

Town of York Site Plan & Subdivision Regulations

Article 6 Preliminary Plan Submissions (07/25/17)

for

Waniak Division of Land

- Art. 6.3.1:** Reserved.
- Art. 6.3.2:** Boundary Survey: All required information for the property boundary is shown on both sheets of the plan set.
- Art. 6.3.3:** Existing Conditions: All required information for the existing site conditions is shown on the Existing Conditions sheet of the plan set with the exception of locating trees larger than 24 inch diameter.
- Art. 6.3.4:** Preserved Natural Features: The wetland onsite is shown on both sheets of the plan set. None of this area will be disturbed by this revision. There are no other natural features on the site that are proposed to be protected.
- Art. 6.3.5:** Impact Statement: An Impact Statement was not completed for this revision.
- Art. 6.3.6:** Proposed Development: There are no changes to streets, parking lots, storm water drainage systems or main utility lines. The only change will be the construction of one single family dwelling with a private septic system, well and driveway.
- Art. 6.3.7:** Landscaping & Grading Plan: The existing site is wooded except for the improvements shown on the plans and many of the existing trees will be retained. Grading around the new building will be minimal, so no landscaping and grading plan is submitted.
- Art. 6.3.8:** Traffic Impact Assessment: As this revision is only adding one single family house no traffic study has been completed.
- Art. 6.3.9:** Deed to Property: The most recent deed to the property is attached.
- Art. 6.3.10:** Right, Title or Interest: The developer is the owner of the property, no additional contracts exist.
- Art. 6.3.11:** Rights of Way, or Easements: There are no other Rights of Way or easements affecting the property.

## Town of York Site Plan & Subdivision Regulations

### Article 6 Final Plan Submissions (07/25/17)

for

#### Waniak Division of Land

- Art. 6.4.1:** Changes from Preliminary plans and conditions required by the Planning Board are shown on final plans.
- Art. 6.4.2:** Boundary Survey: The plan shows the results of a field survey with existing monuments found, as well as all lots defined with precise bearings, distances and areas. Net developable acreage calculations are shown on the final plan.
- Art. 6.4.3:** Water Supply: Water supply will be by private well as shown on the plan.
- Art. 6.4.4:** Sewage Disposal: Sewage disposal will be by individual on site systems as shown on sheet 1. A copy of the soils test pit logs are attached. These plans have been submitted to the local plumbing inspector for approval.
- Art. 6.4.5:** Department Head Reviews: Plans were submitted to the Road Commissioner, School Superintendent, Police Chief, and Fire Chief for their review and comment. Copies of our cover letters to the department heads are attached.
- Art. 6.4.6:** Landscaping Plan: A Landscaping Plan was not submitted for this revision.
- Art. 6.4.7:** Proposed Development: There are not no proposed improvements other than what is customary for the construction of one single home.
- Art. 6.4.8:** Reserved.
- Art. 6.4.9:** Boundary Data: All boundary lines are precisely laid out and labeled on the plan.
- Art. 6.4.10:** Public Open Space: As there is no proposed open space dedicated to the public, so none is shown.
- Art. 6.4.11:** Public Open Space Offering: As there is no proposed open space dedicated to the public, there are no offers of cession to the town.
- Art. 6.4.12:** Public Open Space Documents: As there is no proposed open space dedicated to the public, no legal documents for this were prepared.

- Art. 6.4.13:** Monuments: The locations and type of all permanent monuments are shown on the plan sheets.
- Art. 6.4.14:** Road Construction Plans: As there is no proposed new streets, no road construction plans were prepared.
- Art. 6.4.15:** Erosion Control Plans: As there is no proposed new road construction or major earthwork, no erosion control plans were prepared.
- Art. 6.4.16:** Storm Water Drainage Plan: No stormwater drainage plan was done as the new house will be built in the center of a large wooded lot so it will have minimal impact above what currently exists.
- Art. 6.4.17:** Hydrogeologic Assessment: A hydrogeologic study was not submitted as our average lot density is not less than 100,000 square feet per dwelling unit and this is not a major subdivision.
- Art. 6.4.18:** Public Improvements Costs: There are no public improvements proposed so no cost estimates were done.
- Art. 6.4.19:** Deed Covenants: There are no deed covenants or deed restrictions proposed beyond those already existing.
- Art. 6.4.20:** Contour lines: Both plans show 2 foot contour lines for the site referenced to 1929 NGVD.
- Art. 6.4.21:** Elevation View Drawings: The building on the new lot will be a single family residence but the plans is not done at this time, so no elevation view drawings were submitted.
- Art. 6.4.22:** Signature Block: The final plan has been prepared with a signature block for the Planning Board in a form suitable for recording at the Registry of Deeds.
- Art. 6.4.23:** Waiver Requests: A list of waiver requests was prepared as part of this application and all waivers granted by the Planning Board will be noted on plan sheet.
- Art. 6.4.24:** Non-Residential Elevation View Drawings: The building on the new lot will be single family residence and no non-residential buildings are currently proposed so no elevation view drawings were submitted.
- Art. 6.4.25:** Performance Guarantee: There are no public improvements proposed so no performance guarantee was submitted.

**Art. 6.4.26:** Information Submittals: All information requested by the Planning Board to date has been submitted.

**Art. 6.4.27:** Findings of Fact: Preliminary Draft Findings of Fact will be drafted.

**Art. 6.4.28:** Financial Capacity: The applicant currently owns the property and no major improvements other than a single family residence are proposed so no letter of financial capacity was submitted.

- Art. 6.3.12:** Phosphorus Pollution: The site does not drain to any great ponds so a phosphorus control plan is not required at the state or local level.
- Art. 6.3.13:** Scenic Resources: There are no Scenic Resources associated with the site.
- Art. 6.3.14:** Historic Resources: No historic sites are shown on the Town of York GIS mapping so no new study was completed.
- Art. 6.3.15:** Watershed Map: The site is located in the upper limits York River Watershed. A copy of the Town's Watershed Map is attached.
- Art. 6.3.16:** Beginning with Habitat Maps: The map of Undeveloped Habitat Blocks shows there is a greater than 500 acres blocks close to the rear of this parcel. The map of High Value Plant and Animal Habitats shows there are none in the area of the proposed division any rare plant or animal circles are over the Town line in South Berwick. As the new home will be built in the area close to the existing house already cleared there should not be any significantly greater impact than currently exists. The map of Focus Areas of Ecological Significance shows we are close to areas of high value habitat but as most of the lot is within 500 feet of the existing road it is in a development buffer area containing other developed areas.
- Art. 6.3.17:** Streets and Rights of Way: The existing roadway is shown on both sheets, there area no proposed new roads.
- Art. 6.3.18:** Reserved.
- Art. 6.3.19:** Proposed Lot Lines: Proposed lot lines, dimensions and areas are shown on plan sheet 1.
- Art. 6.3.20:** Public Use Parcels: None are proposed.
- Art. 6.3.21:** Reserved.
- Art. 6.3.22:** Flood Hazard Areas: There are currently no mapped flood hazard areas on the site.
- Art. 6.3.23:** Reserved.
- Art. 6.3.24:** Sewage Disposal: Sewage disposal will be by individual on site systems as shown on the plans. A copy of the soil test pit logs are attached.
- Art. 6.3.25:** Water Supply: Water supply will be by private well.

- Art. 6.3.26:** Fire Protection: A letter and copy of the plan has been sent to the Fire Chief's requesting is input.
- Art. 6.3.27:** Storm Water Drainage Plan: No stormwater drainage plan was done as the new house will be built in the center of a large wooded lot so it will have minimal impact above what currently exists.
- Art. 6.3.28:** Existing & Proposed Utilities: Existing and proposed utility lines, culverts and drainage ways are shown on both plan sheets.
- Art. 6.3.29:** Temporary Markers: The proposed new lot line has been marked at he site.
- Art. 6.3.30:** Proposed Sight Distances: Sight distances for the proposed new driveway is show road intersection are shown on sheet 1 of the plan set.
- Art. 6.3.31:** Reserved.
- Art. 6.3.32:** High Intensity Soil Survey: A high intensity soil map was not completed for this minor revision, an SCS medium intensity was submitted.
- Art. 6.3.33:** Trip Generation Assessment: There will not be 40 or more parking spaces created or more than 400 vehicle trips per day so a Traffic Impact Assessment was not completed.
- Art. 6.3.34:** Waiver Requests: Do to the very minor impacts from building one single family home in an area close to an area already disturbed by a existing home we are requesting the following waivers on submissions:
- Article 6.3.3 A.4: Location of trees 24 inch dbh or greater.
  - Article 6.3.5: Impact Statement.
  - Article 6.3.7: Landscaping and grading plan.
  - Article 6.3.14: York Historic Commission Review.
  - Article 6.3.27: Stormwater drainage plan.
  - Article 6.3.32: High Intensity Soil Survey
- Art. 6.3.35:** Review Fees: These fees have been paid as requested.