

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: 731 VS ROUTE ONE REALTY TRUST COMMERCIAL DEVELOPMENT

Project Description: CONSTRUCTION OF 9,600 SF BUILDING WITH ASSOCIATED
SITE IMPROVEMENTS. BUILDING TO HAVE MULTIPLE USES.

Street Address: 731 VS ROUTE 1, YORK, MAINE

Tax Map(s) & Lot(s): MAP 94, LOT 14

AUTHORIZED REPRESENTATIVE

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

Name: GEOFFREY R. ALEVA - CIVIL CONSULTANTS

e-mail: GEOFFREY.CIVCON.COM Phone #: 207-384-2550

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: CARR DEVELOPMENT CORP., 12 CARWIN DR, YORK, ME

Mailing Address: _____

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: 10/27/16

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

**YORK PLANNING BOARD
CHECKLIST FOR REQUIRED MATERIALS
ROUTE ONE USE PERMIT**

A Route One Use Permit shall be required for any proposed land use or activity indicated in the Schedule of Use Regulations, Article 4.

An application for a Route One Use Permit issued by the Planning Board shall be submitted on the Planning Board Application Form. A plan shall also be submitted and it shall be supplemented with a narrative description of how the plan satisfies Town requirements.

The following information must be consistent with the Planning Board Application Form.

PROJECT NAME	<u>731 US ROUTE 1 REALTY TRUST - COMMERCIAL DEVELOPMENT</u>
OWNER OF RECORD	<u>Carr Development</u>
APPLICANT	<u>731 US Route 1 Realty Trust</u>
AUTHORIZED REPRESENTATIVE	<u>Geoffrey R. Aleva, PE - CIVIL CONSULTANTS</u>
AMOUNT OF FEE (ARTICLE 1.5.2)	<u>500 + (0.10 X 9,600 = 960) = 1,460</u>

INSTRUCTIONS

The following actions shall be taken by the applicant to commence the York Code and Planning Department staff review of a proposed project:

1. Review Town of York Zoning Ordinance Article 18.1 in its entirety.
2. Obtain Checklist for Required Materials for Route One Use Permit.
3. Complete Planning Board Application Form.
4. Submit Fee.
5. Utilize Application and Checklist to properly prepare submissions.
6. Schedule meeting with the Code and Planning Department staff to review Application, Plan, Narrative and other submissions to determine readiness for placement on Planning Board Agenda wait list.

STATUS KEY: **P** Provided, **NP** Not Provided, **NA** Not Applicable, **WR** Waiver Requested

ROUTE ONE USE PERMIT SUBMISSIONS

Ten copies of all required maps and drawings drawn to a scale of not less than one (1) inch equals fifty (50) feet shall be submitted.

All information stipulated in Article 18.1.4.2 must be submitted to the York Code and Planning Department for review to determine if all required items have been submitted for scheduling for York Planning Board review.

REGULATION 18.1.4.2		STATUS				
REQUIREMENT	P	NP	NA	WR	NOTES	
a.	Place for Planning Board signature	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
b.	Project name	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
	Name and address of property owner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
	Name and address of applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
	Name and address of engineers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
c.	Perimeter survey by licensed land surveyor.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
	Corners marked w/monumentation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
	Total acreage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
	Property dimensions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
d.	Date	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
	Scale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
	Arrow for true and magnetic north	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
e.	Map and Lot Numbers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
	Zoning & Overlay Districts (if applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
f.	Locus Map of all properties within 1/4 mile	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
g.	Plan prepared date	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
	Revision block	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
h.	Proof of ownership, copy of deed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
	Proposed covenants	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
	Proposed deed restrictions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
	Proposed easements	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
	Proposed rights of way	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
	Other proposed encumbrances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
	Existing covenants	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
	Existing deed restrictions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
	Existing easements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
	Existing rights of way	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
	Other existing encumbrances	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
i.	Existing topographic features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
	Contours 2' internals	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
	Slopes >10%, 20%, 33%	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
	Bedrock outcrops	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
	Ponds, streams, rivers, brooks	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
	NHW line tidal and freshwater waterbodies	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____

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**REGULATION 18.1.4.2
REQUIREMENT**

**STATUS
P NP NA WR NOTES**

	P	NP	NA	WR	NOTES
NHW line coastal and freshwater wetlands	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Size of waterbodies/wetlands	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Acquifers and their recharge areas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Trees > 10" diameter at 4'6" to 5'	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Existing vegetative cover	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Medium intensity soil data.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See High Intensity Soil Report.
j. Existing buildings/structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing sewer or septic	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing water (public or well)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing fire hydrants	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing electric, telephone, cable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing street lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing driveways	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing parking areas/sidewalks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing stormwater and drainage systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing landscaping and buffering	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
h. Location and dimensions of:					
Proposed building/structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed parking area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed roads, streets, driveways	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed pedestrian amenities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed stormwater and drainage systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed utility services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
l. Availability and type acceptable sewage disposal service	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
m. Availability and type acceptable water supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
n. Availability of acceptable solid waste recycling and disposal system.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
o. Landscaping and buffer plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See Landscape Plan.
Maintenance and description	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
p. Proposed on premise signage location	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed on premise signage dimensions, materials, letters, lighting	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TBD with Town input
Existing on premise signage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing on premise signage dimensions, materials, letters, lighting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed on building signage location	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TBD with Town input
Proposed on building signage dimension, materials, letters, lighting	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TBD with Town input
Existing on building signage location	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Existing on building signage dimensions, materials, letters, lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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**REGULATION 18.1.4.2
REQUIREMENT**

**STATUS
P NP NA WR NOTES**

	P	NP	NA	WR	NOTES
q. texture and color of building exterior	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
roof pitch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Construction drawings of proposed structures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Will submit for building permit.</u>
dimensions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
scale of windows, doors, eaves	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>See Provided Plans.</u>
orientation of structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
orientation to structures on adjoining sites	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
elevations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Will submit for building permit (no change).</u>
on building signage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Will submit for building permit (no change).</u>
lighting fixed or cast onto building	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Will submit for building permit (no change).</u>
location of all mechanical equipment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Will submit for building permit.</u>
r. On site historic structures location and description	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Off site within 1000' historic features location and description	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
s. Location/description open space	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Description of management authority	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
t. Analysis of satisfying public safety issues	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Letter from Town Police Chief	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Letter from appropriate Fire Chief	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
u. Analysis of satisfying traffic safety, sight distance, capacity and circulation issues	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Traffic study required if > 75 parking spaces or >100 trips/peak hour or over 800 trips/day	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
v. Analysis of impact on Town services revenues, expenditures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
w. Net buildable site acreage as per 6.3.25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Lot coverage as per 5.2.4 and 6.3.25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
x. Identification of performance guarantee or binding agreement	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
y. Zoning Ordinance section for waiver request.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Explanation of reason for waiver	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
z. Other information requested by Planning Board	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>None at time of this submission.</u>

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PLANNING DEPARTMENT STAFF USE ONLY

Date Plan submitted _____

Date of Planning Department determination that all required information submitted _____

Department Review Conducted By _____

Date Receipt Mailed _____

Date Application Put on Planning Board Review Schedule _____

Date Plan Forwarded to Town Engineer _____

Performance Guarantee and Inspection Fee Paid _____

STATUS KEY: P Provided, NP Not Provided, NA Not Applicable, WR Waiver Requested

Memorandum To:	York Planning Board
From:	Geoff Aleva, P.E. Civil Consultants
Date:	26 October 2016
Re:	731 U.S. Route 1 Realty Trust - Map 94, Lot 14 713 U.S. Route 1, York, Maine (cc#1623700)

PROJECT NARRATIVE:

This project will develop approximately 1.5 acres of a 15 acre lot along the eastern side of Route 1. The property is located in the Route 1-2 zone with portions of the property in the mixed use shoreland zone.

The project is to construct a 9,600 sf building and site improvements. The building will have three defined uses. 4,000 sf will be utilized for marine related retail, 4,000 sf will be utilized for marine related machine shop operations and the remaining 1,600 sf will be use for interior boat storage. Boats will not be stored outside the structure.

The site improvements include new parking and access facilities around the structure. The developed areas will be landscaped as indicated on the provided plans and details.

The building will have two loading dock doors placed at the rear of the structure and two side drive in overhead doors. The front of the building will have storefront windows and access doors. The structure will be protected with an automatic sprinkler system.

The project will have storm water facilities that include detention facilities that will reduce the flow from the site. The site plans indicate proposed erosion control measures.

The plans have been presented to the heads of the various town departments for comments. Comments received have been indicated on the plans. Additional information is provided in the response to the checklist requirements and the attachments at the end of the document.



ARTICLE 6.3 SUBMISSIONS FOR PRELIMINARY PLAN

A COMPLETE Preliminary Plan shall include the following:

REQUIREMENTS	APPLICANT'S RESPONSE
6.3.1 Reserved	
6.3.2 A boundary survey of the entire property. The boundary survey shall indicate the following information:	<i>Separate plan by Anderson-Livingston Engineers Recorded in the York County Registry of Deeds - Plan Book 382, Page 20 (reduced copy of plan included as Attachment A).</i>
A. distances, deflection angles, curve radii, arc lengths, control angles, monument locations and other necessary survey data.	
B. the names of all abutters, including map and lot numbers;	
C. roads, rights-of-way, and intersections within 50' of the lot;	
D. location and nature of easements of record, deed restrictions, and covenants;	
E. references to deeds, earlier surveys, prior approvals, and other pertinent information as determined by the surveyor; and	
F. locus map sufficient to orient the Board as to the location of the property within the Town.	
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 in plan view:	
A. Physical environment on the property, including:	
1. size and road frontage of the property;	<i>Provided in area being developed.</i>
2. elevation contours at 2' intervals referenced to NGVD of 1929;	<i>Provided in area being developed.</i>
3. surface waters and wetlands;	<i>Provided in area being developed (wetlands only – no surface waters).</i>
4. vegetation in general, specifically noting any trees larger than 24" in diameter at breast height;	<i>All open field in area being developed (no trees of any size).</i>
5. ledge outcroppings;	<i>None</i>
6. land deemed not suitable for development per §7.4.1; and	<i>No such areas within area being developed.</i>
7. areas with a high water table or seasonal high water table as defined in §7.4.2.	<i>No such areas within area being developed (see HISS report - Attachment B).</i>
8. a description of stormwater effecting the property that originates from abutting properties and by what means the stormwater is conveyed, whether by streams, swales, culverts or other sources.	<i>No off-site stormwater contributions within area being developed.</i>



<p>9. a description of existing drainage conditions on abutting downstream lots.</p>	<p><i>The storm water from this property discharges to a wetland on the property and adjacent properties. Down stream lots also drain to this wetland area.</i></p>
<p>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.</p>	<p><i>No existing improvements in the area being developed.</i></p>
<p>C. The approximate location of property boundaries, buildings, wells, septic systems, wetlands, surface waters, driveways, roads and intersections within 100' of the property.</p>	<p><i>Shown as appropriate.</i></p>
<p>D. Regulatory constraints affecting the property, including:</p>	
<p>1. Town boundaries;</p>	<p><i>Entire property located within the Town of York.</i></p>
<p>2. base zoning districts, and boundaries if applicable;</p>	<p><i>Shown as applicable.</i></p>
<p>3. overlay zoning districts and boundaries, as applicable;</p>	<p><i>Shown as applicable.</i></p>
<p>4. regulatory boundaries from other Town, state or federal laws, including but not limited to the Floodplain Management Ordinance, Well Ordinance, and Wireless Communications Facilities Ordinance; and</p>	<p><i>None known.</i></p>
<p>5. setback requirements applicable to the property.</p>	<p><i>Most Restrictive setbacks shown.</i></p>
<p>6.3.4 The location of all natural features or site elements to be preserved shall be depicted on the plan.</p>	<p><i>No such items identified.</i></p>
<p>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:</p>	<p><i>Responses provided as separate document (Attachment C)</i></p>
<p>a. water supply for domestic consumption;</p>	
<p>b. water supply for fire protection;</p>	
<p>c. wastewater treatment and disposal;</p>	
<p>d. police, fire and ambulance services;</p>	
<p>e. stormwater management, with particular attention to watersheds that experience flooding at this time, with reference to culverts, streets, swales and retention areas;</p>	
<p>f. transportation systems, focusing especially on anticipated traffic impacts on the street network near the project;</p>	
<p>g. on-site parking, and potential for off-site parking impacts;</p>	



h. water quality;	
i. environmental quality;	
j. historic and archeological 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.	
The information provided shall be utilized by the Board to evaluate the need for off-site improvements and impact mitigation by the applicant.	
6.3.6 A plan showing the proposed development, showing the general arrangement of streets, lots, parking lots, buildings, storm water drainage systems, utilities and similar features.	<i>See provided site plans.</i>
6.3.7 A grading and landscape design plan which meets the requirements of §7.3.	<i>See separate Site and Landscaping Plans</i>
6.3.8 A copy of the Initial Assessment of traffic impacts, where required per Zoning Article 15-A, and documentation this has been submitted to the Public Works Director for review.	<i>Provided as Attachment D</i>
6.3.9 A copy of the most recent deed for the property, and the source deed if the current deed differs from the source deed.	<i>Provided as Attachment E</i>
6.3.10 Proof of ownership or if the developer is not the owner of the property, evidence of the developer's right, title or interest to the property shall be submitted.	<i>Provided as Attachment F</i>
6.3.11 A copy of all easements, rights-of-way, or other encumbrances currently affecting the property shall be submitted.	<i>Provided as Attachment G</i>
6.3.12 Phosphorous Pollution. Where a proposed development is located within the watershed of a great pond, the applicant shall provide information required to assess compliance with §1.2.18 and §7.27.	<i>Not Applicable (not within the watershed of a Great Pond).</i>
6.3.13 Scenic Resources. Provide information to identify any scenic resources identified and recommended for protection in the Comprehensive Plan, as addressed in §1.2.8 and §7.28.	<i>Comprehensive plan did not identify or recommend any scenic resources at this site for protection.</i>
6.3.14 Regarding historic and archaeological resources, the following information shall be provided:	
The applicant shall identify any of the following on the property or within 500' of the property:	
A. The applicant shall identify any of the following on the property	



or within 500' of the property:	
1. Local Historic Districts or Landmarks;	<i>There are no known Historic Districts or Historic Landmarks on the site or w/in 500' of the site.</i>
2. National Historic Districts;	<i>There are no National Historic Districts w/in 500' of the site.</i>
3. Properties listed on the National Register of Historic Places; and	<i>There are no properties listed on the National Register of Historic Plans w/in 500' of the site.</i>
4. Cemeteries or family burial plots.	<i>None known on site or w/in 500' of site.</i>
B. The application shall include written documentation from the York Historic District Commission (HOC) regarding the presence of any known or suspected historic resources on the property, and on the potential impact of this project on any resources identified in §6.3.14.A (above). The application shall include written documentation from the Maine Historic Preservation Commission (MHPC) regarding the presence of any known or suspected archaeological resources on the property, and on the potential impact of this project on any resources identified in §6.3.14.A (above). In the event historic or archaeological resources are or may be located on the property, the application shall be accompanied by an analysis from a qualified expert that describes the resources, outlines the significance of the resources, and provides options for the conservation of the resources.	<i>A copy of the State HPO comments is included in Attachment H. A copy of the letter sent to the YHDC is also included in Attachment H (waiting for a response).</i>
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. A map of the 8 major watersheds is found in the Natural Resources Chapter of the Inventory & Analysis Section of the Comprehensive Plan, and this may be used as a base.	<i>Provided as Attachment I.</i>
6.3.16 Identify the location of the applicant's property with respect to <u>Undeveloped Habitat Blocks</u> , <u>High Value Plant and Animal Habitats</u> , and <u>Focus Areas of Ecological Significance</u> as mapped by the Maine Department of Inland Fisheries and Wildlife's Beginning With Habitat program. Where the property is found to be located within an Undeveloped Habitat Block of 500+ acres, coincides with any habitat identified on the High Value Plant and Animal Habitats map, or falls within the Mount Agamenticus or Greater Brave Boat Harbor/Gerrish Island focus areas, the application shall include an analysis of the property and the proposed development. This shall be prepared by a wildlife biologist with work experience in this region. The analysis shall be based on research of existing data and site visits made during the	<i>Copy of letter to IF&W is Attachment J (Awaiting a response).</i>



<p>appropriate season(s). The report shall include recommendations with respect to the design of the development proposal in order to maximize the habitat values following development. This may include alteration of the onsite design to minimize off-site habitat impacts, such as but not limited to protecting a corridor which allows wildlife passage between undeveloped habitat blocks.</p>	
<p>6.3.17 The locations, widths and names of any existing, filed or proposed streets or rights-of-way which are adjacent to the parcel or will be used as access to/from the development shall appear on the plan. There should also be a notation on the plan as to the status (i.e., Town road, private road, paper road) of every street that will be a regular travel way for traffic to/from the proposed development.</p>	<p><i>Shown on Plan Sheets.</i></p>
<p>6.3.18 Reserved.</p>	
<p>6.3.19 The proposed lot lines with approximate dimensions and approximate area of net developable acreage shall appear on the plan.</p>	<p><i>Not Applicable (no lot lines proposed).</i></p>
<p>6.3.20 All parcels of land proposed to be dedicated to public use shall be depicted on the plan. An outline of the conditions of such dedication and provisions for maintenance and/or management must also be submitted.</p>	<p><i>Not Applicable (no land proposed for public use).</i></p>
<p>6.3.21 Reserved.</p>	
<p>6.3.22 If any portion of the Site Plan or Subdivision Plan is in a flood-prone area, the boundaries of any flood hazard areas and the 100-year flood elevation shall be delineated on the plan as determined through hydrological determinations. Determinations of flood-prone or flood hazard areas shall be in accordance with information provided by the Federal Emergency Management Agency.</p>	<p><i>Portion of site being developed is not within a flood hazard area (See Attachment K).</i></p>
<p>6.3.23 Reserved</p>	
<p>6.3.24 Indication of the type of sewage disposal to be used in the subdivision shall appear on the plan.</p>	<p><i>Private on-site disposal proposed.</i></p>
<p>6.3.24.1 Public Sewage Disposal - When sewage disposal is to be accomplished by connection to the public sewer, a written statement from the Sewer District stating that the District has the capability to collect and treat the wastewater shall be submitted.</p>	<p><i>Not Applicable.</i></p>
<p>6.3.24.2 Private Sewage Disposal - When sewage disposal is to be accomplished by subsurface wastewater disposal systems, test pit analyses, prepared by a Licensed Site Evaluator shall be provided. The location of all test pits dug on the site (whether passing or not) shall be shown on the Site Plan or Subdivision Plan. The developer must submit evidence that the Local</p>	<p><i>A private on-site disposal system has been designed for the project (see Attachment L).</i></p>



<p>Plumbing Inspector has reviewed and approved the test pit log sheets (State of Maine form HHE-200) and septic system design for compliance with the State of Maine Subsurface Wastewater Disposal Rules (Chapter 241) and any local plumbing or subsurface wastewater disposal ordinance of the Town.</p>	
<p>6.3.24.3 For subdivisions, a minimum of one acceptable test pit must be shown on each proposed lot, and two may be required per Article 7.9.2.1.</p>	<p><i>Not Applicable (not a subdivision).</i></p>
<p>6.3.25 Indication of the type of water supply system(s) to be used in the proposed development shall appear on the plan.</p>	<p><i>Project will connect to public water.</i></p>
<p>6.3.25.1 Public Water - When water is to be supplied by public water supply, a written statement from the servicing water district shall be submitted indicating that there will be adequate supply and pressure for the subdivision for domestic purposes.</p>	<p><i>Not a subdivision so no letter requested.</i></p>
<p>6.3.25.2 Wells - The required protective radius shall be delineated around each well.</p>	<p><i>Not Applicable (no wells proposed).</i></p>
<p>6.3.26 A letter from the Fire Chief is required. This letter shall indicate the fire safety concerns that the applicant must address prior to acceptance of the Final Plan. The Chief shall have broad latitude to address issues, including but not limited to provision of infrastructure (hydrants, fire ponds, etc.) design of the site (fire lanes, etc.), or sufficiency of existing department equipment to protect public safety.</p>	<p><i>Letter from the Fire Chief attached regarding proposed fire protection measures being used at the facility (see Attachment M).</i></p> <p><i>Also Please find letter from York Police Department review.</i></p>
<p>6.3.27 A sketch and narrative description prepared by a professional engineer, of the proposed stormwater drainage plan shall be submitted. This discussion shall contain a description of the measures to be taken to control stormwater leaving the property and a description of the expected total run-off being detained and leaving the site. This submission shall also indicate whether the drainage system will be underground or above ground, and shall include an indication of any swales, underground piping, detention structures, etc. proposed to be used to contain or direct stormwater. The capacity of abutting downstream properties to manage a 100 year storm shall be addressed by the applicant.</p>	<p><i>A stormwater analysis has been prepared for the site. A copy of the analysis and a Stormwater Management Plan are attached to the submission.</i></p>
<p>6.3.28 The location and size of existing and proposed sewers and water mains, culverts, bridges and drainage ways on or adjacent to the property to be developed shall appear on the plan.</p>	<p><i>Items shown as appropriate/applicable.</i></p>
<p>6.3.29 Temporary markers adequate to enable staff or the Board to locate readily and appraise the basic layout in the field shall be placed on the site.</p>	<p><i>Markers will be placed as needed based upon scheduling of a site walk if required.</i></p>

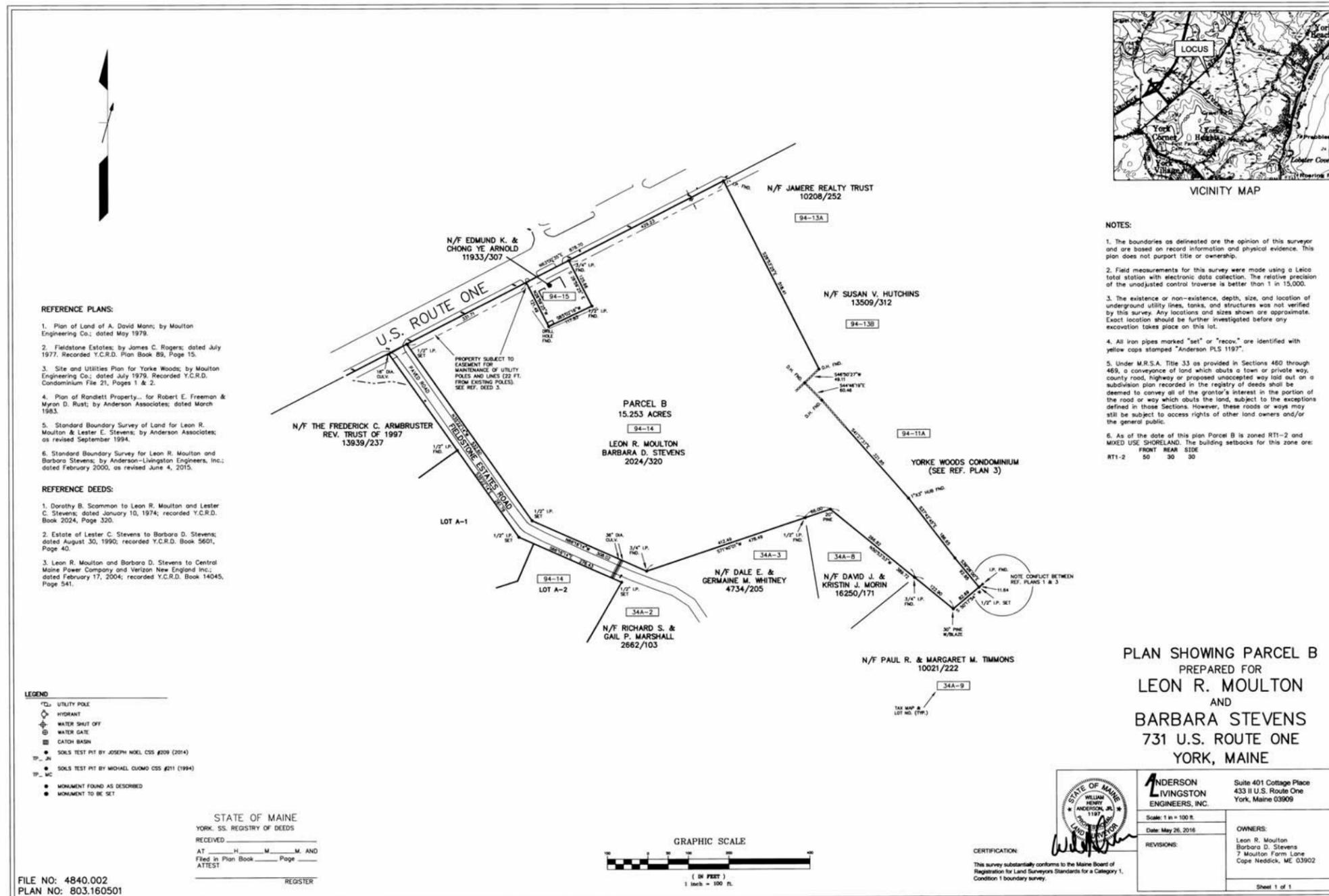


<p>6.3.30 Sight distances for all new streets including driveways for commercial establishments shall be depicted on the plan. Whenever there is potential for an insufficient sight distance for a single-family residential driveway, the location of the driveway and the sight distance must appear on the plan.</p>	<p><i>Shown on Plan Sheet S1.</i></p>
<p>6.3.31 Reserved.</p>	
<p>6.3.32 A high intensity soil survey signed and sealed by a Maine Certified Soil Scientist, indicating the suitability of soil conditions for the uses proposed shall be submitted. This report must meet the Maine Association of Professional Soil Scientists Standards for Soil Surveys for a Class A Soil Survey (04/04/89 and as amended). The HISS plan shall indicate areas subject to the requirements of Article 7.4.2.</p>	<p><i>A HISS was prepared for the portion of the site being developed. A copy of the report is attached as Attachment B.</i></p>
<p>6.3.33 For Site Plans or Subdivision Plans involving 40 or more parking spaces or projected to generate more than 400 vehicle trips per day, a traffic impact analysis, prepared by a Registered Professional Engineer with at least 3 years experience in traffic engineering, shall be submitted. The analysis shall indicate the expected average daily vehicular trips, peak hour volumes, access conditions at the site, distribution of traffic, types of vehicles expected, effect upon the level of service of the street giving access to the site and neighboring streets which may be affected, and recommended improvements to maintain the required level of service on the affected streets. Trip generation rates used shall be the mean value reported in Table 3 of Development and Application of Trip Generation Rates, Kellerco, Inc. published by the Federal Highway Administration, January, 1985. (MAJOR)</p>	<p><i>Based upon the proposed use of the site as described in the Initial Assessment of Traffic Generation (Attachment D) and the results of that assessment, we are requesting a waiver from this requirement (see Attachment O).</i></p>
<p>6.3.34 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 an explanation of the reasons such waiver is considered necessary.</p>	<p><i>Listing of waiver(s) requested is attached as Attachment O.</i></p>
<p>6.3.35 The Planning Board review fee, based on the fee schedule in Section 2.3.1 shall be submitted</p>	

J:\aaa\2016\1623700\planningboard\initialsubmission\20160930-1623700-Article6-3-Discussion



Property Boundary Survey (Recorded at YCRD on Page 20 of Plan Book 382)



HISS Report (portion of site being developed)

CLASS A HIGH INTENSITY SOIL SURVEY REPORT

FOR

731 U.S. ROUTE ONE
YORK, MAINE

PREPARED FOR:

CIVIL CONSULTANTS
P.O. BOX 100
SOUTH BERWICK, MAINE 03908

PREPARED BY:

JOSEPH W. NOEL
P.O. BOX 174
SOUTH BERWICK, MAINE

OCTOBER 24, 2016
JWN #14-32



JOSEPH W. NOEL
P.O. BOX 174
SOUTH BERWICK, MAINE 03908
(207) 384-5587

CERTIFIED SOIL SCIENTIST * *WETLAND SCIENTIST* * *LICENSED SITE EVALUATOR*

INTRODUCTION

PURPOSE

This report and the attached high intensity soil survey map were prepared to aid in planning for the proposed commercial development. The property is 15+/- acres and located off of U.S. Route One in York, Maine. Only the portion of the property with 2-foot contours has been soil mapped.

WETLAND DELINEATION

Wetland delineation services were conducted on October 10, 2014. To determine the wetland boundary, the methodologies in the U.S. Army Corps of Engineers document *Corps of Engineers Wetlands Delineation Manual* (1987) along with the required *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region*, (Version 2.0) were used. Wetlands were identified based on soils, vegetation, and wetland hydrology. Except in special cases, all three factors (hydric soils, hydrophytic vegetation, and wetland hydrology) must be present for an area to classify as wetland. A predominance of wetland and upland vegetation was determined from visual estimates in the vegetative layers (herbaceous, shrub, sapling, and tree layers). Plant species indicator status was based on the U.S. Army Corps of Engineers publication *National Wetland Plant List* (2014).

Shallow soil observations were made using a Montana sharpshooter shovel and hand auger to assess the soil morphological features and to examine for wetland hydrology. Hydric soil determinations were conducted in accordance with the United States Department of Agriculture, Natural Resources Conservation Service document *Field Indicators of Hydric Soils in the United States, Version 7.0* (2010) along with the manual *Field Indicators for Identifying Hydric Soils in New England* (Version 3, April 2004).

The wetland boundary was field delineated with sequentially numbered pink flagging. Flagged sequences were differentiated by the placement of a letter before the numbers (e.g., A1, A2, etc.). These flags were survey located by Anderson Livingston Engineers, Inc. and placed on the project plans.

SOIL SURVEY METHODS

Fieldwork was conducted from October of 2014 to October of 2016. Soil mapping procedures followed Maine Association of Professional Soil Scientists (MAPSS) guidelines (revised, March 2009). Seven hand excavated test pits were conducted on October 10, 2014 and May 20, 2016 (refer to attached test pit logs for details). These test pits were conducted prior to any fill being placed. The test pit information was used to prove-out suitable soils for wastewater disposal and

October 24, 2016
JWN #14-32
Page 2 of 6



for generating the high intensity soil survey. The test pits were survey located by Anderson Livingston Engineers, Inc. Additional soil observations on October 17, 2016 were conducted to verify the soil map units (test pit information was not completed). If additional test pits are conducted within the mapping limits, the soil survey may be fine-tuned/updated. The hydrologic soil groups for the soil map were taken from the NRCS Web Soil Survey or determined using the "Hydrologic Soil Triangle" (HST) that was provided by the NRCS.

SOIL SURVEY CLASS

Soil surveys are divided into four levels or classes. For this project, a Class A (high intensity) level map was created. Characteristics of Class A maps include the following:

1. Map units will not contain dissimilar limiting individual inclusions larger than one-eighth acre. Dissimilar limiting inclusions may total more than one-eighth acre per map unit delineation, in the aggregate, if not continuous.
2. Scale of 1 inch equals 100 feet or larger (e.g., 1" = 50').
3. Ground control – base line and test pits for which detailed data is recorded are accurately located under the direction of a registered land surveyor or qualified professional engineer.
4. Base map with 2-foot contour lines with ground survey, or aerial survey with ground control.

SOIL MAP UNIT DESCRIPTIONS

Below are descriptions for each of the soil map units found on the site. Each of the soil map units includes: physical characteristics of the soil, hydrologic soil group, slopes, soil inclusions, soil limitations, etc.

- 1) Map Symbol: Ly
Soils Series: Lyman

The Lyman soils are somewhat excessively drained and formed in a thin mantle of glacial till overlying bedrock. It occurs in an intermediate topographic setting and is found in one small area in the soil survey area. Typically, the surface layer is a dark brown fine sandy loam about 8 to 10 inches thick. The subsoil, ranging from 7 to 11 inches thick is a dark yellowish brown fine sandy loam. The hydrologic soil group is D, the slopes range from 0-3%, and the flood hazard is none.

Soil Limitations

The shallow to bedrock feature of the Lyman soils presents limitations to all aspects of development. Where a certain depth of soil is required over bedrock for an activity such as pouring a foundation, a shallow excavation, or siting a road, bedrock may be ripped or blasted out as necessary and replaced with fill. Fill may also be placed over the bedrock to attain the desired depth without blasting or ripping.

October 24, 2016
JWN #14-32
Page 3 of 6



- 2) Map Symbol: Md
Soil Series: Made land

This mapping unit represents areas of disturbed or altered material due to man's recent activities (i.e., since May 20, 2016). This area has three to four feet of fill that appears to be predominantly a stony till-like material that has been placed over the natural soil. These filled areas are deep to bedrock; the hydrologic soil group with the fill is B using the "Hydrologic Soil Triangle". The slopes range from 0-3% and the flood hazard is none. The soils prior to fill placement were dominated by Nicholville and Nicholville Variant soils with inclusions of the Lyman and Tunbridge soils (e.g., test pits B & E).

Soil Limitations

These soils with the recent fill are now functioning as well drained and have few limitations to site development. At the edge of the fill limits, it is important that the short steep slopes be stabilized and not allowed to erode into the downslope soil areas.

- 3) Map Symbol: Ni
Soil Series: Nicholville

Nicholville soils are moderately well drained and formed in medium to fine textured marine and lacustrine sediments. It occurs in one map unit near Route One where the wastewater disposal system is planned. It is surrounded by the recently created Made land map unit and has an intermediate position on the landscape. Typically bedrock is greater than 40 inches. The surface horizon is dark brown very fine sandy loam to fine sandy loam (about 9 inches thick). The subsoil is dark yellowish brown to yellowish brown fine sandy loam to loamy very fine sand (about 5 to 6 inches thick). The substratum is a dense brownish yellow to light olive brown very fine sandy loam to silt loam with redoximorphic features (i.e., evidence of wetness) and is restrictive in nature. The hydrologic soil group is C, the slopes range from 0-3%, and the flood hazard is none. Inclusions in this map unit are the somewhat poorly drained Nicholville Variant soils comprising 5% of this map unit.

Soil Limitations

A limitation to development is wetness due to perched water on the restrictive subsoil/substratum. These limitations can be overcome by intercepting and diverting water upslope of the construction area, by using coarse fill to raise the septic system, foundation and parking areas, and by using footing drains around the building.

- 4) Map Symbol: Nv
Soil Series: Nicholville Variant

Nicholville Variant soils are formed in medium to fine textured marine and lacustrine sediments. The Variant component is used to designate the somewhat poorly drained designation that is not typical of the Nicholville soils. It occurs in one map unit located between the recently filled area and the downslope wetlands and has an intermediate to low position on the landscape. It is extensive in the soil survey area. Typically bedrock is greater than 40 inches. The surface horizon is a dark brown fine sandy loam (about 9 inches

October 24, 2016
JWN #14-32
Page 4 of 6



thick). The subsoil is a light olive brown loamy fine sand and very fine sand with redoximorphic features (i.e., evidence of wetness) that is about 10 to 12 inches thick. The substratum is a dense olive very fine sandy loam to silt loam also with redoximorphic features and is restrictive in nature. The hydrologic soil group is D using the Hydrologic Soil Triangle, the slopes range from 3-8%, and the flood hazard is none. Inclusions in this map unit are Lyman and Tunbridge comprising 5% of this map unit

Soil Limitations

A limitation to development is wetness due to perched water on the restrictive subsoil/substratum. These limitations can be overcome by intercepting and diverting water upslope of the construction area, by using coarse fill to foundation floors, parking areas, etc. and by using footing drains around buildings. For soil inclusions with bedrock (i.e., Lyman and Tunbridge) refer to the Lyman series limitation section on measures to deal with bedrock.

- 5) Map Symbol: Sc
Soil Series: Scantic

The poorly drained Scantic soils are formed in marine/lacustrine sediments. These soils are low on the landscape. Typically on this site, the surface horizon varies from 8 to 10 inches thick and consists of a very dark grayish brown loam with oxidized rhizospheres. The subsoil and substratum are olive to olive gray silt loam with redoximorphic features and is restrictive in nature. These soils are deep to bedrock, the hydrologic soil group is D, the slopes range from 0-3%, and the flood hazard is none. Inclusions in this map unit are the Swanton soil series comprising 5% of this map unit.

Soil Limitations

These poorly drained soils have limitations to site development, primarily due to wetness and frost action. These are hydric soils and are found in the wetlands in the soil survey area and are being avoided by the proposed development. The use/development of the wetland areas would be governed by local, state and federal regulations.

- 6) Map Symbol: Sw
Soil Series: Swanton

The poorly drained Swanton soils formed in a thin mantle of loamy outwash/lacustrine materials underlain by fine textured marine and lacustrine deposits. These soils are low on the landscape and are found in the wetlands. Typically on this site, the surface horizon is about 7 inches thick and consists of very dark brown loamy fine sand with oxidized rhizospheres. The subsoil is an olive loamy fine sand with redoximorphic features. The substratum is an olive gray silt loam with redoximorphic features. These soils are deep to bedrock, the hydrologic soil group is D, the slopes range from 0-3%, and the flood hazard is none. Inclusions in this map unit are the Scantic soil series comprising 15% of this map unit.

October 24, 2016
JWN #14-32
Page 5 of 6

Soil Limitations

These poorly drained soils have limitations to site development, primarily due to wetness and frost action. These are hydric soils and are found in the wetlands in the soil survey area and are being avoided by the proposed development. The use/development of the wetland areas would be governed by local, state and federal regulations.

SOIL MAP LIMITATIONS

The quality of the soil map produced is affected by the accuracy of the topographic information and location of the wetland flagging by the surveyors along with the quality of the ground control provided. Inaccuracies or deficiencies in the base map may be unknowingly reflected in the soil survey, particularly in the boundary line placement between soil map units.

Each map unit may contain inclusions. Inclusions are soil series within a map unit that are different from the named soil series. In general, the total amount of dissimilar soils is less than fifteen percent of the named map unit.

It is important to realize that this map was designed for the use in planning for a commercial building and associated parking areas and that it may not be adequate for other uses.

Joseph W. Noel

Joseph W. Noel
Maine Certified Soil Scientist #209
Wetland Scientist



October 24, 2016
JWN #14-32
Page 6 of 6



SOIL PROFILE/CLASSIFICATION INFORMATION																																									
Project Name:		Applicant Name:																																							
		JOE CARR																																							
Project Location (municipality):																																									
		731 U.S. ROUTE ONE - YORK, MAINE																																							
Observation Hole <u>10</u> <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring		Observation Hole <u>A</u> <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring																																							
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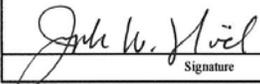
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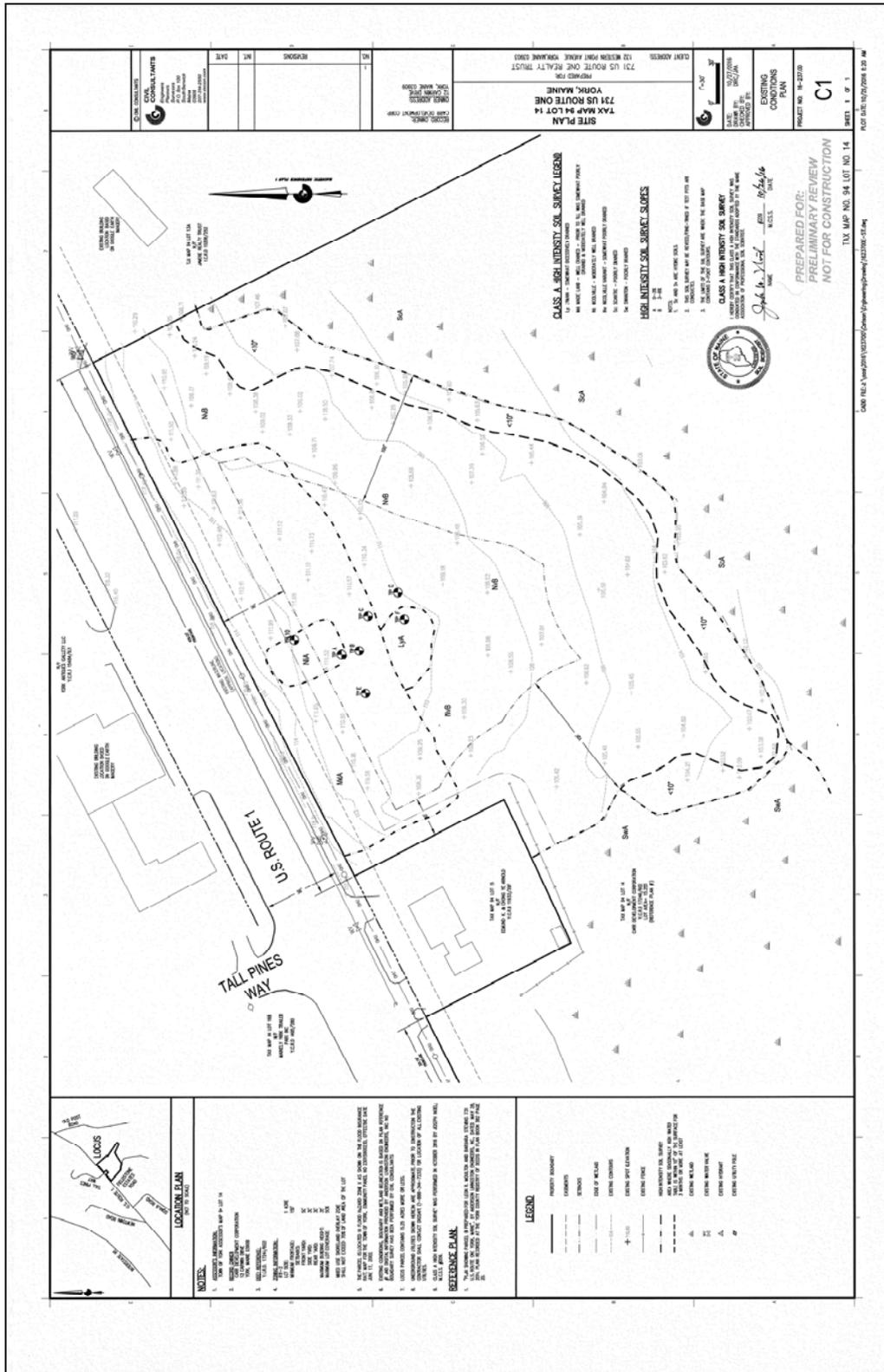
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Date



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Preliminary Plan/Application Impact Statements

The following information describes the expected impacts (as outlined in the Town of York Site Plan and Subdivision Regulations – Article 6, Section 6.3.5) due to the proposed development.

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|---|---|
| a) Water supply for domestic consumption. | <i>The proposed use(s) are expected to consume 480 gallons of water per day (less than the design flow for 3 typical 2-bedroom, single family houses). This low consumption is not expected to be a burden on the municipal water system.</i> |
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| b) Water supply for fire protection. | <i>The proposed building will have an automatic sprinkler system connected to the municipal water system.</i> |
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|---------------------------------------|--|
| c) Wastewater treatment and disposal. | <i>The proposed building will be served by an on-site septic disposal system (see Attachment L to the Article 6.3 Discussion).</i> |
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|---|---|
| d) Police, fire and ambulance services. | <i>The requirement for police, fire and/or ambulance facilities will be the same as for other commercial businesses. A letter from the fire chief regarding the project is included as Attachment M to the Article 6.3 Discussion).</i> |
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| e) Stormwater management, with particular attention to watersheds that experience flooding at this time, with reference to culverts, streets, swales and retention areas. | <i>The proposed site expansion will not create post-development flows greater than pre-development flows (see Attachment N to the Article 6.3 Discussion). A stormwater maintenance plan has been prepared for the site to ensure the performance of the BMP's as designed.</i> |
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|---|---|
| f) Transportation systems, focusing especially on anticipated traffic impacts on the street network near the project. | <i>The project is located on the Southerly side of U.S. Route 1 adjacent to "Wild Willy's". The Initial Assessment of Traffic Generation report (Attachment D to the Article 6.3 Discussion) indicates that the project will not measurably impact traffic in the area.</i> |
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| g) On-site parking, and potential for off-site parking impacts. | <i>The on-site parking layout as presented provides adequate parking for the proposed on-site activities/uses without the need for off-site parking.</i> |
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| h) Water quality. | <i>The stormwater management facilities shown on the plans meet town and state stormwater quantity and quality requirements. No adverse impacts are expected to enter the receiving wetlands.</i> |
|-------------------|---|
-



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- i) Environmental quality. *As noted above, the stormwater management facilities shown on the plans meet town and state stormwater quantity and quality requirements. No adverse impacts are expected and the environmental quality of the surrounding area will be protected and preserved.*
-
- j) Historic and archeological resources. *Both the York Historic District Commission and the State of Maine Historic Preservation Office have been contacted regarding historic or archeological resources on or within 500' of the project site (see Attachment H to the Article 6.3 Discussion). No known resources were identified.*
-
- k) Anticipated fiscal impacts on the Town and district capital and operating budgets. *The proposed project is expected to create a positive fiscal impact on the Town as there will be no expansion of municipal infrastructure, no need for educational services, minimal change to police, fire or emergency services and the town will see an increase in revenue as undeveloped land is being developed.*
-
- 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 will create 9,600 square feet of new building area with accessory accessways & parking in an area that is currently open field. The net impervious coverage for the total 15.25 acre parcel will be 6.5(±)%. The combined uses in the new building are expected to employ 2 people.*
-
- m) For applications with residential uses, address impacts on public school enrollment and bussing. *Not Applicable (not a residential use).*
-
- n) For applications with residential uses, address impacts on public recreation facilities and services. *Not Applicable (not a residential use).*
-



Initial Assessment of Traffic Generation

David Webber is proposing to develop a 9,600 square foot (sqft) commercial building for a variety of marine related activities (sales of marine related components, manufacturing of marine related components and interior, covered storage of pleasure boats. Minor boat repair work will also be performed within the facility which will be located at 731 U.S. Route 1 in York, Maine.

Part of the Town review process requires an estimate of the average daily traffic projected to be generated by the facility. The following information is provided as that estimate (based in the Institute of Traffic Engineer – ITE Trip Generation Manual, 9th Edition):

Proposed Development (Site is currently undeveloped):

The proposed development includes a 9,600 sqft building with interior sections as follows:

4,000 sqft to be used for Retail Sales (Marine components/accessories) – 1 employee (primarily internet sales)
RT 1-2 Commercial Use Category Store for Retail Sale of Merchandise (<5,000 sqft);

4,000 sqft to be used as a Machine Shop (Marine components/accessories) – 1 employee
RT 1-2 Industrial Use Category Machine Shop (<5,000 sqft between Fieldstone Estates & Rogers Rds); and,

1,600 sqft to be used as a Boat Storage
RT 1-2 Vehicle Use Category Place for Repair, Sale, Rental or Storage of Pleasure Boats (between Fieldstone Estates & Rogers Rds)

ITE Land Use Code 140 – Manufacturing (Machine Shop) (4,000 sqft/1 employee)

Daily Trip Ends Weekday/employee	2.13 ave	(range 0.60-6.66)
Peak Hour AM Trip Ends Weekday/employee	0.40 ave	(range 0.18-1.94)
Peak Hour PM Trip Ends Weekday/employee	0.36 ave	(range 0.14-0.90)
Daily Trip Ends Saturday/employee	0.87 ave	(range 0.69-1.24)
Daily Trip Ends Sunday/ employee	0.36 ave	(range 0.05-0.99)

Based upon the above, the highest average day figure would be the Daily Trip Ends Weekday rate of 2.13 trip ends – or – $1 \times 2.13 = 2.13$ say *3 trip ends for the day*.

Based upon the above, the highest peak hour figure would be the Peak Hour AM Trip Ends rate of 0.40 trip ends in the peak hour - or – $1 \times 0.40 = 0.4$ say *1 trip end in the peak hour*.

ITE Land Use Code 826 – Specialty Retail Center (Marine Components) (4,000 sqft/1 employee)

Daily Trip Ends Weekday/1,000 sqft	44.32 ave*	(range 21.30-64.21) *use 21.30
Peak Hour PM Trip Ends Weekday/1,000 sqft	2.71 ave*	(range 2.03-5.16) *use 2.03
Daily Trip Ends Saturday/1,000 sqft	42.04 ave*	(range 22.57-54.47) *use 22.57
Daily Trip Ends Sunday/1,000 sqft	20.43 ave*	(range 6.96-32.82) *use 6.96

(*using low end of scale as primarily internet sales w/minimal in-store traffic)

Based upon the above, the highest average day figure would be the Daily Trip Ends Saturday rate of 22.57 trip ends – or – $4 \times 22.57 = 90.28$ say *91 trip ends for the day*.

Based upon the above, the highest peak hour figure would be the Peak Hour AM Trip Ends rate of 2.03 trip ends in the peak hour - or – $4 \times 2.03 = 8.12$ say *9 trip ends in the peak hour*.



ITE Land Use Code 150 – Warehousing (Indoor Boat Storage/Repair) (1,600 sqft)

Daily Trip Ends Weekday/1,000 sqft	3.56 ave	(range 1.51-17.00)
Peak Hour AM Trip Ends Weekday/1,000 sqft	0.30 ave	(range 0.08-1.93)
Peak Hour PM Trip Ends Weekday/1,000 sqft	0.32 ave	(range 0.09-1.66)
Daily Trip Ends Saturday/1,000 sqft	1.23 ave	(range 0.59-6.52)
Peak Hour Trip Ends Saturday/1,000 sqft	0.13 ave	(range 0.6-0.67)
Daily Trip Ends Sunday/1,000 sqft	0.78 ave	(range 0.27-5.19)
Peak Hour Trip Ends Sunday/1,000 sqft	0.07 ave	(range 0.03-0.43)

Based upon the above, the highest average day figure would be the Daily Trip Ends Weekday rate of 3.56 trip ends – or – $1.6 \times 3.56 = 5.7$ say 6 trip ends for the day.

Based upon the above, the highest peak hour figure would be the Peak Hour PM Trip Ends rate of 0.32 trip ends in the peak hour - or – $1.6 \times 0.32 = 0.5$ say 1 trip end in the peak hour.

NOTE: Figures for Warehousing also include incidental maintenance areas.

Combining the peak figures above (regardless of the day of the week) we find the Highest Daily Trip Ends to be 3 (trip ends for the machine shop) + 91 (trip ends for the retail use) + 6 (trip ends for the boat storage) or 100 trip ends for the day. (*NOTE: Adjusting for day of the week would lower the figure to 95 trip ends/day.*)

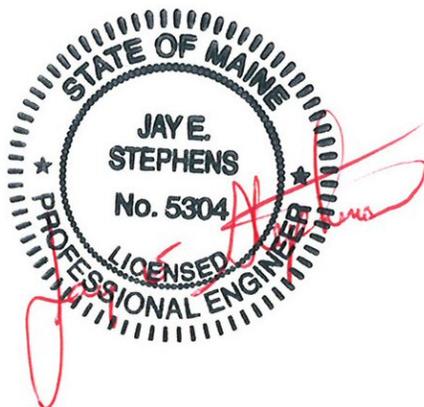
Combining the peak figures above (regardless of time of day) we find the Highest Peak Hour daily trip ends to be 1 (peak hour trip ends for the machine shop) + 9 (peak hour trip ends for the retail use) + 1 (peak hour trip ends for the boat storage) or 11 peak hour trip ends. (*NOTE: Adjusting for AM or PM does not change the result.*)

Since none of the proposed activities perfectly match the standard ITE activity codes, the closest comparable category was used. Whereas all of the ITE categories are more traffic intense than the proposed activities, actual trip generation rates will be less than the figures shown above.

Conclusion

Traffic generation for this project as described above (95 - 100 trip ends/day) is well below the 400 vehicle trips ends/day threshold that “triggers” a formal traffic impact analysis. The peak hour trip generation rate (11 trip ends in the peak hour) does not initiate a formal traffic impact analysis being well below the 35 peak hour trips “trigger”.

For CIVIL CONSULTANTS



Property Deed(s)

Current Deed



BK 17246 PGS 602 - 604 06/02/2016 01:23:46 PM
INSTR # 2016020449 DEBRA ANDERSON
RECEIVED YORK SS REGISTER OF DEEDS

WARRANTY DEED

KNOW ALL By THESE PRESENT that **LEON R. MOULTON**, with a mailing address of 7 Moulton Farm Lane, Cape Neddick, Maine 03902 and **BARBARA D. STEVENS**, with a mailing address of 128 North Village Road, Wells, Maine 04090, for consideration paid, *Grants* to **CARR DEVELOPMENT CORP.**, a Maine Corporation with a mailing address of 12 Carwin Drive, York, Maine 03909 with *Warranty Covenants*, a lot or parcel of land situated on the southeasterly side of U. S. Route 1 in the Town of York, County of York, State of Maine, bounded and being further described as **Parcel B** on the Plan entitled, "Standard Boundary Survey for Leon R. Moulton and Barbara Stevens, 731 U.S. Route. One, York, Maine" by Anderson/Livingston Engineers, Inc. dated February, 2000, revised 2/20/15 and 3/6/15 to be recorded in the York County Registry of Deeds, described as follows:

Maine R E Transfer Tax Paid

BEGINNING at an iron pipe set the southeasterly sideline of U. S. Route 1 at its intersection with the northeasterly sideline of Fieldstone Estates Road at the westerly corner of the parcel herein described;

THENCE North 63 degrees 00 minutes 35 seconds East along the sideline of U. S. Route 1 a distance of 331.71 feet to land of Edmund K. Arnold and Chong Ye Arnold;

THENCE South 26 degrees 59 minutes 25 seconds East along land of said Arnold a distance of 121.49 feet to a drill hole;

THENCE North 65 degrees 02 minutes 16 seconds East along land of said Arnold a distance of 117.83 feet to an iron pipe;

THENCE North 26 degrees 59 minutes 25 seconds West along land of said Arnold a distance of 125.66 feet to an iron pipe on the sideline of U. S. Route 1;

THENCE North 63 degrees 00 minutes 35 seconds East along the sideline of U. S. Route 1 a distance of 429.23 feet to an iron pipe at land of Jamere Realty Trust;

THENCE South 26 degrees 53 minutes 25 seconds East along land of said Trust and land of Susan V. Hutchins a distance of 518.41 feet to a drill hole in a stone wall at land of Yorke Woods Condominium;

THENCE South 46 degrees 50 minutes 27 seconds West along said stone wall and land of said Condominium a distance of 49.11 feet to a drill hole set in said stone wall;

THENCE South 44 degrees 46 minutes 19 seconds East along said stone wall and land of said



BK 17246 Page 603 INSTR# 2016020449

Condominium a distance of 60.46 feet to a drill hole set in said stone wall;

THENCE South 41 degrees 27 minutes 37 seconds East along said stone wall and land of said Condominium a distance of 321.85 feet to a hub;

THENCE South 37 degrees 42 minutes 45 seconds East along land of said Condominium a distance of 186.65 feet to an iron pipe;

THENCE South 39 degrees 26 minutes 00 seconds East along land of said Condominium a distance of 92.95 feet to an iron pipe at land of Paul R. Timmons and Margaret M. Timmons;

THENCE South 50 degrees 17 minutes 54 seconds West along land of said Timmons a distance of 82.69 feet to a blazed pine tree;

THENCE North 50 degrees 53 minutes 53 seconds West along land of said Timmons a distance of 122.90 feet to an iron pipe at land of David J. Morin and Kristin J. Morin;

THENCE North 50 degrees 53 minutes 53 seconds West along land of said Morin a distance of 266.82 feet to a pine tree;

THENCE South 71 degrees 40 minutes 01 seconds West a distance of 66.00 feet to an iron pipe at land of Dale E. Whitney and Germaine M. Whitney;

THENCE South 71 degrees 40 minutes 01 seconds West along land of said Whitney a distance of 412.49 feet to an iron pipe on the easterly sideline of Fieldstone Estates Road;

THENCE North 66 degrees 16 minutes 14 seconds West along the sideline of said road a distance of 308.02 feet to an iron pipe;

THENCE North 35 degrees 22 minutes 14 seconds West along the sideline of said road a distance of 532.60 feet to a point at the POINT OF BEGINNING, containing 15.2537 acres of land, more or less.

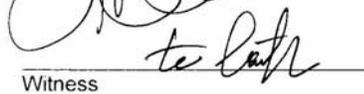
SUBJECT TO an easement to Central Maine Power Company and Verizon New England Inc. to maintain the utility line along the entire frontage of this parcel on U. S. Route 1 as described in a deed to said utility companies dated February 17, 2004 and recorded in York County Registry of Deeds Book 14045, Page 541.

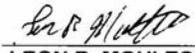
Meaning and intending to convey and hereby conveying the a portion of the same premises conveyed to the Grantors by deed of Dorothy B. Scammon, dated January 10, 1974 and recorded in the York County Registry of Deeds at Book 2024, Page 320.



BK 17246 Page 604 INSTR# 2016020449 LAST PAGE OF DOCUMENT

IN WITNESS WHEREOF, LEON R. MOULTON and BARBARA D. STEVENS has caused this instrument to be signed this 31 day of May, 2016.

Witness 
Witness 


LEON R. MOULTON

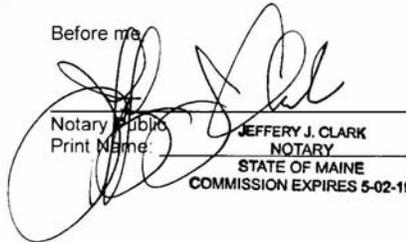
BARBARA D. STEVENS

STATE OF MAINE
County of YORK

May 31, 2016

Then personally appeared the above-named, LEON R. MOULTON and BARBARA D. STEVENS and acknowledged the foregoing instrument to be their free act and deed.

Before me,


Notary Public: JEFFERY J. CLARK
Print Name: NOTARY
STATE OF MAINE
COMMISSION EXPIRES 5-02-19

Seal

E Return to
→ Carr Development Corp
3 P.S. 12 Carwin Dr.
York, ME 03909



Source Deed

BOOK 2024 PAGE 320	60860 (106)
Know all Men by these Presents,	
That I, DOROTHY B. SCAMMON, of Bellflower in the County of Los Angeles and State of California,	
in consideration of One Dollar and other valuable considerations	
paid by LEON R. MOULTON of York, County of York and State of Maine, and LESTER C. STEVENS of Wells, in said County and State,	
the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said Leon R. Moulton and Lester C. Stevens, their heirs and assigns forever,	
a certain lot or parcel of land situate in the Town of York, County of York and State of Maine, lying on the southeasterly side of U.S. Route 1, bounded and described as follows, to wit:	
BEGINNING at an iron hub in the southeasterly sideline of said Route 1 at the northwesterly corner of land of George Strong et ux, and running South twenty-five degrees forty-five minutes East (S 25°45' E) five hundred forty-two and two tenths (542.2) feet by and along said land of Strong to an iron pipe at land formerly of Sally M. Cook; thence running southwesterly by land of said Cook thirty-two (32) feet, more or less; thence running southeasterly by land of said Cook six hundred sixty-nine (669) feet to a corner; thence running southwesterly one thousand two hundred fifty (1,250) feet to land formerly of the heirs of J. A. Littlefield; thence running northwesterly by said land of Littlefield one thousand four hundred fifty-three (1,453) feet to the sideline of said Route 1; thence running North sixty-two degrees fifty-three minutes East (N 62°53' E) by and along said Route 1 six hundred ninety (690) feet to an iron pipe at land now or formerly of George E. Frost; thence running southeasterly by and along land of said Frost one hundred twenty-one and forty-nine hundredths (121.49) feet to an iron pipe; thence running northeasterly by and along land of said Frost one hundred seventeen and seventy-eight hundredths (117.78) feet to an iron pipe; thence running northwesterly by and along land of said Frost one hundred twenty-five and sixty-six hundredths (125.66) feet to an iron pipe in the sideline of said Route 1; thence running North sixty-two degrees fifty-three minutes East (N 62°53' E) by and along said Route 1 four hundred twenty-four and forty-four hundredths (424.44) feet to the point of beginning.	
Meaning and intending to convey and hereby conveying a portion only of the premises conveyed to the grantor herein and Paul K.A. Scammon, deceased, by warranty deed, joint tenancy, of Mary B. Daniels, dated December 31, 1943, recorded in York County Registry of Deeds in Book 1013, Page 116, and meaning and intending to convey all my remaining land conveyed by said deed.	



BOOK 2024 PAGE 321

To have and to hold the aforegranted and bargained premises
with all the privileges and appurtenances thereof to the said
Leon R. Moulton and Lester C. Stevens, their
heirs and assigns, to them and their use and behoof forever.

And I do COVENANT with the said Grantees, their heirs
and assigns, that I am lawfully seized in fee of the premises
that they are free of all encumbrances:

that I have good right to sell and convey the same to the said
Grantees to hold as aforesaid; and that I and my heirs shall
and will WARRANT and DEFEND the same to the said Grantees, their
heirs and assigns forever, against the lawful claims and demands
of all persons.

In Witness Whereof, I the said Dorothy B. Scammon,
being a widow,
-and
-wife of the said

joining in this deed as Grantor, and relinquishing and conveying
my right by descent and all other rights in the above described
premises, have hereunto set my hand and seal this 10th
day of January in the year of our Lord one thousand nine
hundred and seventy-four.

Signed, Sealed and Delivered
in presence of

Dorothy B. Scammon

STATE OF CALIFORNIA
Notary Public,
Los Angeles,
January 10, 1974.

Personally appeared the above named
Dorothy B. Scammon and acknowledged the above
instrument to be her free act and deed.

Before me,
Received JAN 21 1974
207 REGISTERED
Notary Public,
Muhob L. Krupp
Justice of the Peace,
Notary Public.



Right, Title, Interest

PURCHASE AND SALE AGREEMENT-LAND ONLY

June 27, 2016 Effective Date (Effective Date is defined in Paragraph 17 of this Agreement)

1. PARTIES: this agreement is made between Carr Development Corp. whose mailing address is 12 Carwin Drive, York, Maine 03909 (hereinafter called "Seller") and David P. Webber whose mailing address is 132 Western Point Road, York, Maine 03909 (hereinafter called "Buyer").
2. DESCRIPTION: Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Buyer agrees to buy the real property situated in the Town of York, County of York and State of Maine, located at 731 U S Route 1 (Tax Map 94, Lot 14), and being a portion of the property described in deed recorded in said County's Registry of Deeds at Book 17246, Page 602) hereinafter, the Property.

3. CONSIDERATION:

Purchase Price:	\$150,000.00
Earnest Money Deposit	\$150,000.00 (non-refundable deposit)
Balance Due at Closing	\$ 0.00

The deposit shall be delivered to the Seller and it becomes non-refundable except: 1) the Seller is unable to perform, e.g., a title defect which the Seller cannot rectify; or 2) the buyer is unable to obtain all necessary approvals to construct a commercial office building to his satisfaction; or 3) the parties are unable to agree upon a satisfactory Construction contract.

This Purchase and Sale Agreement is subject to the following conditions:

4. TITLE AND CLOSING: A deed, conveying good and merchantable title in accordance with the Standards of Title adopted by the Maine Bar Association shall be delivered to Buyer and this transaction shall be closed and Buyer shall pay the balance due and execute all necessary papers on December 31, 2016 at 11am (closing date) or before, if agreed in writing by both parties; provided, however, the Buyer shall have the option to extend the closing date to March 31, 2017 if he chooses to do so. The closing shall occur at Clark & Howell, 16A Woodbridge Road, York, Maine 03909 unless the parties agree otherwise. If Seller is unable to convey in accordance with the provisions of this paragraph, then Seller shall have a reasonable time period, not to exceed 30 days, from the time Seller is notified of the defect, unless otherwise agreed by both Buyer and Seller, to remedy the title, after which time, if such defect is not corrected so that there is a merchantable title, Buyer may thereafter, at Buyer's option, be relieved from all obligations. Seller hereby agrees to make a good-faith effort to cure any title defect during such period.

DW



5. DEED: the property shall be conveyed by a warranty deed, and shall be free and clear and clear of all encumbrances. Seller shall be responsible for preparation and delivery of the new deed and transfer tax declaration at closing. The deed shall contain a covenant that the Seller must do the initial construct on the Property. Buyer shall be responsible for the cost of hiring an attorney or title company to conduct a title search and closing.
6. POSSESSION: Possession of premises shall be given to Buyer immediately at closing.
7. RISK OF LOSS: Until the closing, the risk of loss or damage to said premises by fire or otherwise, is assumed by Seller. Buyer shall have the right to view the property within twenty-four hours to closing for the purpose of determining that the premises are in substantially the same condition as on the date of this Agreement. If the premises are not in substantially the same condition as on the date of this Agreement, Buyer may elect to terminate this Agreement. If the premises becomes subject to eminent domain/condemnation proceedings during this contract period, Buyer may elect to terminate this Agreement and receive a refund of all earnest money deposits, or close and receive all the compensation paid by the government. Seller agrees not to remove or permit to be removed any of the trees, vegetation, stones or any other existing resources now located on or appurtenant to the premises.
8. PRORATIONS: Real estate taxes shall be prorated as of the date of closing (based on the municipality's fiscal year). Seller is responsible for any unpaid taxes for prior years. If the amount of said taxes is not known at the time of closing, they shall be apportioned on the basis of the taxes assessed for the preceding year with a reapportionment, if requested by either party within 90 days of issuance of the tax bill. This provision shall survive closing for one year following closing. Buyer shall pay the full transfer tax required by the laws of the State of Maine, including that portion typically apportioned to the Seller. Buyer will be responsible for the cost of recording the deed.
9. DUE DILIGENCE: Except as provided herein, Seller makes no representations concerning the premises and Buyer is responsible for fully investigating the condition and usefulness of premises for Buyer's purposes. Accordingly, this Agreement is subject to Buyer having 15 days from the Effective Date of this Agreement ("Due Diligence Period") to conduct such investigations of the premises as Buyer may wish including, surveys, soil tests, hazardous waste testing, zoning and government permitting, and so forth. If Buyer, in Buyer's sole discretion, is unsatisfied with the results of such investigations, Buyer may terminate this Agreement by giving written notice to Seller. Seller agrees to provide Buyer with access to the premises to conduct investigations upon reasonable notice. Buyer agrees to hold harmless and indemnify Seller for loss, damage and attorneys fees for claims arising from Buyer's investigations. Buyer agrees to exercise best efforts to restore the premises to their pre-existing condition if disturbed by Buyer's investigations. Buyer may elect to waive this condition at any time by notice to Seller.
10. FINANCING: This Agreement is subject to Buyer engaging in a 1031 Tax Free Exchange. The Seller agrees to cooperate in the Exchange. No additional financing will be necessary.

DW



11. CONTINGENCIES:

- A. This Agreement and the closing on the Property is contingent upon the Buyer and Seller entering into a written Construction contract for the Seller to build upon the Property a commercial building. As a term of the Agreement, the Seller shall be entitled to keep all loan remove for the site in order to construct the Buyer's building.
- B. The Purchase of the Property is contingent upon the Buyer receiving all necessary State and local approvals to construct and commercial office building in a configuration satisfactory to the Buyer. In the event the Buyer does not receive approvals, then the Seller/Escrow Agent shall refund to the Buyer all deposit monies and this Agreement shall be null and void.
- C. AGENCY DISCLOSURE: Seller and Buyer represent and warrant each to the other that there are no real estate agents or brokers involved in this transaction, nor is there any real estate commission due to any person on the sale of this property, and each shall indemnify the other for all loss or damage and attorneys fees resulting from misrepresentation, and this provision survives closing.
- D. ARBITRATION: Any dispute or claim arising out of or relating to this Agreement or the subject property shall be submitted to mediation with an early neutral case evaluation component, the costs of which shall be shared equally by the parties, and if mediation is unsuccessful in resolving the dispute, the parties agree to submit the matters to binding arbitration in accordance with the Maine Uniform Arbitration Act as the same may be amended. Any arbitration decision rendered pursuant to this Agreement shall include an assessment of costs, reasonable attorney fees and paralegal fees against the non-prevailing party. This provision shall survive the closing of the transaction.
- E. DEFAULT: in the event of default by the Buyer, Seller may employ all legal and equitable remedies, including without limitation, forfeiture of the earnest money and termination of this Agreement. In the event of a default by Seller, Buyer may employ all legal and equitable remedies, including without limitation, termination of this Agreement and refund of all earnest money deposits or specific performance. Said remedies are subject to the duty of the parties to arbitrate as provided above. If the arbitrator determines that one party is primarily responsible for breach of contract, the arbitrator is authorized, in addition to other remedies, to award reasonable attorneys' fees to the non-breaching party.
- F. PRIOR STATEMENTS: Any representations, statements and agreement are not valid unless contained herein. This Agreement completely expresses the obligations of the parties.
- G. HEIRS/ASSIGNS: This Agreement shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns of the Buyer and Seller, except that if Buyer (either of them) should die before closing, Buyer's personal representative may elect to terminate this Agreement and receive a refund of all earnest money deposits.
- H. COUNTERPARTS/SIGNATURES: This Agreement may be signed on any number of identical counterparts with the same binding effect as if the signatures were on one document. Signatures on

DW



this Agreement may be faxed and e-mailed with the same legal and binding effect as original signatures.

- I. **EFFECTIVE DATE/NOTICE:** Any notice, communication or document delivery hereunder may be satisfied by providing required notice, communication or documentation to the party or their lawyer. Communications may be made by e-mail so long as the sender receives an acknowledgment (automatic or otherwise) from the recipient of the communication. Withdrawals of offers and counteroffers will be effective upon communication, verbally or in writing to the other party or their lawyer. This Agreement is a binding contract when signed by both Buyer and Seller and when that fact has been communicated to Buyer and Seller. The last to sign as between Buyer and Seller is authorized to complete Effective Date on Page 1 of this Agreement. Except as expressly set forth to the contrary, the use of "by (date)" or "within x days" shall refer to calendar days being counted from the Effective Date as noted on page 1 of the Agreement, beginning with the first date after the Effective Date and ending at 5:00 p.m. Eastern Time on the last day counted, unless the last day is a Saturday, Sunday or State or Federal holiday, in which case the last day will be the next day that is not a Saturday, Sunday or State of Federal holiday.
- J. **CONFIDENTIALITY:** Buyer and Seller understand that the terms of this Agreement are confidential by authorize the disclosure of the information herein to their respective lawyers, agents, lenders, appraisers, inspectors and others involved in the transaction necessary for the purpose of closing this transaction.
- K. **MISCELLANEOUS:** Time is of the essence. This is a Maine contract and shall be construed and enforced according to the laws of Maine. Seller represents that the Seller has not received notice of any betterment assessments, eminent domain/condemnation proceedings, lawsuits encumbering or likely to encumber the premises or appurtenant common areas, that the premises is not subject to special tax assessment classifications such as Tree Growth, Farm Lane, Open Space, or Working Waterfront, and if shorefront, that the premises is not subject to a submerged land lease with Maine Bureau of Parks and lands. Seller acknowledges that under Maine law Buyer may be required at closing to withhold and transmit to Maine Revenue Services 2.5% of the purchase price if the price exceeds \$50,000.00 and Seller is not a Maine resident and has not obtained a certificate of waiver or reduction before closing. It is Seller's responsibility to make application for such certificate.
- L. **ADDITIONAL PROVISIONS:** This contract is contingent on the following: N/A
- M. **LEGAL ADVICE:** SELLER AND BUYER ACKNOWLEDGE THAT THIS IS A LEGAL DOCUMENT THAT CREATES BINDING OBLIGATIONS AND THAT ONLY BY CONSULTING THEIR OWN LAWYER BEFORE SIGNING CAN EITHER PARTY FULLY UNDERSTAND IT AND FULLY PROTECT THEMSELVES.

SIGNATURE PAGE TO FOLLOW

BUYER:

Daw



 06/27/16

David P. Webber Date

SELLER: Carr Development Corp.

Joseph Carr - President Date



Easement(s)

Doc# 2004021113
Doc# 2004021113
Book 14045 Page 541

Easement Deed

LEON R. MOULTON, with a mailing address of 7 Moulton Farm Lane, Cape Nedick, Maine 03402 and BARBARA D. STEVENS, of Wells, Maine, each having a one-half common and undivided interest, ("Grantors"), for consideration given, grants to CENTRAL MAINE POWER COMPANY, a Maine Corporation with an office at 83 Edison Drive, Augusta, Maine 04336, and VERIZON NEW ENGLAND INC., a New York corporation with a mailing address of 125 High Street, Boston, Massachusetts, 02110, and their respective successors and assigns (collectively "Grantees"), with warranty covenants, the right and easement to erect, bury, maintain, rebuild, respace, patrol, operate, and remove and do all other actions involving electric and communication distribution and transmission equipment and facilities, consisting of poles, wires, cables, anchors, guy wires or push braces, together with all necessary fixtures and appurtenances over, across and under the surface of the land of the Grantors located on or adjacent to US Route 1, in the Town of York, County of York and State of Maine. The easement consists of so much of Grantors' land lying between land now or formerly of one Jamere Realty Trust on the Northeast and Fieldstone Estates Road on the Southwest, US Route 1 on the Northwest, and so much of the Grantors' land lying twenty-two (22) feet Southeasterly, as measured perpendicularly, of a centerline as established by a line extending from Pole numbered 54 having established grid coordinates of N(y) 120895.0, E(x) 2825332.8 to Pole numbered 61 having established grid coordinates of N(y) 120095, E(x) 2824427.4, and the southwesterly extension thereof. The coordinates are displayed in the Maine State Plane Coordinate System, West Zone, NAD 83, in U.S. Survey feet and decimals of a foot.

Excepting from this conveyance, any rights over a certain parcel of land formerly of George E. Frost and now or formerly of Edmund K. Arnold et al., described in a deed dated August 30, 2002 and recorded in the York County Registry of Deeds in Book 11933, Page 307.

This easement affects land conveyed to Leon R. Moulton in a deed from Dorothy B. Scammon dated January 10, 1974 and recorded in said Registry in Book 2024, Page 320 and to Barbara D. Stevens in a deed from Barbara D. Stevens, Personal Representative of the Estate of Lester C. Stevens dated August 30, 1990, and recorded in said Registry in Book 5601, Page 40.

The rights granted herein include the right to cut down and trim trees and other vegetation and to use formulations registered with the Environmental Protection Agency or its successor to eliminate vegetation, and modify the growth of trees, which vegetation or growth, in the judgement of Grantees, may interfere with the operation and maintenance of its equipment or facilities; and the right to restrict the construction of buildings, structures and improvements within the easement area; and the right to keep the surface of the ground above its underground cables and other electrical equipment free from structures, improvements and growth which, in the judgment of the Grantees, may interfere with the proper operation or maintenance of said underground cables; and the right to enter upon the easement area for any and all of the foregoing purposes. Grantors may maintain lawns, gardens, shrubs, or low growing vegetation within this easement area provided such vegetation is maintained at a height not to exceed ten (10) feet.



Doc# 2004021113
Book 14045 Page 542

WITNESS the hand and seal of Grantors on FEBRUARY 17th, 2004.

Witness:
Eric D. Roach
Leon R. Moulton
Printed Name: ERIC D. ROACH

Leon R. Moulton
LEON R. MOULTON

Witness:
Eric D. Roach
BARBARA D. STEVENS
Printed Name: ERIC D. ROACH

Barbara D. Stevens
BARBARA D. STEVENS

State of MAINE
County of York

The above-named Leon R. Moulton personally appeared before me this 17th day of FEBRUARY, 2004 and acknowledged the foregoing instrument to be his free act and deed.

Eric D. Roach

My Commission Expires:

Notary Public
Printed Name: ERIC D. ROACH
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES:
FEBRUARY 4, 2009

State of MAINE
County of York

The above-named Barbara D. Stevens personally appeared before me this 17th day of FEBRUARY, 2004 and acknowledged the foregoing instrument to be her free act and deed.

Eric D. Roach

My Commission Expires:

Notary Public
Printed Name: ERIC D. ROACH
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES:
FEBRUARY 4, 2009

2 pg 7 CMP

Received York SS
04/14/2004 2:48PM
REGISTER OF DEEDS

Debra L. Anderson



Use info request letters to Town pending response



**CIVIL
CONSULTANTS**

Engineers
Planners
Surveyors
P.O. Box 100
South Berwick
Maine
03908
207-384-2550

4 October 2016

York Historic District Commission
Town of York
186 York Street
York, Maine 03908

RE: **Webber Commercial Development,
731 U.S. Route 1, York, Maine
Parcel B - York Tax Map 94, Lot 14**

Gentlemen:

Mr. David Webber, is proposing to construct a 9,600 sqft commercial building (with access & parking improvements as well as stormwater facilities) on the subject property.

The portion of the site being developed is currently an open field. The abutting properties include residential dwelling uses (single and multi-family), a commercial take-out restaurant and wetlands.

Please review your records and advise us as to whether or not there are any recorded historic areas located on or adjacent to the site.

We have attached a USGS Location Map (Attachment 1), a marked aerial photo of the site (Attachment 2) and a proposed development sketch plan (Attachment 3).

Should you have any questions or comments, please call.

Respectfully yours,

CIVIL CONSULTANTS

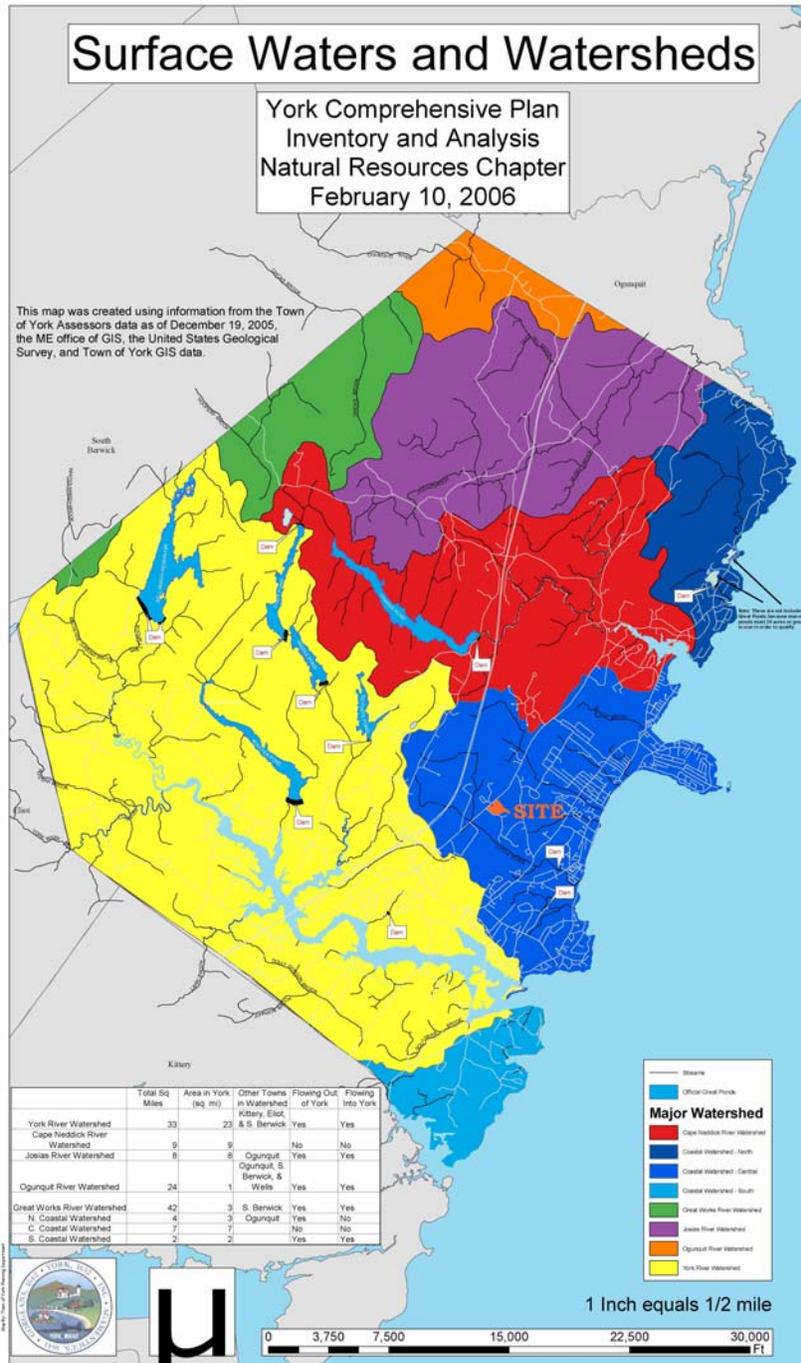

Jay E. Stephens, P.E.
Vice President

Enclosures

J:\aaa\2016\1623700\historic\20161004-1623700-TownHistoricLetter



Town Watershed Map



Site is located in the COASTAL WATERSHED – CENTRAL



Wildlife Habitat



**CIVIL
CONSULTANTS**

Emailed to IF&W via John.Perry@maine.gov

Engineers

Planners

Surveyors

P.O. Box 100

South Berwick

Maine

03908

207-384-2550

4 October 2016

Mr. John Perry, Environmental Review Coordinator
Department of Inland Fisheries & Wildlife – Region A
284 State Street
41 State House Station
Augusta, Maine 04333-0041

Re: **Webber Commercial Development,
731 U.S. Route 1, York, Maine
Parcel B - York Tax Map 94, Lot 14**

Dear Mr. Perry:

Mr. David Webber, is proposing to construct a 9,600 sqft commercial building (with access & parking improvements as well as stormwater facilities) on the subject property (see USGS Location Plan - Attachment 1).

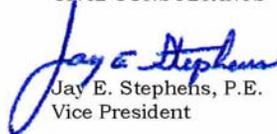
The portion of the site being developed is currently an open field (see Attachment 2 for general site plan). The abutting properties include residential dwelling uses (single and multi-family), a commercial take-out restaurant and wetlands.

As shown on the IF&W online viewer "Beginning with Habitat – Primary Map 2, High Value Plant & Animal Habitats (4 Oct 16)", the subject site is not identified as having any significant habitat (see layout of site superimposed on IF&W plan – Attachment 3).

We respectfully request confirmation that there are no known wildlife habitats of management concern on our site.

Thank you for your time and assistance.

Respectfully,
CIVIL CONSULTANTS


Jay E. Stephens, P.E.
Vice President

J:\aaa\2016\1623700\IF&W\201610041tr1623700



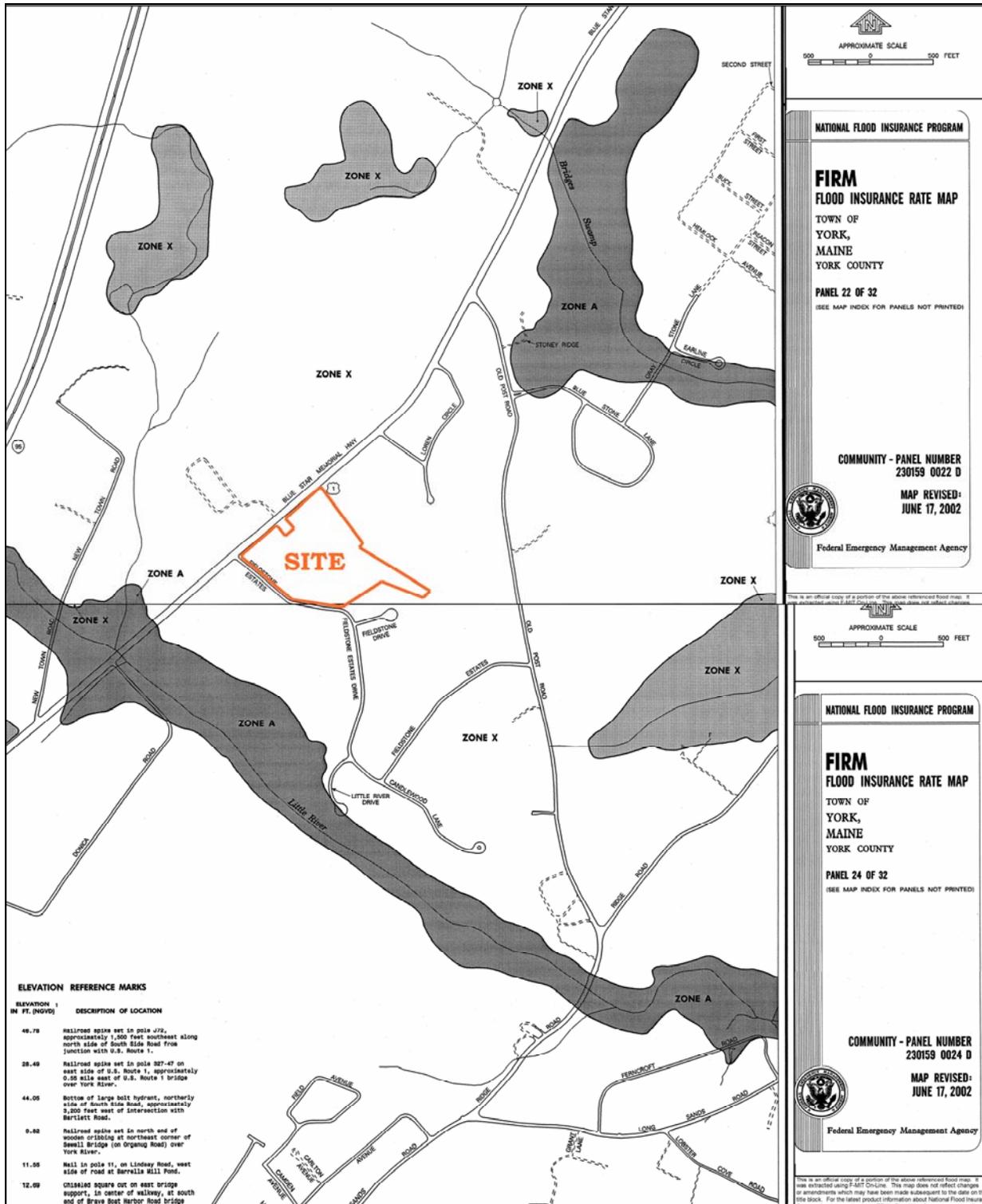
**CIVIL
CONSULTANTS**

P.O. Box 100 South Berwick, Maine 03908 207-384-2550

26 October 2016

Article 6.3 Discussion, Attachment J – IF&W
Page 1 of 1

FEMA Flood Mapping



**CIVIL
CONSULTANTS**

P.O. Box 100 South Berwick, Maine 03908 207-384-2550

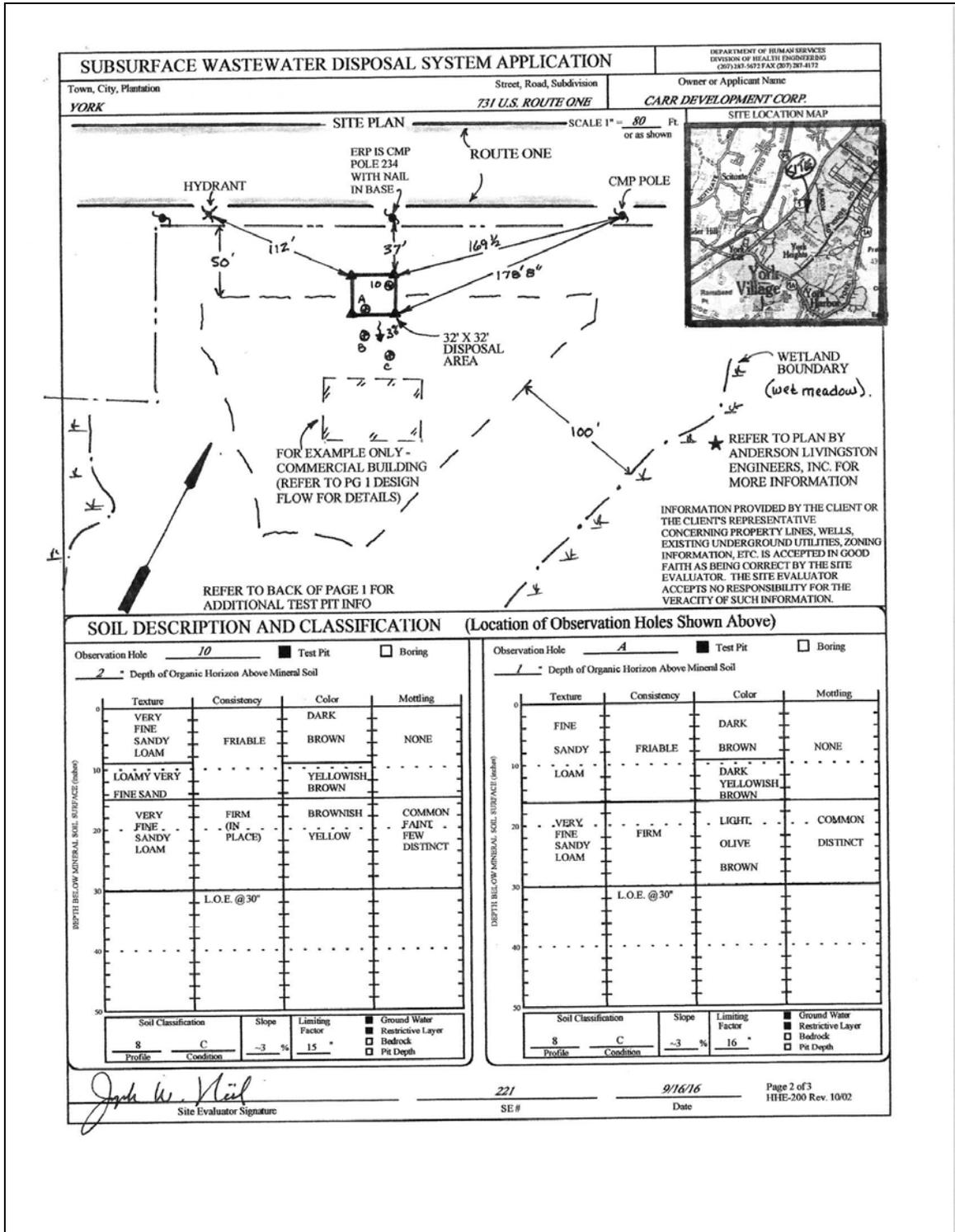
26 October 2016

Article 6.3 Discussion, Attachment K – Flood Zone
Page 1 of 1

On-Site Septic Design

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION		Maine Dept. Health & Human Services Div. of Environmental Health, 11 SHS (207) 287-2070 Fax: (207) 287-4172	
PROPERTY LOCATION		>> CAUTION: LPI APPROVAL REQUIRED <<	
City, Town, or Plantation	YORK	Town/City _____	Permit # _____
Street or Road	731 U.S. ROUTE ONE	Date Permit Issued ____/____/____	Fee: \$ _____ Double Fee Charged []
Subdivision, Lot #	PARCEL B	Local Plumbing Inspector Signature _____	L.P.I. # _____
OWNER/APPLICANT INFORMATION		Fee \$ _____ state min fee/\$ _____ Locally adopted	
Name (last, first, MI)	CARR DEVELOPMENT CORP.	Fee Copy [] Owner [] Town [] State	
Mailing Address of Owner/Applicant	12 CARWIN DRIVE YORK, MAINE 03909	The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.	
Daytime Tel. #	207-337-0211	Municipal Tax Map # _____ Lot # _____	
OWNER OR APPLICANT STATEMENT		CAUTION: INSPECTION REQUIRED	
I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.		I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application. (1st) date approved _____	
Signature of Owner or Applicant _____ Date _____		Local Plumbing Inspector Signature _____ (2nd) date approved _____	
PERMIT INFORMATION			
TYPE OF APPLICATION	THIS APPLICATION REQUIRES	DISPOSAL SYSTEM COMPONENTS	
<input type="checkbox"/> 1. First Time System <input type="checkbox"/> 2. Replacement System Type replaced: _____ Year installed: _____ <input type="checkbox"/> 3. Expanded System a. <25% Expansion b. >25% Expansion <input type="checkbox"/> 4. Experimental System <input type="checkbox"/> 5. Seasonal Conversion	<input type="checkbox"/> 1. No Rule Variance <input type="checkbox"/> 2. First Time System Variance a. Local Plumbing Inspector Approval b. State & Local Plumbing Inspector Approval <input type="checkbox"/> 3. Replacement System Variance a. Local Plumbing Inspector Approval b. State & Local Plumbing Inspector Approval <input type="checkbox"/> 4. Minimum Lot Size Variance <input type="checkbox"/> 5. Seasonal Conversion Permit	<input type="checkbox"/> 1. Complete Non-engineered System <input type="checkbox"/> 2. Primitive System (graywater & alt. toilet) <input type="checkbox"/> 3. Alternative Toilet, specify: _____ <input type="checkbox"/> 4. Non-engineered Treatment Tank (only) <input type="checkbox"/> 5. Holding Tank, _____ gallons <input type="checkbox"/> 6. Non-engineered Disposal Field (only) <input type="checkbox"/> 7. Separated Laundry System <input type="checkbox"/> 8. Complete Engineered System (2000 gpd or more) <input type="checkbox"/> 9. Engineered Treatment Tank (only) <input type="checkbox"/> 10. Engineered Disposal Field (only) <input type="checkbox"/> 11. Pre-treatment, specify: _____ <input type="checkbox"/> 12. Miscellaneous Components	
SIZE OF PROPERTY	DISPOSAL SYSTEM TO SERVE	TYPE OF WATER SUPPLY	
15.253 <input type="checkbox"/> SQ. FT. <input checked="" type="checkbox"/> ACRES	<input type="checkbox"/> 1. Single Family Dwelling Unit, No. of Bedrooms: ____ <input type="checkbox"/> 2. Multiple Family Dwelling, No. of Units: ____ <input checked="" type="checkbox"/> 3. Other: <u>Commercial Building</u> (specify) _____ Current Use <input type="checkbox"/> Seasonal <input type="checkbox"/> Year Round <input checked="" type="checkbox"/> Undeveloped	<input type="checkbox"/> 1. Drilled Well <input type="checkbox"/> 2. Dug Well <input type="checkbox"/> 3. Private <input checked="" type="checkbox"/> 4. Public <input type="checkbox"/> 5. Other	
SHORELAND ZONING	DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)		
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	TREATMENT TANK	DISPOSAL FIELD TYPE & SIZE	DESIGN FLOW
	<input checked="" type="checkbox"/> 1. Concrete 2-compartment a. Regular H-20 load b. Low Profile <input type="checkbox"/> 2. Plastic <input type="checkbox"/> 3. Other: _____ CAPACITY: 1000/250 GAL. with outlet filter	<input type="checkbox"/> 1. Stone Bed <input type="checkbox"/> 2. Stone Trench <input checked="" type="checkbox"/> 3. Proprietary Device a. cluster array <input type="checkbox"/> c. Linear b. regular load <input checked="" type="checkbox"/> d. H-20 load <input type="checkbox"/> 4. Other: _____ SIZE: <u>2,048</u> sq. ft. <input type="checkbox"/> lin. ft. 64 square feet each chamber (32) 4' x 8' H-20 concrete chambers	480 gallons per day BASED ON: <input type="checkbox"/> 1. Table 4A (dwelling unit(s)) <input checked="" type="checkbox"/> 2. Table 4C (other facilities) SHOW CALCULATIONS for other facilities 24 employees with showers x 20 gpd = 480 gpd 40 employees with no showers x 12 pgd = 480 gpd Do not hook any component of a water softener unit to the wastewater disposal system. <input type="checkbox"/> 3. Section 4G (meter readings) ATTACH WATER METER DATA LATITUDE AND LONGITUDE at center of disposal area Lat. <u>43</u> d. <u>09</u> m. <u>46</u> s Lon. <u>70</u> d. <u>38</u> m. <u>45</u> s If g.p.s. state margin of error: <u>40' +/-</u>
SOIL DATA & DESIGN CLASS	DISPOSAL FIELD SIZING	GARBAGE DISPOSAL UNIT	EFFLUENT/EJECTOR PUMP
PROFILE <u>8</u> / <u>C</u> CONDITION <u>10</u> at Observation Hole # <u>10</u> Depth <u>15</u> " of Most Limiting Soil Factor	<input type="checkbox"/> 1. Medium—2.6 sq. ft. / gpd <input type="checkbox"/> 2. Medium—Large 3.3 sq. ft. / gpd <input checked="" type="checkbox"/> 3. Large—4.1 sq. ft. / gpd <input type="checkbox"/> 4. Extra Large—5.0 sq. ft. / gpd	<input checked="" type="checkbox"/> 1. No <input type="checkbox"/> 2. Yes <input type="checkbox"/> 3. Maybe If Yes or Maybe, specify one below: <input type="checkbox"/> a. multi-compartment tank <input type="checkbox"/> b. _____ tanks in series <input type="checkbox"/> c. increase in tank capacity <input type="checkbox"/> d. Filter on Tank Outlet	<input type="checkbox"/> 1. Not Required <input checked="" type="checkbox"/> 2. May Be Required <input type="checkbox"/> 3. Required Specify only for engineered systems: DOSE: _____ gallons
SITE EVALUATOR STATEMENT			
I certify that on <u>10/11/14</u> (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).			
<u>Joseph W. Noel</u> Site Evaluator Signature		221 SE #	9/16/16 Date
JOSEPH W. NOEL JWN # 14-32		207-384-5587	_____ E-mail Address
_____ Site Evaluator Name Printed		_____ Telephone Number	_____ E-mail Address
Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.			





Fire Department Letter



Emergency 911

York Fire Department
1 Firehouse Drive York, Maine 03909
(207) 363-1015



From: Chief Chris Balentine
To: Planning Dept. Dylan Smith
David Webber
Date: 22 October 2016

A review has been performed on the plans provided to this office, by David Webber regarding proposed building project for 731 US Rte 1 York, Maine. Please incorporate the following requirements:

- (a) All Fire dept Notes contained on this memo must appear on any mylar sheets relating to this project
- (b) New buildings must have smoke detection equipment hard wired in to a central alarm panel contained within building. Noun named zones must be clearly annotated on alarm panel. Heat detectors must be installed in concealed attic spaces.
- (c) NFPA 13 Sprinkler system must be provided in all buildings with zones for flow and tamper on alarm panel noted above
- (d) Knox box must be provided on front of buildings nearest main entrance
- (e) Fire Dept sprinkler Siamese must be provided for system in © above nearest main entrance.
- (f) Fire apparatus access must be provided around entire building with clearly marked fire lanes
- (g) Provide construction details on building design when available
- (h) Any building containing offices or occupied units of any type on two floors or more shall have fire department standpipes for each floor provided for firefighting purposes.
- (i) We reserve the right to amend or add fire safety constraints if appropriate.

Chief Balentine



Police Department Letter



Douglas P. Bracy
Chief of Police

Mailing Address:
36 Main Street
York, Maine 03909

Dispatch
Non Emergency
(207) 363-4444

Administration
(207) 363-1031

Facsimile
(207) 361-6818

www.yorkpolice.org

**Committed
to excellence**

TOWN OF YORK, MAINE **Police Department**

October 27, 2016

Re: Site plan application review for 731 US Route 1 – Tax Map 94 Lot 14

To whom it may concern,

I have reviewed the proposed site development plan for the property located at 731 US Route 1. I am satisfied that there is adequate site distance in both north and south bound directions which will provide safe entrance and egress to the property. I have no concerns or special conditions to the current site plan.

If you have any questions, please don't hesitate to contact me.

Respectfully,

A handwritten signature in blue ink, appearing to read "Owen Davis".

Owen Davis
Lieutenant

Cc: Geoffrey Aleva, P.E.
Scott Hastings, Asst. Town Planner



Stormwater Analysis & Management

See Separate Attachment



WAIVER REQUEST(S)
From Town Code Requirements or Standards

The Applicant respectfully requests that the Planning Board favorably consider the following waiver(s) from the noted requirements/standards in the Town Code:

#1 Request a waiver of York Site Plan & Subdivision Regulations Article 6 – 6.3.33

Requirement: For Site Plans or Subdivision Plans involving 40 or more parking spaces or projected to generate more than 400 vehicle trips per day, a traffic impact analysis, prepared by a Registered Professional Engineer with at least 3 years experience in traffic engineering, shall be submitted. The analysis shall indicate the expected average daily vehicular trips, peak hour volumes, access conditions at the site, distribution of traffic, types of vehicles expected, effect upon the level of service of the street giving access to the site and neighboring streets which may be affected, and recommended improvements to maintain the required level of service on the affected streets. Trip generation rates used shall be the mean value reported in Table 3 of Development and Application of Trip Generation Rates, Kellerco, Inc. published by the Federal Highway Administration, January, 1985. (MAJOR)

Requested Relief: *That the Initial Assessment of Traffic Generation provided (Attachment D) be considered adequate documentation regarding potential traffic impacts.*

Rationale: *No factor in the proposed project (other than the number of parking spaces) elevates the application to a “MAJOR” site plan. As pointed out in the Initial Assessment of Traffic Generation document, neither total daily traffic trips nor peak hour trip generation rates are high enough to warrant a traffic study.*

#2 Request a waiver of Town of York Zoning Ordinance Article 6 – 6.11.1

Requirement: Provide an 8’ side landscaped strip around the perimeter of all parking areas located to the side or rear of a structure to be planted with deciduous “canopy trees” and low “shrubs”. A minimum of one “canopy” tree which is equal to 10 plant units shall be provided per every 40’ of lot perimeter. A minimum of 2 plant units of “shrubs” shall be provided for every 10’ of lot perimeter. The vegetated bufferyards required in 6.3.10 may be used to satisfy the landscape requirements for parking lots when the respective parking lot directly abuts the bufferyards on one or more sides. The guidelines for determining plant units is defined in 6.3.10.1 and 6.3.10.2.

Requested Relief: *Removal of the requirement for landscape strip along the rear section of the paved parking / access area.*

Rationale: *The only relief from this requirement is requested at the rear of the property. The provided landscape plan provides coverage for all other areas. The rear portion of the property overlooks the remaining undisturbed portions of the property. The rear of the property is predominately wetland with no rear development. Headlights from vehicles will not disturb abutters in the section of the development.*



Memorandum To:	York Planning Board
From:	Geoff Aleva, P.E. Civil Consultants
Date:	26 October 2016
Re:	731 U.S. Route 1 Realty Trust - Map 94, Lot 14 713 U.S. Route 1, York, Maine (cc#1623700)

ARTICLE 6.4 SUBMISSIONS FOR FINAL PLAN

A COMPLETE Final Plan shall include the following:

REQUIREMENTS	APPLICANT'S 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.	<i>See provided information in the Preliminary checklist</i>
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.	<i>Provided</i>
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.	<i>See attached letter from York Water District.</i>
6.4.3.1 <i>Public Water Supply</i> - The servicing Water District must approve in writing all specifications for water supply system that appear on the plan.	
6.4.3.2 <i>Private Wells</i> - The required protective radius shall be delineated around each well. Restrictions pertaining to the well protection area shall be indicated on the plan.	<i>N/A</i>
6.4.3.3 <i>Central Water supply</i> -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.	<i>N/A</i>
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 <i>Public Sewage Disposal</i> - 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.	<i>N/A</i>
6.4.4.2 <i>Private Sewage Disposal</i> - 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	<i>The site plan and the septic design have been included in the submission.</i>
6.4.4.3 <i>Engineered Septic Systems</i> - For any system having a capacity 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.	<i>N/A</i>
6.4.5 The developer shall submit dated evidence that they	<i>See attached information.</i>



<p>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.</p>	
<p>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.</p>	<p><i>See attached Landscape Plan.</i></p>
<p>6.4.7 A plan showing the location and dimensions of all proposed development improvements and alterations</p>	<p><i>Provided</i></p>
<p>6.4.8 Reserved.</p>	
<p>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 the reference point 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.</p>	<p><i>No property line changes are proposed. A boundary plan has been provided.</i></p>
<p>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.</p>	<p><i>N/A</i></p>
<p>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 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.</p>	<p><i>N/A</i></p>
<p>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.</p>	<p><i>N/A</i></p>
<p>6.4.13 The locations permanent reference monuments shall appear on the Final Plan.</p>	<p><i>See attached boundary plan</i></p>
<p>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:</p>	<p><i>Provided on Plans</i></p>
<p>6.4.14.1 Plan view of all proposed roadways including all existing streets within 300 feet of any proposed intersections.</p>	<p><i>Provided on Plans</i></p>



6.4.14.2 Cross sections of streets every 50 feet along the entire street proposed in the development.	N/A
6.4.14.3 A longitudinal profile along the roadway center line	N/A
6.4.14.4 Date, scale and magnetic or true north point on all plan pages.	Provided on Plans
6.4.14.5 Roadway and right-of-way limits including edge of pavement, edge of shoulder, sidewalks and curbs.	Provided on Plans
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.	Provided on Plans
6.4.14.7 Complete curve data shall be indicated for all horizontal and vertical curves.	N/A
6.4.14.8 Turning radii at all intersections.	Provided on Plans
6.4.14.9 Centerline gradients.	N/A
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.	Provided on Plans
6.4.14.11 The anticipated beginning and end dates of each major phase of street construction.	See Project Narrative
6.4.14.12 The street numbers of the lots, laid out in accordance with the street plan of the Town of York.	N/A
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
6.4.14.14 The location and design of all driveways (that portion within the right-of-way only), and related plan notes, to reflect the requirements of §9.5.12.	N/A
6.4.15 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:	Provided on Plans
6.4.15.1 The Site Plan must show the areas which will be disturbed by construction, buffer strips, grassed and riprapped ditches, existing or proposed waterways.	Provided on Plans
6.4.15.2 The Site Plan must show the location of all temporary erosion controls including but not limited to hay bale barriers, stone check dams, silt fencing, and sedimentation basins.	Provided on Plans
6.4.15.3 The Site Plan must contain 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.	Provided on Plans
6.4.15.4 A schedule and procedure for installation, inspection, and maintenance shall be submitted. 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.	Provided on Plans
6.4.15.5 Details must be submitted for all permanent and temporary erosion control measures, including but not limited to grassed and riprap ditches; hay bale barriers, silt fences,	Provided on Plans



and stone check dams; outlet protection aprons; and sedimentation basins, or other similar features.	
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.	<i>Provided</i>
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 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.	<i>See Provided Report</i>
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.	<i>Provided on Plans</i>
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 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)	<i>N/A, project is not within an a listed area indicated on the referenced maps</i>
6.4.17.1 A high intensity soil survey map meeting the standards of Article 6.3.32	<i>Provided on Plans</i>
6.4.17.2 The depth to the water table at representative points throughout the subdivision.	<i>Provided on Plans, this is not a subdivision</i>
6.4.17.3 Drainage conditions throughout the subdivision.	<i>N/A</i>
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.	<i>N/A</i>
6.4.17.5 An analysis and evaluation of the effect of the proposed development on ground water resources. In the case of residential developments, the evaluation shall, at a minimum, include a projection of post development nitrate-	<i>N/A</i>



<p>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.</p>	
<p>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.</p>	<p><i>None known for this area.</i></p>
<p>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 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.</p>	<p><i>N/A, private construction</i></p>
<p>6.4.19 A copy of covenants and deed restrictions as are intended to cover all or part of the tract shall be submitted.</p>	<p><i>None proposed</i></p>
<p>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.</p>	<p><i>Provided on Plans</i></p>
<p>6.4.21 To aid the Board's understanding of a development, elevation view drawings may accompany the proposal.</p>	<p><i>Provided in submission</i></p>
<p>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.</p>	<p><i>Provided on Plans</i></p>
<p>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 would be consistent with these Regulations.</p>	<p><i>Provided in submission</i></p>
<p>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.</p>	<p><i>Provided in submission</i></p>
<p>6.4.25 Identification of the type and amount of the required performance guarantee.</p>	<p><i>N/A</i></p>
<p>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</p>	



additional information the Board feels is reasonably necessary to insure that the health, safety and welfare of the public is protected.	

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Emergency 911

York Fire Department
1 Firehouse Drive York, Maine 03909
(207) 363-1015



From: Chief Chris Balentine
To Planning Dept. Dylan Smith
David Webber
Date: 22 October 2016

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Chief Balentine



TOWN OF YORK, MAINE

Police Department

Douglas P. Bracy
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Mailing Address:
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October 27, 2016

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Respectfully,

Owen Davis
Lieutenant

Cc: Geoffrey Aleva, P.E.
Scott Hastings, Asst. Town Planner

Committed
to excellence