQ. FT.
COMMERCIAL USE PERCENTAGE: = [212 / 2,080] = 10.2% < 50% => OK

21.) THE PROPOSED 1,000-GALLON GAS TANK DEPICTED ON THE DEVELOPED CONDITION PLAN SHALL BE INSTALLED UNDERGROUND AND SHALL MAINTAIN AT LEAST A 10' SEPARATION FROM THE ABUTTING PROPERTY LINE.

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.



GENERAL NOTES

1.) THIS PLAN DEPICTS AN AMENDMENT TO THE PREVIOUSLY-APPROVED MIXED USE DEVELOPMENT FOR THE SUBJECT PARCEL, DEMOLISHING THE EXISTING STRUCTURE AND CONSTRUCTING A THREE-STORY, ~4,450 SQ. FT. MIXED-USE BUILDING. THE MIXED-USE BUILDING IS PROPOSED TO BE OCCUPIED BY TWO (2) COMMERCIAL TENANTS ON THE FIRST FLOOR (BUSINESS/ PROFESSIONAL OFFICE), WITH THE REMAINDER OF THE BUILDING BEING OCCUPIED BY FIVE (5) TOWNHOUSE-STYLE RESIDENTIAL DWELLING UNITS. THE REMAINDER OF THE PROPOSED DEVELOPMENT INCLUDES PARKING, UTILITY, AND GRADING IMPROVEMENTS.

2.) THE SUBJECT PARCEL, LOCATED AT 294 YORK STREET, IS IDENTIFIED AS LOT 122 ON TAX MAP 50, CONSISTS OF APPROXIMATELY 0.54 ACRES IN AREA, AND IS LOCATED IN THE YORK VILLAGE CENTER (YVC-1) BASE ZONING DISTRICT. "MULTI FAMILY DWELLING" AND "BUSINESS, FINANCIAL, PROFESSIONAL, OR GOVERNMENT OFFICE" ARE ALL PERMITTED USES IN THE YVC-1 ZONE AS PER ZONING ORDINANCE ARTICLE 4, "USE REGULATIONS".

3.) DIMENSIONAL REQUIREMENTS FOR THE YVC-1 AS PER ZONING §5.2.2, "SCHEDULE OF DIMENSIONAL REGULATIONS, OTHER DISTRICTS":
MIN. LAND AREA: 5,000 SQ. FT. WITH YEAR-ROUND PUBLIC WATER & SEWER [SEE GEN. NOTE #11]
MIN. STREET FRONTAGE: 50' WITH YEAR-ROUND PUBLIC WATER & SEWER [68 FT. PROVIDED]
MIN. LOT DEPTH: NONE
SETBACKS: 15' FRONT YARD (MAXIMUM)
6' REAR YARD (MINIMUM)(B)
6' SIDE YARD (MINIMUM)(B)(C)
75% (D)

MAX. LOT COVERAGE:
MAX. BUILDING & STRUCTURE HEIGHT: 35' [35'-0" PROVIDED - SEE GENERAL NOTE #14]
MAX. BUILDING FOOTPRINT: 7,000 SQ. FT. [4,620 SQ. FT. PROVIDED]

(B) - PER ZONING §5.2, FOOTNOTE "K", STORMWATER MANAGEMENT FACILITIES SHALL BE EXEMPT FROM YARD SETBACKS EXCEPT FOR THE FOLLOWING TYPES OF STORMWATER FACILITIES: STORMWATER WET PONDS, DETENTION PONDS, BASINS, RETENTION PONDS, AND ANY ABOVE GROUND OR ABOVE FINISHED GRADE STORMWATER MANAGEMENT FACILITY STRUCTURES THAT MAY INCLUDE PIPING (INCLUDING OUTFALL PIPES), CONCRETE, RIPRAP, OR OTHER SIMILAR CONSTRUCTED INFRASTRUCTURE INTENDED TO CONTROL STORMWATER RUNOFF QUANTITY OR QUALITY.

(C) - PER ZONING §5.2, FOOTNOTE "I", LOTS WITHIN THE YVC-1 DISTRICT SHALL HAVE A MINIMUM SIDE YARD SETBACK OF 6 FEET EXCEPT THAT THIS MAY BE REDUCED TO ZERO (0) FEET ON ONE SIDE, PROVIDED THE CUMULATIVE SIDE YARD SETBACKS ARE NOT LESS THAN TWELVE (12) FEET.

(D) - PER ZONING §5.2, FOOTNOTE "X", MAXIMUM LOT COVERAGE MAY BE INCREASED UP TO 100% IF THE OWNER PROVIDES INNOVATIVE STORMWATER DESIGNS USING LOW IMPACT DEVELOPMENT (LID), PUBLIC SPACE, AND/OR INNOVATIVE LANDSCAPE DESIGN AS APPROVED BY THE PLANNING BOARD.

4.) SITE TOPOGRAPHY, EXISTING GROUND SURFACE CONDITIONS, AND BOUNDARY MONUMENTATION ARE DEPICTED BASED ON STATE OF MAINE ORTHOIMAGERY, STATE AND TOWN GIS IMAGERY, AND PLAN REFERENCES 1 THRU 3. EXISTING CONDITIONS OF ABUTTING PROPERTIES ARE APPROXIMATE. VERTICAL DATUM IS NAVD83.

5.) MULTI-FAMILY DWELLING PROVISIONS APPLICABLE TO THE YVC-1 DISTRICT:

PER ZONING §5.3.3, EACH DWELLING UNIT IN A MULTI-FAMILY DWELLING SHALL HAVE AT LEAST SIX HUNDRED (600) SQUARE FEET OF INTERNAL HABITABLE FLOOR SPACE INCLUDING BATHROOMS. SUCH DWELLING UNITS MAY BE LAID OUT VERTICALLY MORE THAN ONE FLOOR SPAN A BUILDING, BUT AT LEAST FOUR HUNDRED (400) SQUARE FEET OF INTERNAL HABITABLE FLOOR SPACE SHALL BE PROVIDED ON ONE OF THOSE STORIES.

6.) SUPPLEMENTAL USE REQUIREMENTS APPLICABLE TO THE YVC-1 DISTRICT:

PER ZONING §6.1.8.3 "SETBACKS AND SCREENING", THE YVC-1 DISTRICT IS EXEMPT FROM THE RESIDENTIAL AND NON-RESIDENTIAL SCREENING REQUIREMENTS OF THIS PROVISION, PROVIDED THE LOT WITHIN THE YVC-1 DISTRICT IS NOT ADJACENT TO A RESIDENTIAL DISTRICT OR HISTORIC DISTRICT.

PER ZONING §6.1.8.3 "SETBACKS AND SCREENING", THE YVC-1 DISTRICT IS EXEMPT FROM THE PARKING LANDSCAPE BUFFER STRIP REQUIREMENTS OF THIS PROVISION. ANY PROPOSED STORAGE AREAS WOULD STILL BE REQUIRED TO COMPLY.

PER ZONING §6.1.12.1 "NON-RESIDENTIAL PERFORMANCE STANDARDS", THE PLANNING BOARD SHALL GIVE CONSIDERATION TO HOW ANY PROPOSED PROJECT WITHIN THE YVC-1 DISTRICT ENHANCES THE TRADITIONAL NORTHERN NEW ENGLAND VILLAGE CHARACTER OF THE YORK VILLAGE CENTER DISTRICTS, IN A MANNER CONSISTENT WITH THE COMPREHENSIVE PLAN. NEW BUILDINGS SHALL NOT DIMINISH THE PROMINENCE OF EXISTING CHURCH STEEPLES OR HISTORIC MARKERS. THE FOLLOWING MATERIALS ARE EXPRESSLY PROHIBITED FROM BUILDING EXTERIORS IN THE YVC-1: VINYL SIDING, ALUMINUM SIDING, EXTERIOR INSULATION AND FINISHING SYSTEM ("EIFS"), AND FOAM OR PVC MATERIALS.

7.) THE CONTRACTOR MUST CONTACT DIG SAFE AND ALL LOCAL UTILITY DISTRICTS PRIOR TO THE START OF CONSTRUCTION TO VERIFY THE LOCATION OF EXISTING SUBSURFACE UTILITIES AND CONDITIONS. LOCATING AND PROTECTING ANY UNDERGROUND OR ABOVE-GROUND UTILITY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. LIMITS OF DISTURBANCE FOR THE PROPOSED AMENDMENT ARE DENOTED BY THE LOCATION OF PROPOSED EROSION AND SEDIMENTATION CONTROLS, AND THESE LIMITS SHALL BE VISUALLY DELINEATED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING.

8.) THIS DEVELOPMENT IS CURRENTLY SERVICED BY AND PROPOSES TO CONTINUE TO BE SERVICED BY PUBLIC SEWER (YORK SEWER DISTRICT) AND PUBLIC WATER (YORK WATER DISTRICT). ALL UTILITY MATERIALS, SIZES, AND CONSTRUCTION PRACTICES SHALL BE IN ACCORDANCE WITH STANDARDS OF THE YORK SEWER DISTRICT (YSD) AND YORK WATER DISTRICT (YWD). THE EXISTING WATER SERVICE SHALL BE ABANDONED AT THE WATER MAIN PER YWD STANDARDS. PROPOSED NEW WATER MAIN AND SERVICES EXTENDING TO THE BUILDING DEPICTED ON SHEET #3. FINAL LAYOUT SHALL BE APPROVED BY THE YORK WATER DISTRICT (YWD) PRIOR TO THE START OF CONSTRUCTION.

LEGEND

PROPERTY LINE

SETBACK

ABUTTER PROP. LINE

EXT. PAVEMENT

PRP. PAVEMENT

EXT. GRAVEL

EXT. BUILDING

PRP. BUILDING

EXT. PARKING

PRP. PARKING

EXT. WETLAND BNDY

EXT. WETLAND AREA

EXT. STOCKADE FENCE

PRP. OPEN SPACE

EXT. ZONING BOUNDARY

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

APPROVAL OF THE TOWN OF YORK PLANNING BOARD

DATE _____

SIGNATURES OF 3 OR MORE PLANNING BOARD MEMBERS INDICATE APPROVAL OF THIS PLAN

APPROVAL OF THE TOWN OF YORK PLANNING BOARD

DATE _____

SIGNATURES OF 3 OR MORE PLANNING BOARD MEMBERS INDICATE APPROVAL OF THIS PLAN

GRAPHIC SCALE

0 20 40 60 80 (FEET)

TAX MAP 50, LOT 122

STATE OF MAINE

KENNETH A. WOOD
No. 5992
PROFESSIONAL ENGINEER

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

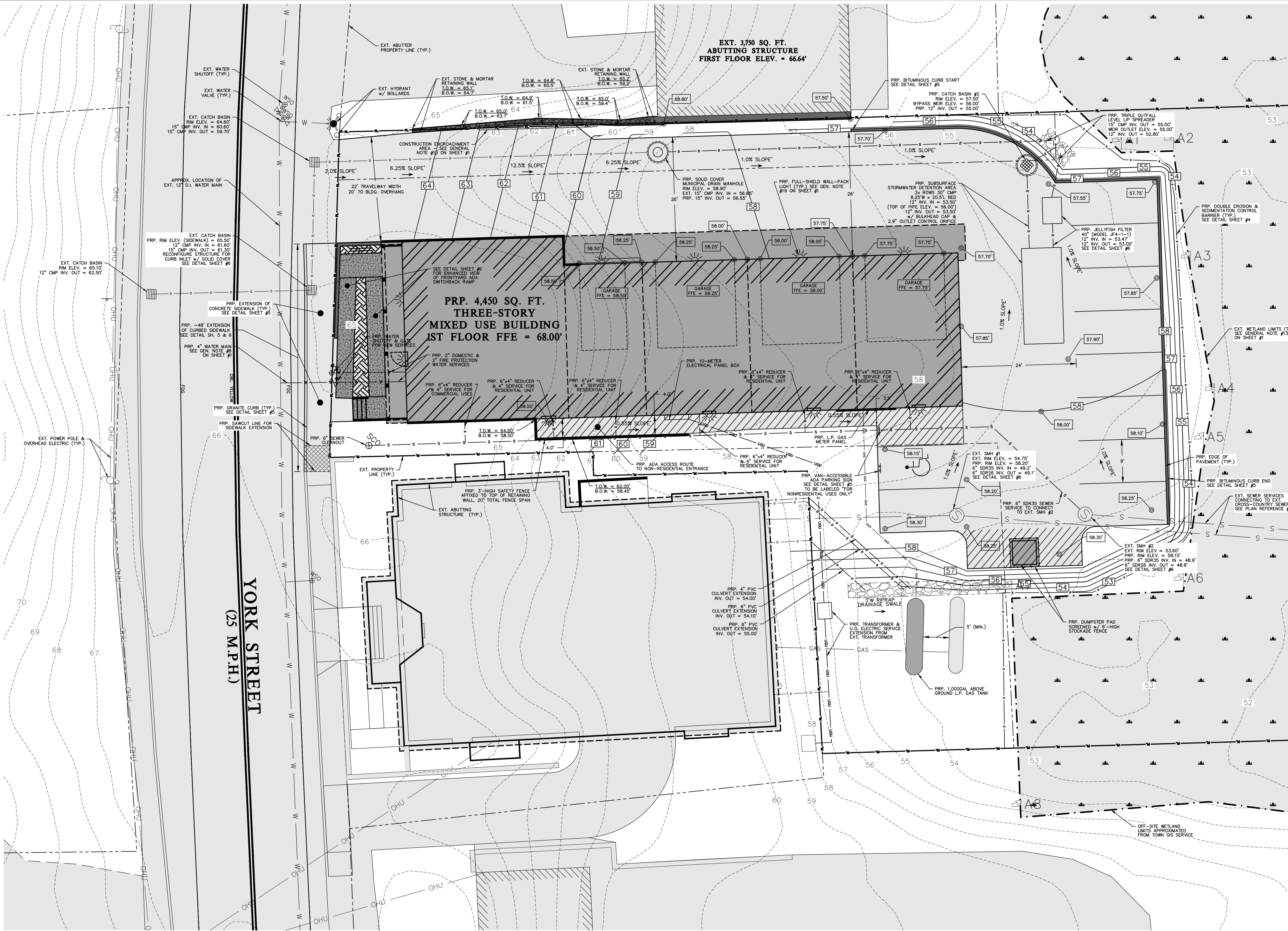
ATTAR ENGINEERING, INC.
CIVIL • STRUCTURAL • MARINE • SURVEYING
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 20'
DATE: 01/09/2026
JOB NO: 24008

APPROVED BY: MJS
REVISION DATE: A : 01/22/26

DRAWN BY: MJS
SHEET: 1

NO.	DESCRIPTION	DATE
A	AMENDMENT REVISIONS - PROPANE TANK	01/22/26
NO.	DESCRIPTION	DATE
REVISIONS		



LEGEND	
PROPERTY LINE	---
SETBACK	---
ABUTTER PROP. LINE	---
EXT. PAVEMENT	---
PRP. PAVEMENT	---
EXT. BUILDING	---
PRP. BUILDING	---
PRP. PARKING	---
EXT. STONEWALL	---
PRP. OPEN SPACE	---
EXT. STOCKADE FENCE	---
EXT. OVERHEAD ELEC	OHU
EXT. POWER POLE	---
EXT. GUY ANCHOR	---
EXT. WATER LINE	W
EXT. WATER VALVE	---
EXT. WATER SHUTOFF	---
EXT. WATER HYDRANT	---
PRP. WATER LINE	W
PRP. WATER VALVE	---
PRP. WATER SHUTOFF	---
EXT. STORM LINE	D
PRP. STORM LINE	D
EXT. CATCH BASIN	---
PRP. CATCH BASIN	---
EXT. MAJOR CONTOUR	XXX
EXT. MINOR CONTOUR	XXX
PRP. MAJOR CONTOUR	XXX
PRP. MINOR CONTOUR	XXX
PRP. SPOT GRADE	102.0' X 56.00'

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.

AMENDED DEVELOPED CONDITIONS PLAN
CARRIAGE LANDING - BRISTOL POINTE #2
294 YORK STREET, YORK, MAINE

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

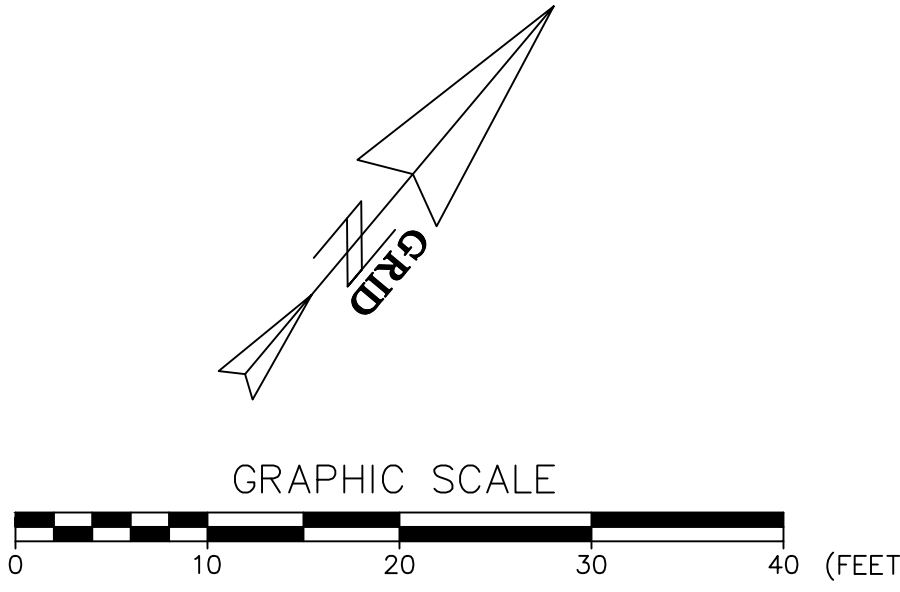
ATTAR ENGINEERING, INC.
CIVIL ♦ STRUCTURAL ♦ MARINE ♦ SURVEYING
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 10'
DATE: 01/09/2026
JOB NO: 24008
FILE: 294 YORK ST BASE.DWG
APPROVED BY:
DRAWN BY: MJS
REVISION DATE: A : 01/22/26
SHEET: 3

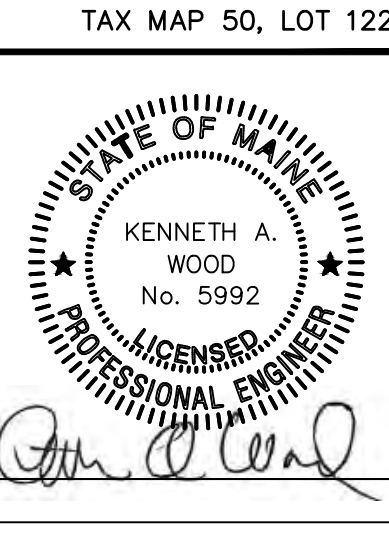
APPROVAL OF THE TOWN OF YORK
PLANNING BOARD

CHAIR _____ DATE _____

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

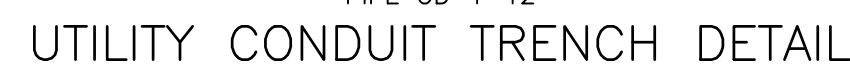


AMENDMENT REVISIONS - PROPANE TANK		
NO.	DESCRIPTION	DATE
A	AMENDMENT REVISIONS - PROPANE TANK	01/22/26



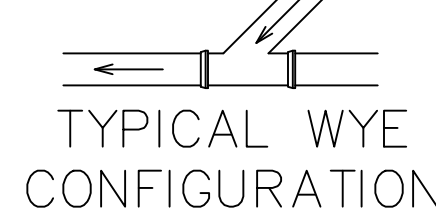


GRAVEL FILL TO BE COMPACTED TO 95% MODIFIED PROCTOR



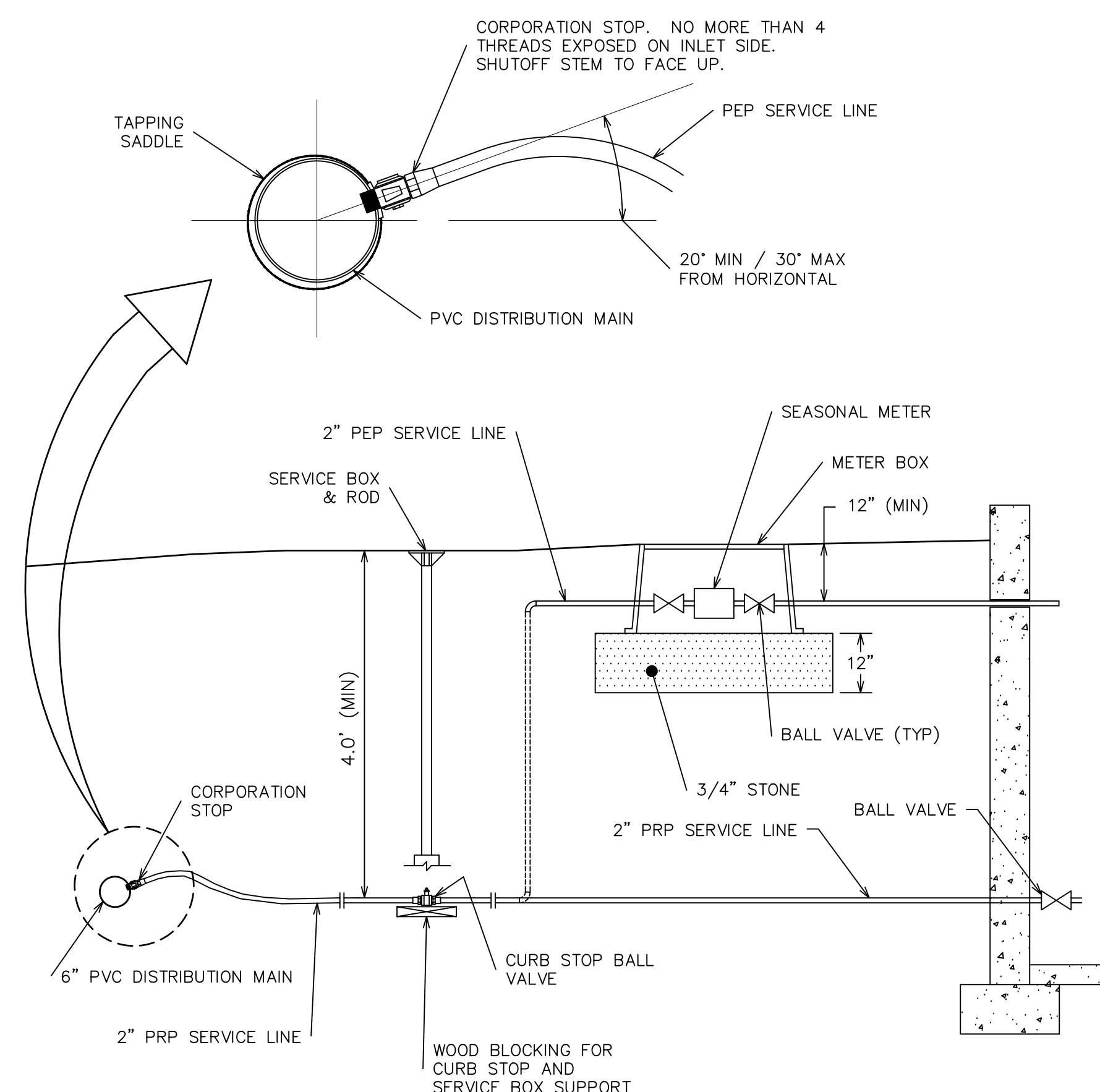
TRENCH TO BE SUPPORTED BY SLOPING BACK AT
2:1 OR OTHER ACCEPTABLE METHOD.

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 SERVICE CONNECTION AND HOUSE LATERAL DETAIL

NOTE: HOUSE SEWER MAY BE LOCATED BENEATH SLAB



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



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

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

[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

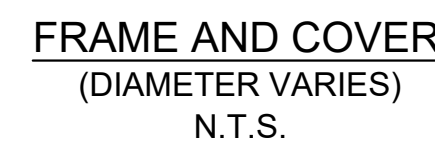
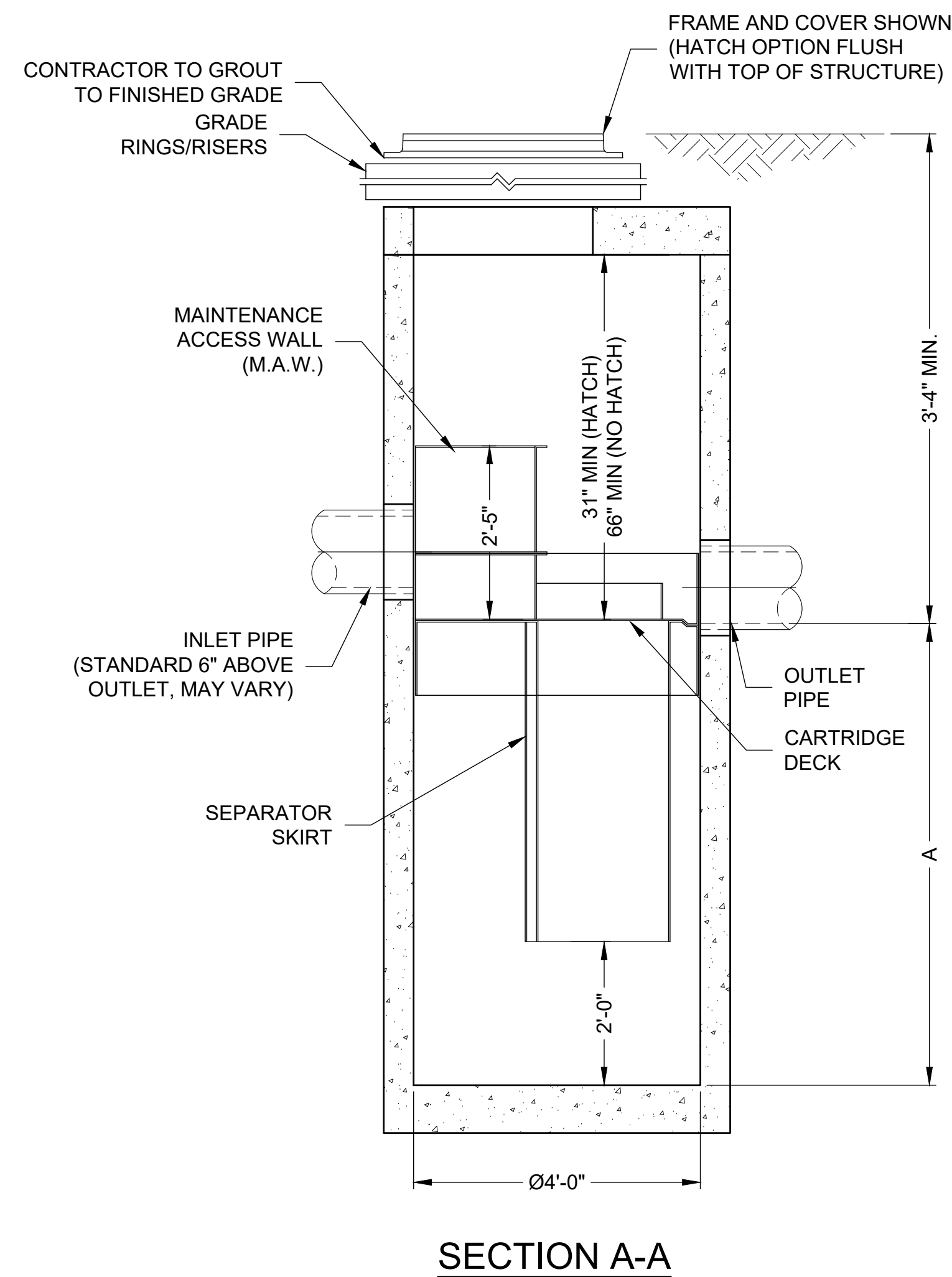
FOR: GRAYSTONE BUILDERS, INC.
C/O WALTER WOODS, 764 U.S. ROUTE 1, SUITE #11
YORK, ME 03909

ATTAR ENGINEERING, INC

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

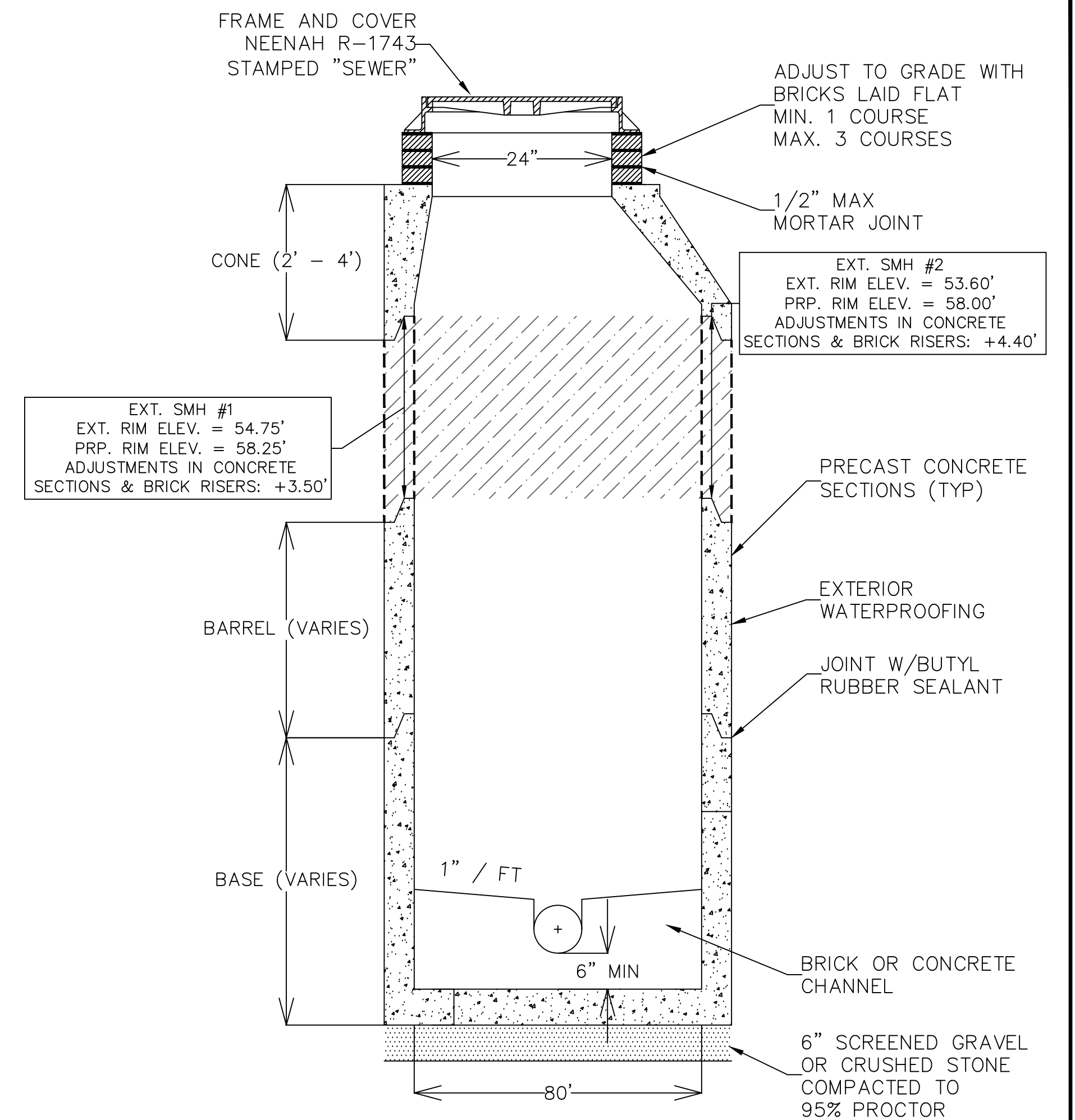
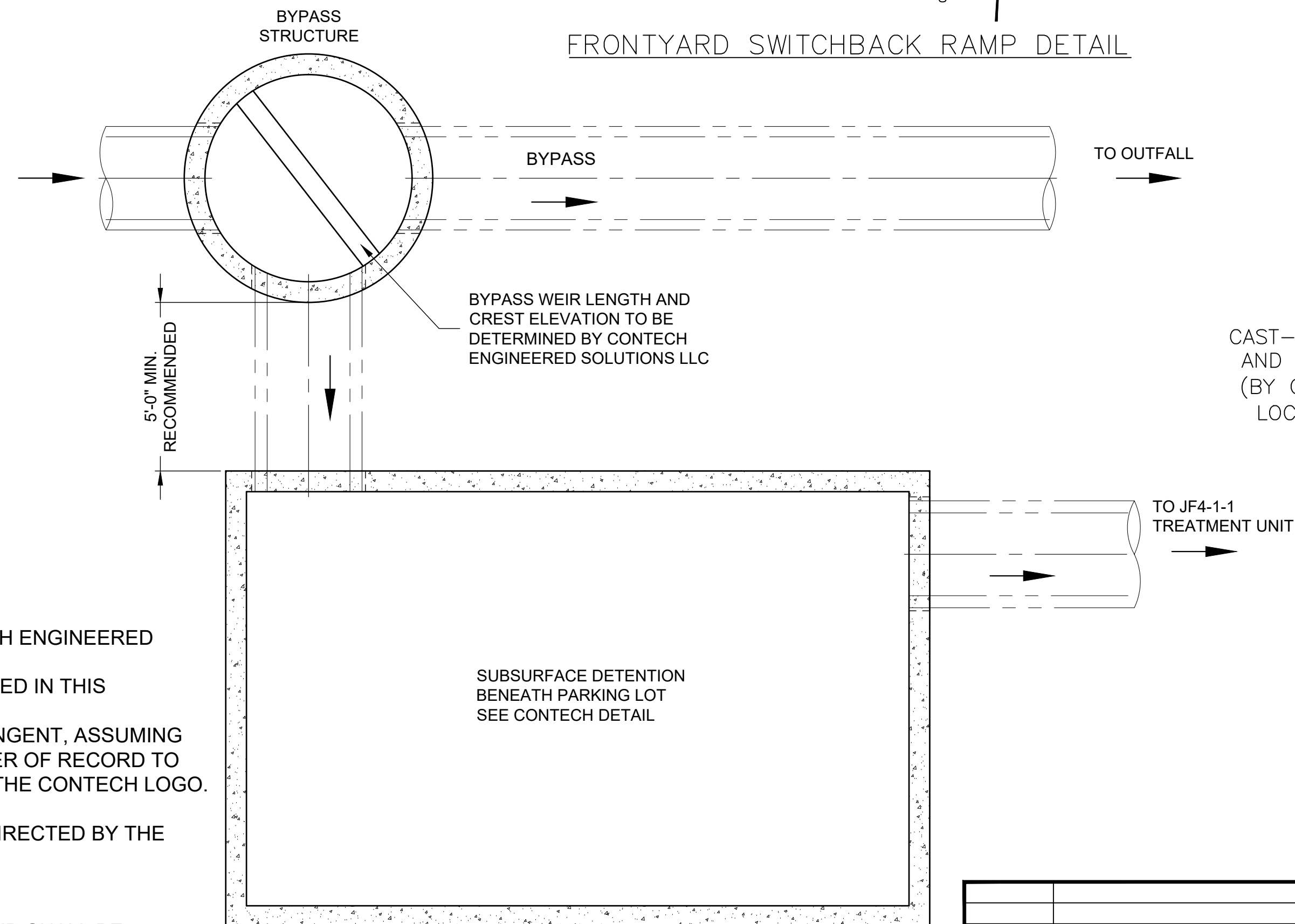
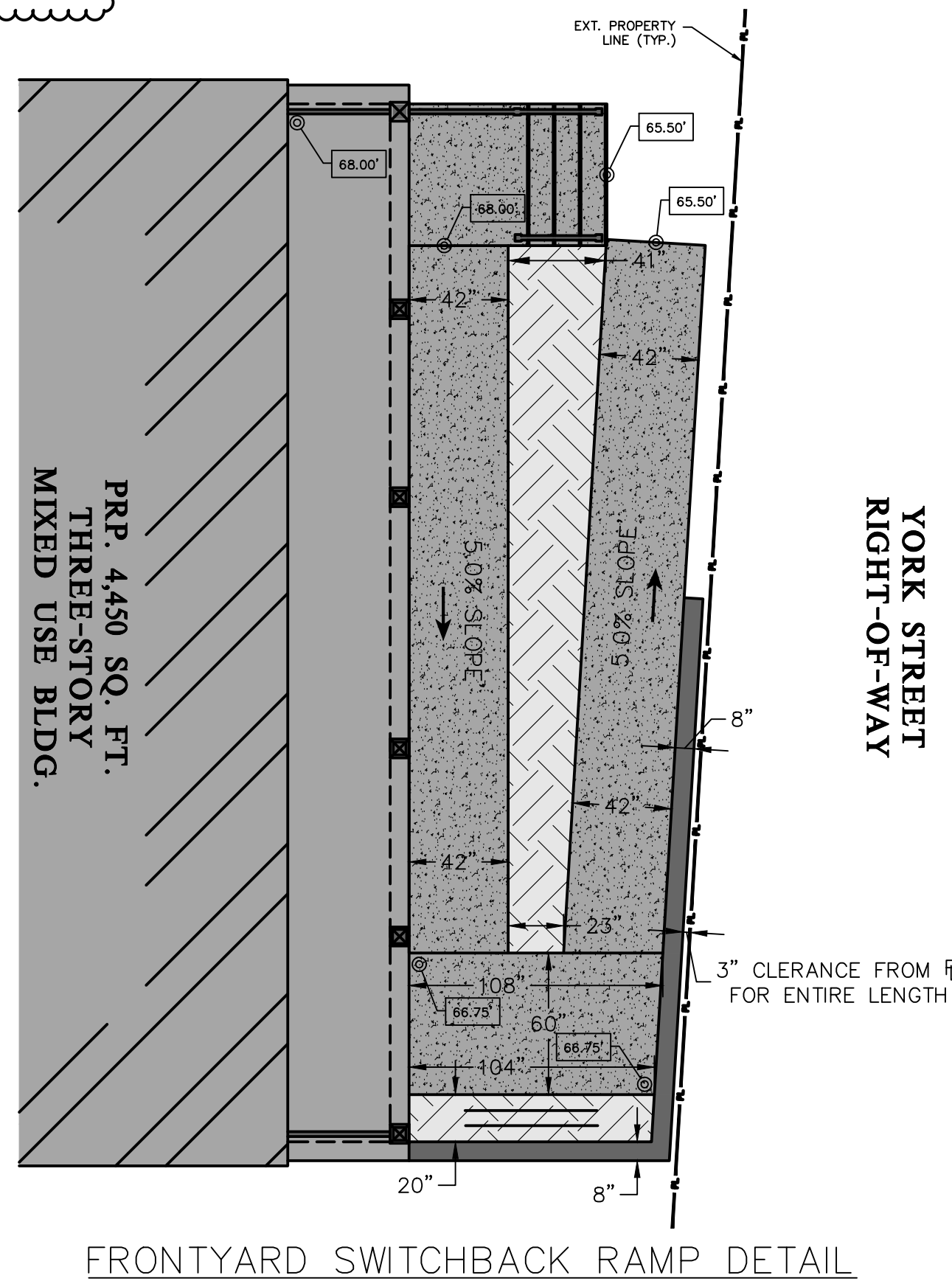
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DATE: 01/09/2026		REVISION DATA: - : -
JOB NO: 2400R	FILE: 294 YORK ST BASE.DWG	SHEET: 5

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			

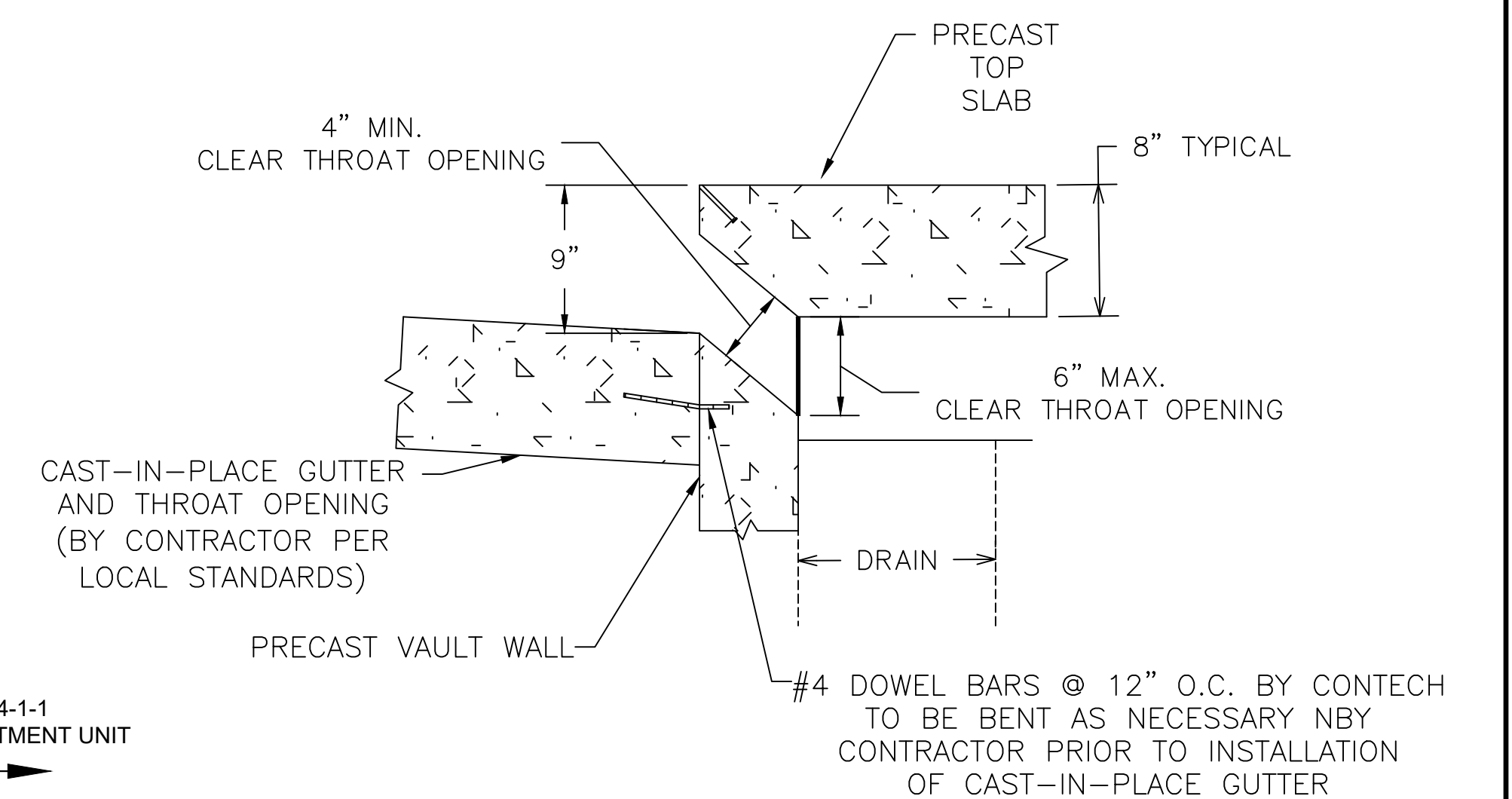


APPROVAL OF THE TOWN OF YORK PLANNING BOARD	
_____ CHAIR	_____ DATE

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



EXT. SMH STRUCTURE ADJUSTMENTS
SCALE: NTS



CURB INLET CATCH BASIN
SIDEWALK DETAIL

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.ContechES.com
3. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 0' - 3', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.

B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE (LIFTING CLUTCHES PROVIDED)

C. CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT)

D. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.

E. CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION AT (866) 740-3318.

TAX MAP 50, LOT 122

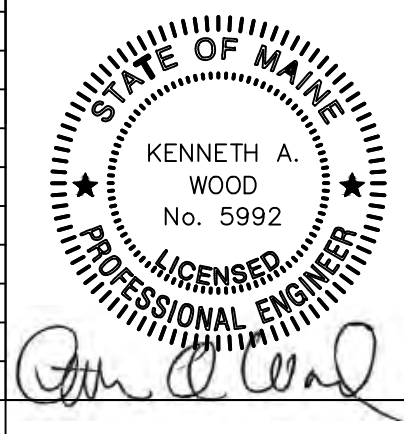
SITE DETAILS
CARRIAGE LANDING - BRISTOL POINTE #2
294 YORK STREET, YORK, MAINE

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: MUS
DATE: 01/09/2026		REVISION DATE: - : -
JOB NO: 24008	FILE: 294 YORK ST BASE.DWG	SHEET: 6





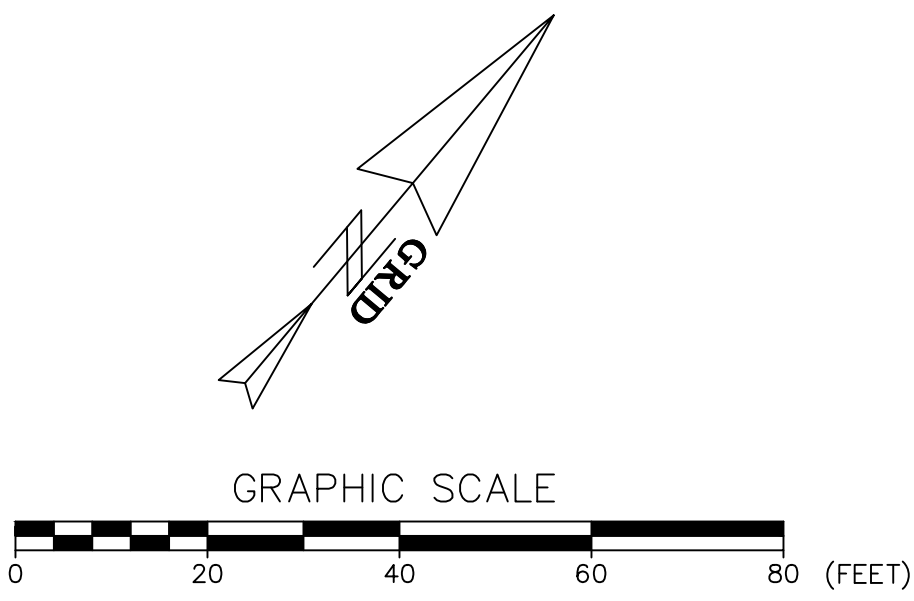
- 1S SUBCATCHMENT
- 1R REACH
- 1P POND (LEVEL SPREADER)
- AP1 ANALYSIS POINT

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	SF=XXX' @ X.XX%

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
PLAN BOOK _____, PAGE _____
ATTEST _____REGISTER

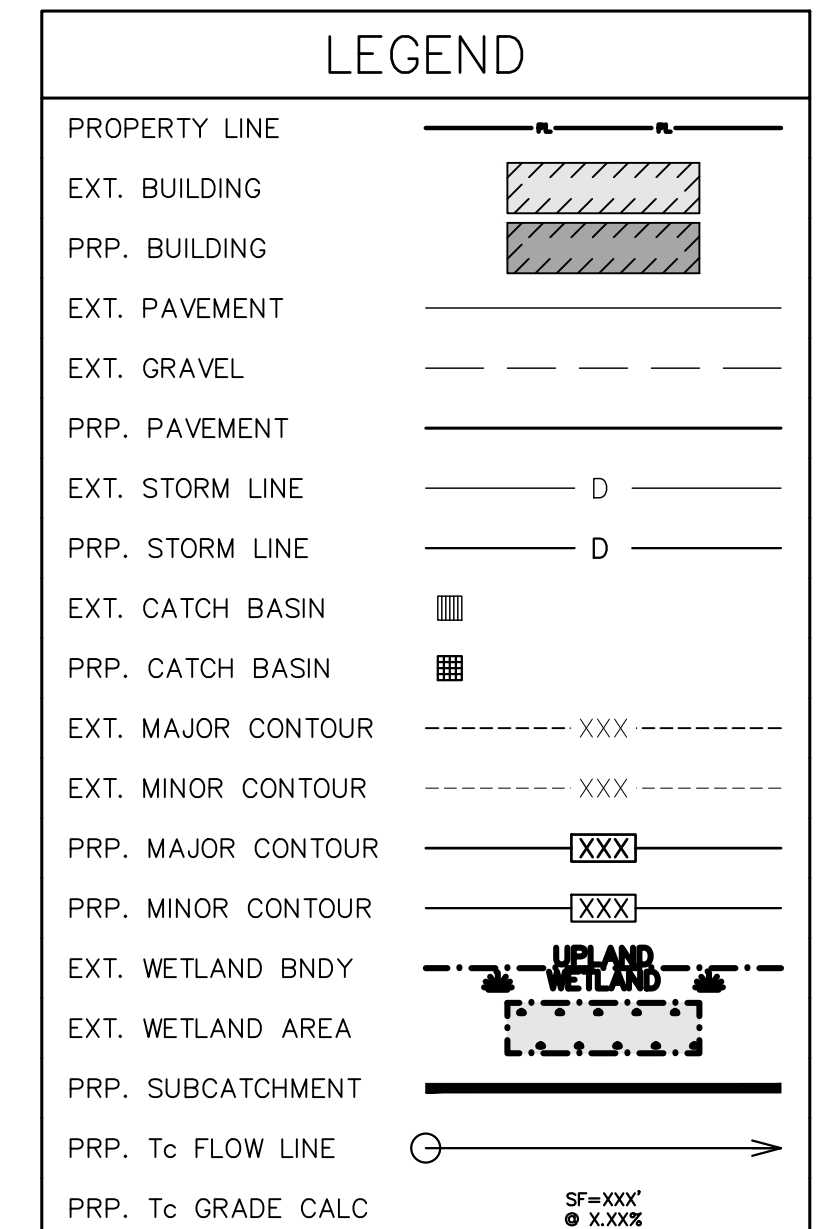
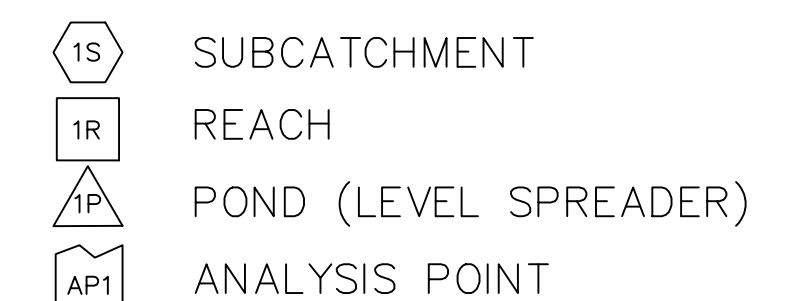
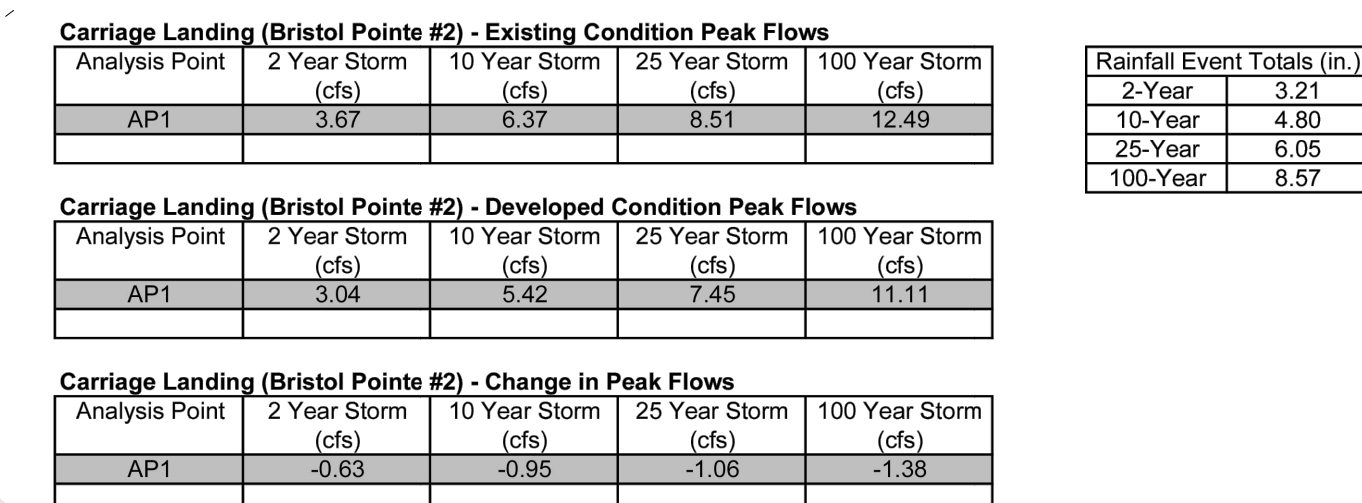


NO.	DESCRIPTION	DATE
REVISIONS		

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



THIS PLAN IS AN AMENDMENT TO REFERENCE PLAN NO. 3
"OVERALL SITE PLAN AMENDMENT, CARRIAGE LANDING - BRISTOL
POINT 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.

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.

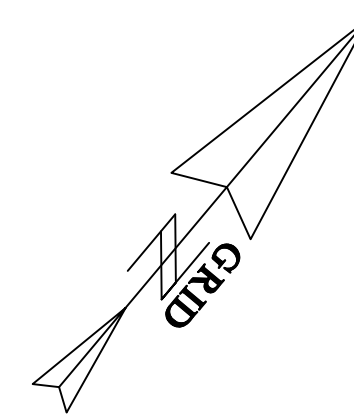
CIVIL ♦ STRUCTURAL ♦ MARINE ♦ SURVEYING
1284 STATE ROAD — ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 20'	APPROVED BY:	DRAWN BY: MJS
DATE: 01/09/2026		REVISION DATE: A : 01/22/26
JOB NO: 24008	FILE: 294 YORK ST BASE.DWG	SHEET: 8

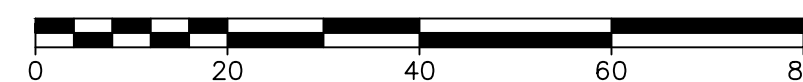
APPROVAL OF THE TOWN OF YORK
PLANNING BOARD

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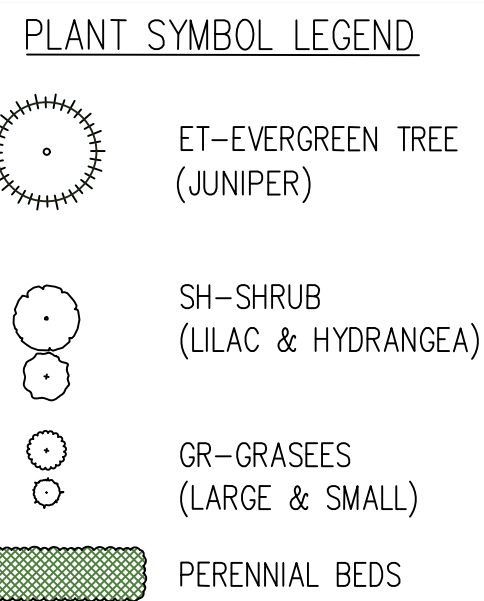
STATE OF MAINE - YORK COUNTY
ss. REGISTRY OF DEEDS
RECEIVED _____, 20____
AT _____h, _____m, _____M, AND RECORDED IN
PLAN BOOK _____, PAGE _____
ATTEST _____ REGISTER




GRAPHIC SCALE



A	AMENDMENT REVISIONS – PROPANE TANK	01/22/20
NO.	DESCRIPTION	DATE
	REVISIONS	




APPROVAL OF THE TOWN OF YORK PLANNING BOARD	
_____ CHAIR	_____ DATE



STATE OF MAINE
KENNETH A. WOOD
No. 5992
LICENSED PROFESSIONAL ENGINEER

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



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

SCALE: 1" = 10'	APPROVED BY:	DRAWN BY: MJS
DATE: 01/09/2026		REVISION DATE: A : 01/22/26
JOB NO.: 24008	FILE: 204 YORK ST BASE DWG	SHEET: 9

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 'HAMELN'	PENNISETUM ALOPECUROIDES	3 GAL.
82	ASSORTED PERENNIALS	DAYLILY, SEDUM, LAVENDER, HOSTA	SQ. FT.

