

K I M B A L L

SURVEY & DESIGN, INC.

November 15, 2019

Scott Heyland, CEO
Town of Ogunquit
23 School Street
P.O. Box 875
Ogunquit, Maine 03907

RE: Marley Subdivision Amendment
Autumn River Lane Ogunquit – Map 20, Parcel 15-C2&15-C3 – RR2 District
Subdivision Review Application – Preliminary Plan Submission

Dear Scott:

On behalf of York River, LLC, applicant, we are submitting a preliminary plan of a three lot subdivision located on Autumn River Lane. The property is currently Lots 2 & 3 of the Marley Subdivision approved in 2006. The property is comprised of 5.57 acres of vacant wooded land with frontage for both lots on Autumn River Lane.

This proposal is to first adjust the lot line of the abutting parcel to the North owned by Julian H. Rogers & James W. Beverage. The adjustment is shown as Area A & Area B on the Sketch Plan. After executing this lot line adjustment the applicants property will have sufficient frontage to create three lots fronting on Autumn River Lane. The adjusted Rogers & Beverage lot will be more conforming with the lot size increasing and retaining enough frontage for the RR2 zone. It should be noted that the Rogers & Beverage parcel is also part of a previously approved subdivision plan by the Ogunquit Planning Board in February of 1977 recorded in Plan Book 84 Page 27. Therefore this plan is intended to amend both subdivisions.

The resulting three lots will be serviced by individual wells and septic systems. No wetland impacts are proposed as part of this project. Fire protection will be provided by individual whole house sprinkler systems.

As part of this proposal we are requesting the following waivers:

Waiver of *Article 6.2.8 Copy of proposed deed restrictions*

No deed restrictions are proposed

Waiver of *Article 6.2.9.1 Letter from Sewer District indicating sufficient capacity*

No sewer connection is proposed

Waiver of *Article 6.2.10 Statement from servicing water district indicating adequate water supply*

No public water is proposed.

Waiver of *Article 6.2.11.3 High Intensity Soil Survey*

A medium intensity soil survey and test pits have been submitted.

Waiver of *Article 6.2.11.4 Location of trees greater than 24 inches*

The applicant has preserved approximately half of the property in a no cut buffer. Trees outside of the no cut buffer can be cleared for construction purposes.

Waiver of *Article 6.2.11.13 Land proposed to be dedicated to public use and the conditions of such dedication* No open space is proposed. There are two no cut buffers proposed totaling 2.3 acres in lieu of open space.

Waiver of *Article 6.2.12 Hydrogeologic assessment*

A medium intensity soil survey and test pits have been submitted along with a letter of adequate water supply by a well driller. Septic systems meet the 100 foot well and septic separation requirement.

We look forward to meeting with you and the Planning Board at the next available Planning Board Meeting to discuss this project in further detail and answer any questions that may arise.

Isaiah E. Plante, PLS

Isaiah E. Plante

Kimball Survey & Design, Inc.

K I M B A L L

PLEASE PRINT CLEARLY

DATE REC'D: _____

FEE PAID: Yes No

INITIAL MEETING DATE: _____

TAX MAP #: 20 LOT: 15-C2, 15-C3, 16

INITIAL HEARING DATE: _____

ZONING DISTRICT RR2

Check which type of application is requested. Please check all that apply:

SUBDIVISION REVIEW APPLICATION – Applicants applying for Subdivision Review should familiarize themselves with the Town’s Subdivision Regulations.

SKETCH PLAN

1 PRELIMINARY PLAN

FINAL PLAN

WAIVER REQUESTS – Note instructions below.

PROPERTY OWNER (as listed on current VISION Property Tax Card)

NAME York River, LLC REPRESENTATIVE Ray Gauthier

MAILING ADDRESS

6 Manhattan Drive Amherst , NH 03031

Telephone 207-703-8609

APPLICANT Same as Owner Lessee Purchase & Sale Agreement Agent/Consultant

NAME Kimball Survey & Design, Inc. REPRESENTATIVE Isaiah E. Plante, PLS

MAILING ADDRESS 30 Frost Hill Road York, ME 03909

Telephone 207-351-0226

E-Mail isaiah@kimballandsurveying.com Fax N/A

If applicant is different than owner you must include a letter of authorization from property owner.

PROPERTY ADDRESS: 15 & 25 & 29 Autumn River Lane

Year Built N/A Vacant Land (All Pre 1931 structures require review by the Historic Preservation Commission).

Source of date: VISION Card TRIO Card Other _____

NAME OF BUSINESS (Current & Proposed) _____

(If property is used commercially, please give name of business.)

REQUIRED DEPT./CONSULTANT REVIEWS

Historic Pres. Comm. Review?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Public Works Review?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Police Dept. Review?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Conservation Commission?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Fire Dept. Review?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Planning Consultant?	<input type="checkbox"/> Yes	<input type="checkbox"/> No

BRIEF DESCRIPTION OF PROJECT: Lot line adjustment with abutting lot to the north and create three lots from the remaining acreage.

WAIVER REQUESTS (Waiver Requests and Reasons must be in writing on a separate sheet)

PARKING WAIVER

DUMPSTER SCREENING WAIVER – Applicants applying for a waiver from the Dumpster Screening requirements should familiarize themselves with Article 8.16 of the Town’s Zoning Ordinance. Applicants must submit a Site Plan of the property indicating location of dumpster and property boundaries.

OTHER

Waiver of Article 6.2.9.1 Letter from Sewer District indicating sufficient capacity

- Waiver of Article 6.2.8 Copy of proposed deed restrictions
- Waiver of Article 6.2.9.1 Letter from Sewer District indicating sufficient capacity
- Waiver of Article 6.2.10 Statement from servicing water district indicating adequate water supply
- Waiver of Article 6.2.11.3 High intensity soil survey
- Waiver of Article 6.2.11.4 Location of trees greater than 24 inches
- Waiver of Article 6.2.11.13 Land proposed to be dedicated to public use and the conditions of such dedication
- Waiver of Article 6.2.12 Hydrogeologic assessment

Is any portion of the property within 250 feet of the high water line of a river or salt water body? Yes No

Does the parcel include any wetlands? Yes No Total Acreage of Parcel: 4.71 Acres

Is this parcel included in a prior approved subdivision or site plan? Yes No

Is any portion of the property within a floodplain as identified by the Federal Emergency Management Agency?
 Yes No

Anticipated date for construction start: January 1, 2019

Does this development require extension/provision of, or connection to, public infrastructure?

- | | | |
|--------------------------------------|---|--------------------------------|
| <input type="checkbox"/> roads | <input type="checkbox"/> storm drainage | <input type="checkbox"/> other |
| <input type="checkbox"/> sidewalks | <input type="checkbox"/> water lines | |
| <input type="checkbox"/> sewer lines | <input type="checkbox"/> fire hydrants | |

Identify method of water supply to the proposed development:

- individual wells connection to public water system

Identify method of sewage disposal to the proposed development:

- connection to public sewer system on-site subsurface wastewater disposal system

To the best of my knowledge, all the above stated information submitted in this application is true and correct.

11/15/19
DATE


APPLICANT'S / OWNER'S SIGNATURE

THIS FORM, ACCOMPANIED BY THE APPROPRIATE FEE(S), CHECKLISTS, AND SUPPORTING DRAWINGS AND DOCUMENTS, MUST BE SUBMITTED BY THE FOLLOWING DEADLINES:

1. **Pre-application Conference with Code Enforcement Officer – MUST BE HELD AT LEAST TWO BUSINESS DAYS PRIOR TO SUBMITTAL OF THE APPLICATION.** Applications will not be accepted without a prior conference with the CEO.

- 2. The Application form, with all accompanying drawings and documents, as indicated by the CEO or Town Planner at the preapplication conference, MUST BE SUBMITTED BY 2:30 P.M. 14 DAYS PRIOR TO THE PLANNING BOARD MEETING.**

SUBDIVISION - PRELIMINARY PLAN SUBMISSIONS CHECKLIST

Applicant Name York River, LLC Date 11/6/19
 Map / Block / Zone Map 20 Parcels 15C2 & 15C3, Parcel 16 RR2 Zone

This checklist has been prepared to assist applicants in developing their subdivision preliminary plan applications. It should be used as a guide in assembling the information necessary for a complete preliminary plan application. However, the checklist does not substitute for the text of **Article 6** of the Subdivision Regulations. The Planning Board also will be using the checklist to make sure that your application is complete. Once the checklist is filled out according to the instructions below it should be submitted with the application form.

1. Indicate if the information has been submitted by checking the appropriate box in column 1;
2. If you believe that a required submission is not applicable to your project, please discuss the matter with the Code Enforcement Officer. If the CEO agrees that the submission might not be applicable, check the appropriate box in column 2;
3. For every item checked in column 2, a written waiver request must be prepared on a separate sheet and submitted with this checklist.
4. At the Preliminary Plan Completeness Meeting with the Planning Board, the Board will review this list, and the Board Chairperson will check the appropriate box in column 3 when the Board determines the submission acceptable;
5. If an item is not submitted, and the Board grants a submission waiver, the Board Chairperson will check the appropriate box for that item in column 4.

Note that this checklist only covers the submission requirements for a preliminary plan application for a subdivision. It does not address the review standards that the application must meet in the next stages of the process. **Shaded boxes indicate that the required submittal is of such importance that it is highly unlikely that the Planning Board might entertain a submission waiver request.**

SUBDIVISION REGULATIONS REQUIRED SUBMITTALS		1	2	3	4
		Submitted by Applicant	Applicant Requests Submission Waiver from Planning Board	Submission Received and Accepted as Sufficient by Planning Board	Submission Requirement Waived by Planning Board
6.1.1 and 6.2.1	Fifteen copies of the preliminary plan and all supporting materials, including preliminary plan application form, and Preliminary plan checklist. MUST BE SUBMITTED WITHIN 6 MONTHS OF SKETCH APPROVAL.	✓			
6.1.2	Application fee and Escrow deposit paid	✓			
6.2.2	Location Map	✓			
6.2.3	Preliminary Plan with Dimensions, scale of 1" = 100' or better, unless over 100 acres	✓			
6.2.4	Proposed name of the subdivision/other project and the name of the municipality, the Assessor's Map and Lot numbers				
6.2.5	Verification of right, title or interest in the property by deed, purchase and sales agreement, option to purchase, or some other proof				
6.2.6	Standard boundary survey of the parcel, including all contiguous land in common ownership within the last five years	✓			
6.2.7	A copy of the most recently recorded deed for the parcel. A copy of all deed restrictions, easements, rights-of-way, or other encumbrances currently affecting the property	✓			
6.2.8	A copy of any proposed deed restrictions intended to cover all or part of the lots or dwellings in the subdivision or other project		✓		
6.2.9.1	A letter from the sewer district stating the district has the capacity to collect and treat the waste water		✓		
6.2.9.2	Test pit analyses, prepared by a Licensed Site Evaluator or Certified Soil Scientist shall be provided. A map showing the location of all test pits	✓			
6.2.10	A written statement from the servicing water district shall be submitted indicating there is adequate supply and pressure		✓		
6.2.11.1	Date the plan was prepared, north point, and graphic map scale	✓			

SUBDIVISION REGULATIONS REQUIRED SUBMITTALS		1	2	3	4
		Submitted by Applicant	Applicant Requests Submission Waiver from Planning Board	Submission Received and Accepted as Sufficient by Planning Board	Submission Requirement Waived by Planning Board
6.2.11.2	Names and addresses of the record owner, applicant, and individual or company who prepared the plan and adjoining property owners	✓			
6.2.11.3	A high intensity soil survey by a Certified Soil Scientist		✓		
6.2.11.3	Wetland areas shall be identified on the survey, regardless of size	✓			
6.2.11.4	Number of acres within the proposed subdivision, location of property lines, existing buildings, vegetative cover type, and other essential existing physical features. The location of any trees larger than 24 inches in diameter at breast height		✓		
6.2.11.5	Location of all rivers, streams and brooks within or adjacent to the proposed subdivision	✓			
6.2.11.6	Contour lines at the interval specified by the Board	✓			
6.2.11.7	Zoning district in which the proposed subdivision is located and the location of any zoning boundaries	✓			
6.2.11.8	Location and size of existing and proposed sewers, water mains, culverts, and drainage ways on or adjacent to the property	✓			
6.2.11.9	Location, names, and present widths of existing streets, highways, easements, building lines, parks and other open spaces on or adjacent to the subdivision	✓			
6.2.11.10	Width and location of any streets, public improvements or open space shown upon the official map and the comprehensive plan, if any, within the subdivision	✓			
6.2.11.12	Proposed lot lines with approximate dimensions and lot areas	✓			
6.2.11.13	Parcels of land proposed to be dedicated to public use and the conditions of such dedication		✓		
6.2.11.14	Location of any open space to be preserved and a description of proposed ownership, improvement and management	✓			
6.2.11.15	Area on each lot where existing forest cover will be permitted to be removed and converted to lawn, structures or other cover and any proposed restrictions to be placed on clearing existing vegetation	✓			
6.2.11.16	The boundaries of any flood hazard areas and the 100-year flood elevation	✓			
6.2.12	Hydrogeologic assessment prepared by a Certified Geologist or Registered Professional Engineer		✓		
6.2.13	An estimate of the amount and type of vehicular traffic to be generated on a daily basis and at peak hours	✓			
6.2.14	A traffic impact analysis, prepared by a Registered Professional Engineer with experience in traffic engineering	✓			
6.2.15	Areas within or adjacent to the proposed subdivision which have been identified as high or moderate value wildlife habitat by the Maine Department of Inland Fisheries and Wildlife or within the comprehensive plan	✓			
6.2.16	Areas within or adjacent to the proposed subdivision which are either listed on or eligible to be listed on the National Register of Historic Places, or have been identified in the comprehensive plan	✓			

NO APPLICATION WILL BE SCHEDULED TO GO BEFORE THE PLANNING BOARD UNTIL THE CODE ENFORCEMENT OFFICER HAS REVIEWED THE APPLICATION PACKET AND SIGNED THIS FORM!

Code Enforcement Officer _____

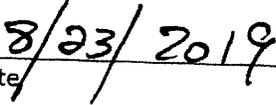
Date _____

August 23, 2019

To whom it may concern;

I, Ray Gauthier, Member of York River, LLC. do hereby authorize Kimball Survey & Design, Inc., to sign any permit applications for the 3-Lot Subdivision located at on Autumn River Lane Ogunquit, ME.


Signature


Date

DLN: 1001940056289

TRUSTEE'S DEED
With Warranty Covenants

Maine R.E. Transfer Tax Paid

ANNE G. MARLEY, Successor Trustee of the JAMES DAVID MARLEY TRUST of September 30, 1997, by the power conferred by 18-A Maine Revised Statutes Annotated, and every other power, for consideration paid, *grants* to YORK RIVER, LLC, a New Hampshire limited liability company, with a mailing address of 6 Manhattan Drive, Amherst, NH 03031, with Warranty Covenants a lot of land situated on the westerly side of Autumn River Lane in the Town of Ogunquit, County of York and State of Maine and being further described as Lot 2 on the plan entitled, "*Marley SubDivision Captain Thomas Road & Autumn River Lane, Ogunquit, ME prepared for J. David Marley, P.O. Box 168, Belchertown, MA 01007*" by Land Use Consultants, Inc. and recorded in the York County Registry of Deeds at Plan Book 314, Page 29 (the Plan).

The above-described Lots are conveyed **SUBJECT TO** and **TOGETHER WITH** the benefit of the notes, restrictions and easements shown and delineated on the Plan.

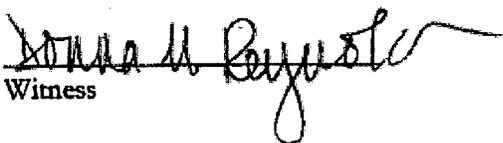
Lots 2 and 3 are each benefited by and subject to mutual reciprocal easements for access, drainage and utilities over the areas set forth on the Plan. By acceptance of this deed, the owners of Lots 2 and 3 agree to share equally the cost of maintaining, repairing and/or replacing such common facilities.

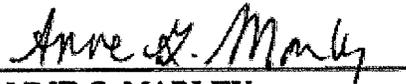
Meaning and intending to convey and hereby conveying a portion of the same premises conveyed to the Grantor by deed of The Estate of James David Marley, dated July 21, 2015 and recorded in the York County Registry of Deeds at Book 17068, Page 491.

The Trustee covenants 1) she is the sole and acting Successor Trustee of the Grantor Trust, 2) the Trust is still in full force and effect; and 3) she has full authority pursuant to the terms of the Trust to convey the Trust property herein described to the Grantee and has complied with any applicable terms of the Trust pertaining to notice or other conditions precedent prior to the execution hereof.

IN WITNESS WHEREOF, ANNE G. MARLEY, Successor Trustee of the JAMES DAVID MARLEY TRUST of September 30, 1997 has caused this instrument to be signed this 1st day of May, 2019.

JAMES DAVID MARLEY TRUST of
September 30, 1997


Witness

By: 
ANNE G. MARLEY,
Successor Trustee

STATE OF MAINE
County of YORK

May 1, 2019

Then personally appeared the above-named, ANNE G. MARLEY, Successor Trustee of the JAMES DAVID MARLEY TRUST of September 30, 1997, and acknowledged the foregoing instrument to be her free act and deed and the free act and deed of said trust.

Before me,



Attorney at Law/Notary Public



DLN: 1001940056290

TRUSTEE'S DEED
With Warranty Covenants

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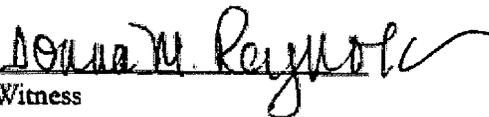
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September 30, 1997


Witness

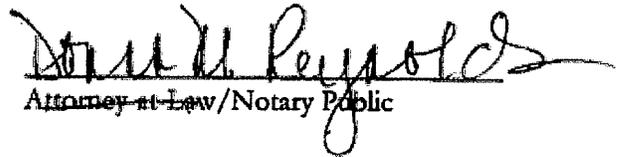
By: 
ANNE G. MARLEY,
Successor Trustee

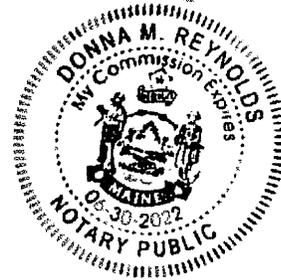
STATE OF MAINE
County of YORK

May 1, 2019

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Before me,


~~Attorney at Law~~/Notary Public



August 19, 2019

To Town of Ogunquit;

This letter is to inform you that Julian H. Rogers and James Beverage of 29 Autumn River Lane, are in agreement with Raymond Gauthier, of York River LLC, owner of 15 & 18 Autumn River Lane, to the proposed land swap, attached hereto as "Exhibit A" for consideration by the planning board.

Sincerely,



Julian H. Rogers



James Beverage

Raymond Gauthier
York River LLC





MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

JANET T. MILLS
GOVERNOR

KIRK F. MOHNEY
DIRECTOR

October 1, 2019

Mr. Isaiah E. Plante
Kimball Survey & Design, Inc.
30 Frost Hill Road
York, ME 03909

Project: MHPC# 1393-19 York River LLC; Autumn River Lane
Further Subdividing to Create One Additional Lot
Town: York, ME

Dear Mr. Plante:

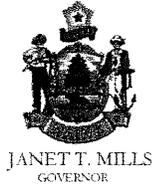
In response to your recent request, I have reviewed the information received September 26, 2019 to initiate consultation on the above referenced project.

Based on the information provided, I have concluded that there are no National Register eligible properties on or adjacent to the parcels. In addition, the project area is not considered sensitive for archaeological resources.

Please contact Megan M. Rideout of our staff, at megan.m.rideout@maine.gov or 207-287-2992, if we can be of further assistance in this matter.

Sincerely,

Kirk F. Mohney
State Historic Preservation Officer



STATE OF MAINE
DEPARTMENT OF
INLAND FISHERIES & WILDLIFE
284 STATE STREET
41 STATE HOUSE STATION
AUGUSTA ME 04333-0041



October 28, 2019

Isaiah Plante
Kimball Survey and Design, Inc.
30 Frost Hill Road
York, ME 03909

RE: Information Request - 3 Lot Subdivision Autumn River Lane, Ogunquit

Dear Isaiah:

Per your request received September 23, 2019, we have reviewed current Maine Department of Inland Fisheries and Wildlife (MDIFW) information for known locations of Endangered, Threatened, and Special Concern species; designated Essential and Significant Wildlife Habitats; and fisheries habitat concerns within the vicinity of the *3 Lot Subdivision Autumn River Lane Project* in Ogunquit. For purposes of this review we are assuming that the proposed subdivision of the parcel will involve future development.

Our Department has not mapped any Essential Habitats or fisheries habitats that would be directly affected by your project.

Endangered, Threatened, and Special Concern Species

Bats

Of the eight species of bats that occur in Maine, the three *Myotis* species are protected under Maine's Endangered Species Act (MESA) and are afforded special protection under 12 M.R.S §12801 - §12810. The three *Myotis* species include little brown bat (State Endangered), northern long-eared bat (State Endangered), and eastern small-footed bat (State Threatened). The five remaining bat species are listed as Special Concern: big brown bat, red bat, hoary bat, silver-haired bat, and tri-colored bat.

While a comprehensive statewide inventory for bats has not been completed, based on historical evidence it is likely that several of these species occur within the project area during migration and/or the breeding season. However, our Agency does not anticipate significant impacts to any of the bat species as a result of this project.

Significant Wildlife Habitat

Significant Vernal Pools

At this time MDIFW Significant Wildlife Habitat (SWH) maps indicate no known presence of SWHs subject to protection under the Natural Resources Protection Act (NRPA) within the project area, which include Waterfowl and Wading Bird Habitats, Seabird Nesting Islands, Shorebird Areas, and Significant

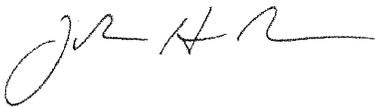
Letter to Isaiah Plante
Comments RE: 3 Lot Subdivision Autumn River Lane, Ogunquit
October 28, 2019

Vernal Pools. However, a comprehensive statewide inventory for Significant Vernal Pools has not been completed. Therefore, we recommend that surveys for vernal pools be conducted within the project boundary by qualified wetland scientists prior to final project design to determine whether there are Significant Vernal Pools present in the area. These surveys should extend up to 250 feet beyond the anticipated project footprint because of potential performance standard requirements for off-site Significant Vernal Pools, assuming such pools are located on land owned or controlled by the applicant. Once surveys are completed, survey forms should be submitted to our Agency for review well before the submission of any necessary permits. Our Department will need to review and verify any vernal pool data prior to final determination of significance.

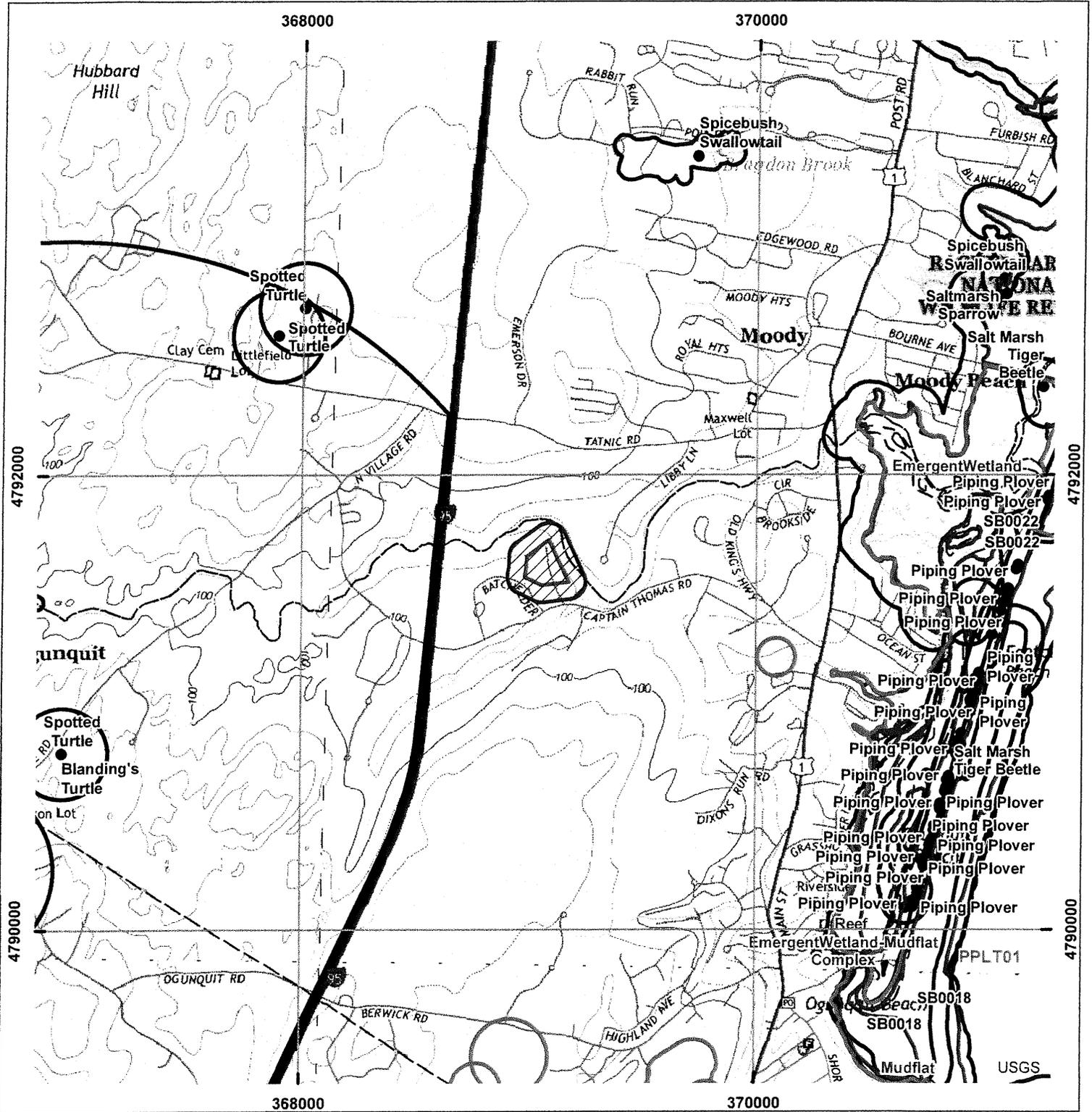
This consultation review has been conducted specifically for known MDIFW jurisdictional features and should not be interpreted as a comprehensive review for the presence of other regulated features that may occur in this area. Prior to the start of any future site disturbance we recommend additional consultation with the municipality, and other state resource agencies including the Maine Natural Areas Program and Maine Department of Environmental Protection in order to avoid unintended protected resource disturbance.

Please feel free to contact my office if you have any questions regarding this information, or if I can be of any further assistance.

Best regards,

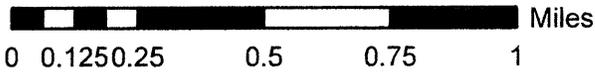
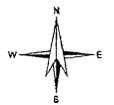
A handwritten signature in black ink, appearing to read 'John Perry', with a stylized flourish at the end.

John Perry
Environmental Review Coordinator



Environmental Review of Fish and Wildlife Observations and Priority Habitats

Project Name: Ogunquit, 3 Lot Subdivision Autumn River Lane (Version 1)

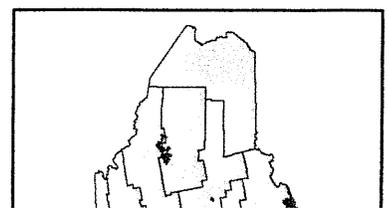


Projection: UTM, NAD83, Zone 19N

Date: 9/25/2019

Maine Department of Inland Fisheries and Wildlife

- | | | |
|----------------------|------------------------------|-----------------------------|
| Project Points | Deer Winter Area | Roseate Tern |
| Project Lines | LUPC p-fw | Piping Plover/Least Tern |
| Project Polys | Cooperative DWAs | Aquatic ETS (2.5 mi review) |
| Project Search Areas | Seabird Nesting Islands | Rare Mussels (5 mi review) |
| | Shorebird Areas | Maine Heritage Fish Waters |
| | Inland Waterfowl/Wading Bird | Arctic Charr Habitat |



**TOWN OF OGUNQUIT
CONSERVATION COMMISSION**

TO: Ogunquit Planning Board

FROM: Ogunquit Conservation Commission

DATE: August 31, 2019

**Re: YORK RIVER LLC – 15, 25, & 29 Autumn River Lane – Map 20
Blocks 15-C2, 15-C3 and 16 (RR2) - Subdivision Sketch Plan
Application.**

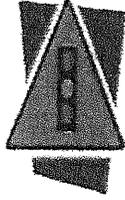
After a review of the above-noted application the Ogunquit Conservation Commission, at the present time, finds no objections if Surface Water Management BMPs are adhered to considering the proposed Subdivision proximity to the Ogunquit River.

Sincerely,



Douglas Mayer, Interim Chair

Ogunquit Conservation Commission



Traffic Solutions
William J. Bray, P.E.
17 Mountview Drive
Gorham, ME 04038
(207) 400-6890
trafficsolutions@maine.rr.com

November 12, 2019

Traffic Assessment

Proposed
Autumn River Lane Subdivision
Ogunquit, Maine

INTRODUCTION

York River, LLC is proposing a three-lot residential subdivision on a parcel of property located on Autumn River Lane in the Town of Ogunquit. Proposed building lots #2 and #3 were previously approved as part of a prior subdivision, which the Applicant is seeking to reconfigure creating a third lot; Lot #1 within the proposed amended subdivision. Each building lot will be accessed directly from Autumn River Lane, which intersects directly with Captain Thomas Road.

This document provides an estimate of 2019 peak traffic volumes at the Autumn River Lane/Captain Thomas Road intersection; a review of current roadway safety conditions along Captain Thomas Road; and an estimate of peak hour trip generation for the proposed three-lot subdivision.

EXISTING CONDITIONS

Existing Traffic: Manual turning movement counts were conducted at the intersection of Captain Thomas Road/Autumn River Lane intersection on Thursday, November 7, 2019 to determine existing AM and PM “peak” intersection traffic volumes. All vehicular traffic entering the intersection was recorded in 15-minute intervals between the hours of 7:00 and 9:00 a.m. and, again, between 3:00 and 6:00 p.m. (Copies of the peak hour summary sheets for both time periods are attached as an appendix to the report).

From a summary of the data, it was determined that the “*morning*” peak hour occurs between 7:15 and 8:15 a.m. and the “*evening*” peak hour falls between 3:00 and 4:00 p.m.

The unadjusted “peak” traffic data collected during the month of November at the study intersection requires an adjustment to reflect “*peak*” travel conditions found during the summer months of July and August. MaineDOT provides factors for adjusting traffic data collected during other periods of time. MaineDOT utilizes highway classifications of I, II, or III for all State and Local roadways. Group I roadways are defined as urban roadways or those roads that typically see commuter traffic and experience little fluctuation from week to week throughout the year. Group II roadways or arterial roads are those that see a combination of commuter and recreational traffic and; therefore, experience moderate fluctuations during the year. Group III roads or recreational roadways are typically used for recreational purposes and experience significant seasonal

fluctuations. MaineDOT, classifies Captain Thomas Road as a Group I roadway and, as such, a seasonal adjustment of 1.083 is required to approximate “peak” summer travel conditions at the study intersection.

Figures 1 & 2 present the estimated 2019 design hour traffic volumes for the morning and afternoon peak hours for the Captain Thomas Road/Autumn River Lane intersection.

The “stick” diagrams show approximately 44 thru vehicles travel along Captain Thomas Road during the morning peak hour and a slightly lower volume of 38 vehicles in the afternoon peak hour. Less than five two-way vehicle trips use Autumn River Lane during the same peak hour time periods.

Existing Safety Trends: The Maine Department of Transportation’s (MaineDOT) Accident Records Section provided the latest three-year (2016 through 2018) crash data for the section of Captain Thomas Road between U.S. Route 1 and Village Green Drive, a distance of approximately 1.27 miles. Their report is summarized as follows and attached as an appendix to the report:

2016 -2018 Traffic Accident Summary

<u>Location</u>	<u>Total Crashes</u>	<u>Critical Rate Factor</u>
1. Captain Thomas Road btw. U.S. Route 1 and Whip Poor Will Road	1	0.54
2. Captain Thomas Road btw. Autumn River Lane and Village Green Drive	1	0.52

The MaineDOT considers any roadway intersection or segment a high crash location if both of the following criteria are met:

- *8 or more accidents*
- *A Critical Rate Factor greater than 1.00*

As the data presented in the table shows, the incidence of traffic crashes occurring on the noted section of Captain Thomas Road is very low, with a total of two crashes occurring during the latest three-year study period.

SITE TRAFFIC

Site Trip Generation: Trip generation for the proposed three-lot single-family subdivision is based upon trip tables presented in the ninth edition of the Institute of Transportation Engineers (ITE) “TRIP GENERATION” handbook. The following trip rates were used in that effort:

<u>Land-Use Code 210 – Single-Family Detached Housing</u>	
<i>Weekday</i>	<i>= 9.52 trips/dwelling unit</i>
<i>Street Peak Hour – AM Peak</i>	<i>= 0.75 trips/dwelling unit</i>
<i>Street Peak Hour – PM Peak</i>	<i>= 1.00 trips/dwelling unit</i>

Accordingly, the proposed three-lot residential subdivision will generate 29 daily trips during a typical weekday, two (2) trips in the morning peak hour and three (3) trips in the afternoon peak hour.

Vehicle Trip Distribution: The Institute of Transportation Engineers handbook further provides the following directional distribution rates for a single-family home during the AM and PM peak hours:

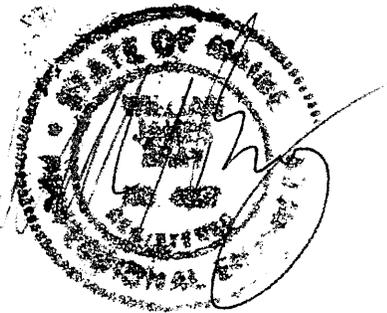
<i>AM Peak Hour</i>	<i>= 25% enter site and 75% exit site</i>
<i>PM Peak Hour</i>	<i>= 63% enter site and 37% exit site</i>

Based upon the noted directional distribution patterns, both trips in the morning peak hour and a single trip in the evening peak hour will exit the site and the remaining trips (0 AM trips and 2 PM trips) will enter.

Vehicle Trip Assignment: It is expected that all “new” vehicle trips, albeit very minor volumes, generated by the proposed three-lot subdivision will mirror the travel patterns of existing residents on Autumn River Lane traveling to and from the east towards U. S. Route 1.

SUMMARY

- The proposed three-lot residential subdivision can be expected to generate 29 daily trips during a typical weekday; two trips in the morning peak hour and three trips in the afternoon peak hour. Residents residing in the new single-family homes will likely have similar travel patterns as existing residents, traveling to/from the east on Captain Thomas Road to connect with U.S. Route 1.
- Autumn River Lane, based upon the traffic data gathered during the month of November, is a very lightly traveled street with less than five two-way vehicle trips using the short dead-end street during either the morning or afternoon peak hours.
- The Maine Department of Transportation’s most recent three-year (2016 to 2018) accident safety report, for the section of Captain Thomas Road between U.S. Route 1 and Village Green Drive, a distance of 1.27 miles in length, shows a total of two vehicle crashes were reported during the most current three-year study period.

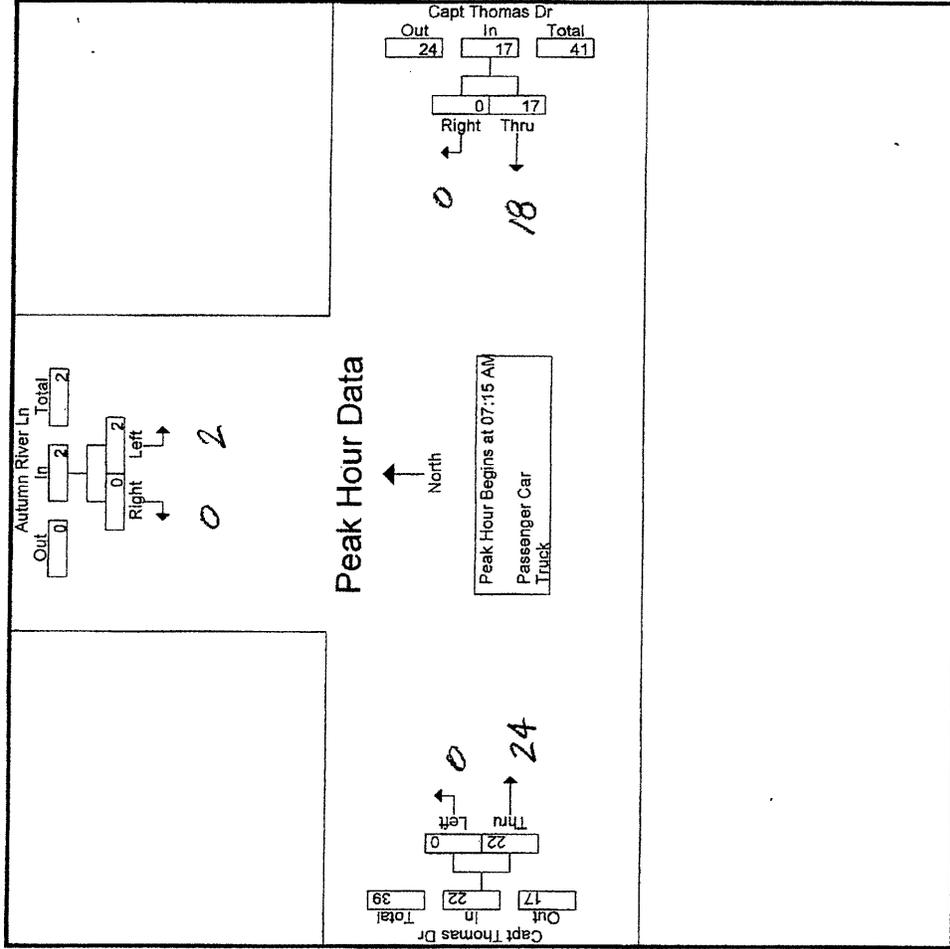


Traffic Solutions

17 Mountview Drive
Gorham, ME 04038

Ogunquit Capt Thomas Rd & Autumn River
November 7, 2019
Light Rain
Count by Jen Gilbert

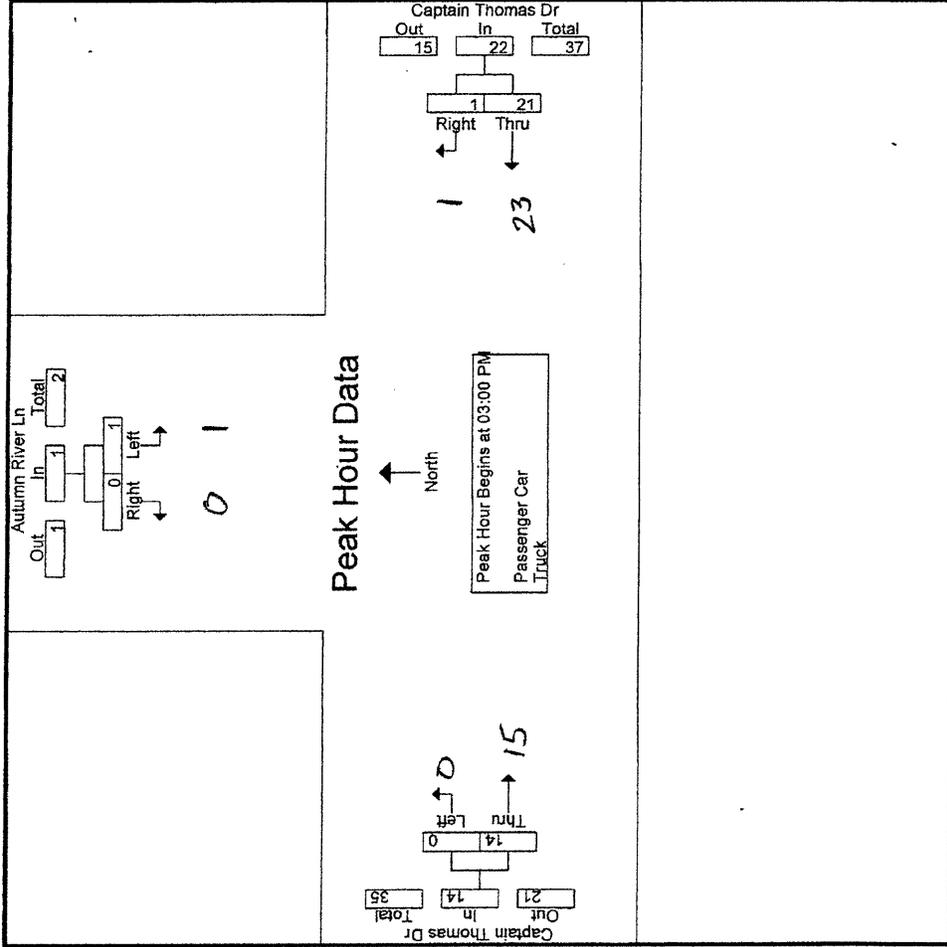
File Name : Ogunquit Captain Thomas Dr & Autumn River Lane 11-7-19 AM
Site Code : 01107191
Start Date : 11/7/2019
Page No : 6



XX: Adjusted Design Hour Traffic
1.083

Ogunquit Capt Thomas Rd & Autumn River
November 7, 2019 PM
Rain
Count by Jen Gilbert

File Name : Ogunquit Captain Thomas Dr & Autumn River Lane 11-7-19 PM
Site Code : 01107192
Start Date : 11/7/2019
Page No : 6

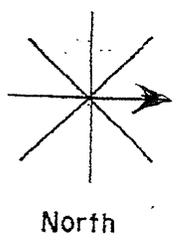


XX = Adjusted Design Hour Traffic
1.003

VEHICLE VOLUME COUNT GRAPHIC SUMMARY SHEET

Intersection of CAPTAIN THOMAS ROAD @ AUTUMN RIVER LN. Date _____

Weather _____ Road Surface Condition _____ Time _____ to _____



Name CPT. THOMAS ROAD

Name AUBURN RIVER LANE

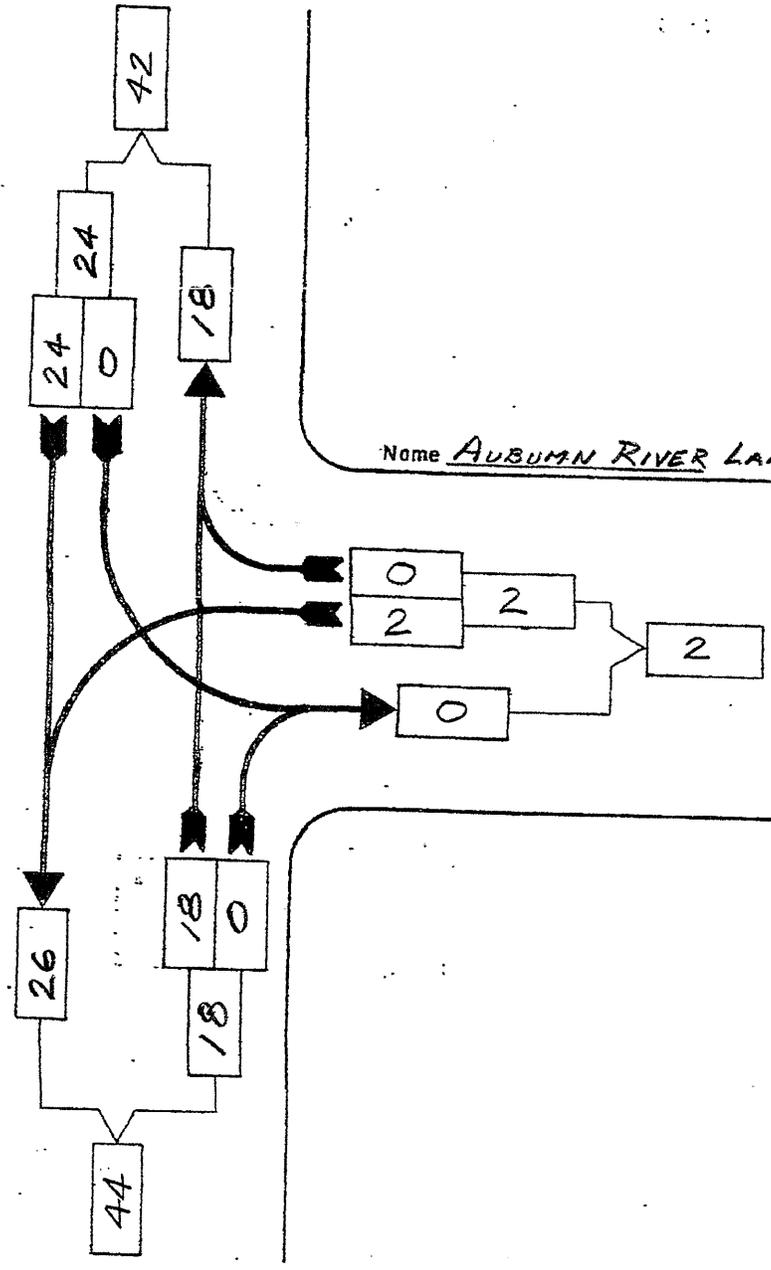


FIGURE 1: 2019 Design Hour Traffic – AM Peak Hour

VEHICLE VOLUME COUNT GRAPHIC SUMMARY SHEET

Intersection of CAPTAIN THOMAS ROAD @ AUTUMN RIVER LN. Date _____

Weather _____ Road Surface Condition _____ Time _____ to _____

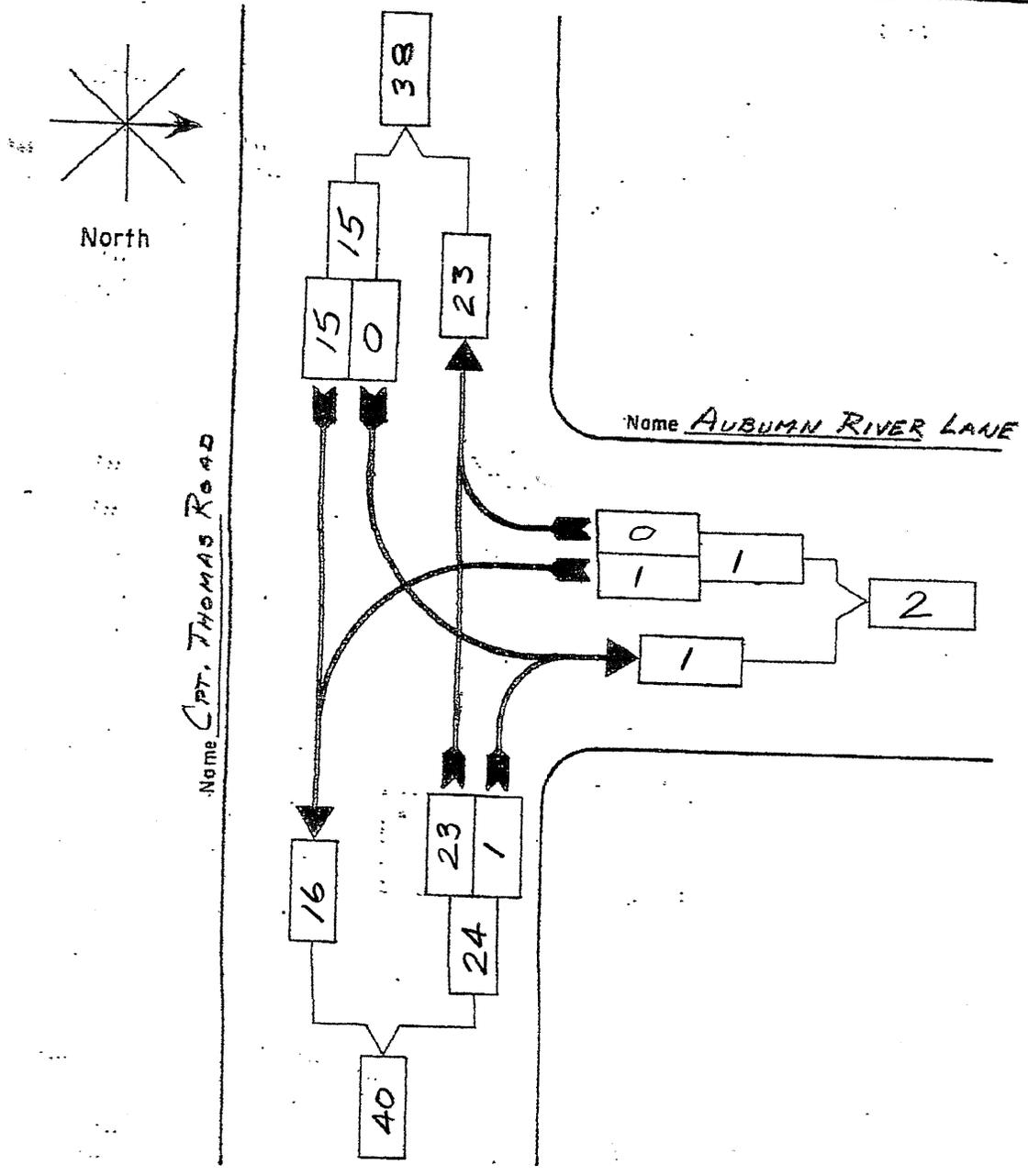


FIGURE 2: 2019 Design Hour Traffic – PM Peak Hour

Crash Summary Report

Report Selections and Input Parameters

REPORT SELECTIONS

- Crash Summary I
- Section Detail
- Crash Summary II
- 1320 Public
- 1320 Private
- 1320 Summary

REPORT DESCRIPTION

Ogunquit: Captain Thomas Rd from intersection with Rte 1 (node 56566) to intersection with Village Green Dr (node 58906) just past the ME Turnpike overpass

REPORT PARAMETERS

Year 2016, Start Month 1 through Year 2018 End Month: 12

Route: 3100734

Start Node: 56566

End Node: 58906

Start Offset: 0

End Offset: 0

Exclude First Node

Exclude Last Node

Crash Summary I

Nodes														
Node	Route - MP	Node Description	U/R	Total Crashes	K	A	B	C	PD	Injury	Percent Annual M Ent-Veh	Crash Rate	Critical Rate	CRF
56566	3100734 - 0	Int of CAPTAIN THOMAS RD MAIN ST	1	0	0	0	0	0	0	0.0	3.788	0.00	0.36	0.00
58010	3100734 - 0.18	Int of CAPTAIN THOMAS RD WHIP POOR WILL DR	1	0	0	0	0	0	0	0.0	0.386	0.00	0.56	0.00
51766	3100734 - 0.21	Int of CAPTAIN THOMAS RD OLD KINGS HWY	1	0	0	0	0	0	0	0.0	0.324	0.00	0.56	0.00
58011	3100734 - 0.37	Int of CAPTAIN THOMAS RD TOGUE LN	1	0	0	0	0	0	0	0.0	0.174	0.00	0.46	0.00
57264	3100734 - 0.80	Int of AUTUMN RIVER LN CAPTAIN THOMAS RD	1	0	0	0	0	0	0	0.0	0.154	0.00	0.41	0.00
58906	3100734 - 1.27	Int of CAPTAIN THOMAS RD VILLAGE GREEN DR	1	0	0	0	0	0	0	0.0	0.215	0.00	0.51	0.00
Study Years: 3.00														
NODE TOTALS:				0	0	0	0	0	0	0.0	5.041	0.00	0.34	0.00

Crash Summary I

Sections

Start Node	End Node	Element	Offset Begin - End	Route - MP	Section U/R Length	Total Crashes	Injury Crashes			PD	Percent Injury	Annual HMVM	Crash Rate	Critical Rate	CRF
							A	B	C						
56566	58010	238106	0 - 0.18	3100734 - 0 RD INV 31 00734	0.18	1	0	0	0	1	0.00072	465.89	866.42	0.00	
		Int of CAPTAIN THOMAS RD MAIN ST										Statewide Crash Rate: 239.28			
51766	58010	234004	0 - 0.03	3100734 - 0.18 RD INV 31 00734	0.03	1	0	0	0	0	0.00010	0.00	893.74	0.00	
		Int of CAPTAIN THOMAS RD OLD KINGS HWY										Statewide Crash Rate: 239.28			
51766	58011	234005	0 - 0.16	3100734 - 0.21 RD INV 31 00734	0.16	1	0	0	0	0	0.00032	0.00	1004.28	0.00	
		Int of CAPTAIN THOMAS RD OLD KINGS HWY										Statewide Crash Rate: 239.28			
57264	58011	238879	0 - 0.43	3100734 - 0.37 RD INV 31 00734	0.43	1	0	0	0	0	0.00053	0.00	923.95	0.00	
		Int of AUTUMN RIVER LN CAPTAIN THOMAS RD										Statewide Crash Rate: 239.28			
57264	58906	238880	0 - 0.47	3100734 - 0.80 RD INV 31 00734	0.47	1	1	0	0	0	0.00075	441.61	855.85	0.00	
		Int of AUTUMN RIVER LN CAPTAIN THOMAS RD										Statewide Crash Rate: 239.28			

Study Years: 3.00

Section Totals:

Grand Totals:

1.27	2	0	0	1	0	1	0	0	0	1	50.0	0.00243	274.84	637.69	0.43
1.27	2	0	0	1	0	1	0	0	1	50.0	0.00243	274.84	685.54	0.40	

KENNETH GARDNER
JRK SOIL SEARCH, INC.
PO BOX 291
LIMINGTON, ME 04049
(207) 637-2260
(207) 205-6349

October 21, 2019

Isaiah Plante
Kimball Survey
30 Frost Hill Road
York, ME 03909

Re: Autumn River Lane Subdivision, Ogunquit, ME

Dear Mr. Plante;

During the spring of 2019, I reviewed and delineated the wetlands on the Autumn River Lane Subdivision. There is one small wetland on the site. There are no vernal pools.

If you have any questions, please contact me at the above phone numbers.

Sincerely,

A handwritten signature in black ink, appearing to read "Kenneth Gardner", with a long horizontal flourish extending to the right.

Kenneth Gardner
CSS #61

Soil Profile/Classification Information
 DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES

Project name: Autumn River Ln Applicant name: Kay Gauthier Project location (municipality): Ogunquit

Exploration symbol: TPI Test pit Boring
1 * Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0	Sandy	Friable	Dark Brown 10YR 5/3	
5	Loam		Dark Brown 10YR 5/3	
10	Loamy Sand	Loose	Yellow Brown 10YR 5/6	None
15				
20	Bedrock at 12"			
30				
40				
50				

S.E. Soil Classification: 4 AII Profile Design Class Slope: 3-5 % Limiting Factor: 12 Ground Water Restrictive Layer Bedrock

C.S.S. Soil Series/phase name: Hydric Non-hydric Hydrologic Soil Group

Exploration symbol: TP2 Test pit Boring
1 * Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0	Sandy	Friable	Dark Brown 10YR 5/3	
5	Loam		Dark Brown 10YR 5/3	
10			Yellow	
15				
20	Loamy	Loose	Brown 10YR 5/6	None
30	Sand			
40	Bedrock at 36"			
50				

S.E. Soil Classification: 4 AII Profile Design Class Slope: 3-5 % Limiting Factor: 36 Ground Water Restrictive Layer Bedrock

C.S.S. Soil Series/phase name: Hydric Non-hydric Hydrologic Soil Group

Exploration symbol: TP3 Test pit Boring
1 * Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0	Sandy		Dark Brown 10YR 5/3	
5	Loam	Friable	Dark Brown 10YR 5/3	
10			Yellow	
15	Loamy		Brown 10YR 5/6	
20	Sand	Loose		None
30				
40	Bedrock at 32"			
50				

S.E. Soil Classification: 4 AII Profile Design Class Slope: 3-5 % Limiting Factor: 32 Ground Water Restrictive Layer Bedrock

C.S.S. Soil Series/phase name: Hydric Non-hydric Hydrologic Soil Group

Exploration symbol: TP4 Test pit Boring
1 * Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0	Sandy		Dark Brown 10YR 5/3	
5	Loam	Friable	Dark Brown 10YR 5/3	
10			Yellow	
15	Gravelly		Yellow	
20	Loamy	Loose	Brown 10YR 5/6	None
30	Sand			
40	Bedrock at 32"			
50				

S.E. Soil Classification: 4 AII Profile Design Class Slope: 3-5 % Limiting Factor: 32 Ground Water Restrictive Layer Bedrock

C.S.S. Soil Series/phase name: Hydric Non-hydric Hydrologic Soil Group

Professional Endorsements (as applicable)

S.E.	signature: <u>Kenneth Gardner</u> name printed/typed: <u>Kenneth Gardner</u>	Date: <u>7-30-19</u> Lic. #: <u>73</u>
C.S.S.	signature: name printed/typed:	Date: Cert. #:

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Soil Profile/Classification Information

DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITE

Project name: Autumn River Ln Applicant name: Kay Gauthier Project location (municipality): Ogunquit

Exploration symbol: TP5 Test pit Boring
1 * Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0	Sandy		Dark	
5	Loam	Friable	Brown 10YR 3/3	
10				
15				
20	Loamy	loose	yellow	None
30	Sand		Brown 10YR 5/6	
40	Bedrock at 36"			
50				

S.E. Soil Classification Profile 4 AH Design Class Slope 35 % Limiting Factor 36 " Ground Water Restrictive Layer Bedrock

C.S.S. Soil Series/phase name: Hydric Non-hydric Hydrologic Soil Group

Exploration symbol: TP6 Test pit Boring
1 * Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0			Dark Brown 10YR 3/3	
5		Friable		
10	Sandy		yellow	
15				
20	Loam	loose	Brown 10YR 5/6	
30				Few
40	Bedrock at 36"			
50				

S.E. Soil Classification Profile 2 AH Design Class Slope 8 % Limiting Factor 36 " Ground Water Restrictive Layer Bedrock

C.S.S. Soil Series/phase name: Hydric Non-hydric Hydrologic Soil Group

Exploration symbol: TP7 Test pit Boring
1 * Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0	Sandy		Dark	
5	Loam	Friable	Brown 10YR 3/3	
10	Gravelly		yellow	
15				
20	Loamy	loose	Brown 10YR 5/6	
30	Sand			
40	Bedrock at 30"			
50				Few

S.E. Soil Classification Profile 4 AH Design Class Slope 8 % Limiting Factor 30 " Ground Water Restrictive Layer Bedrock

C.S.S. Soil Series/phase name: Hydric Non-hydric Hydrologic Soil Group

Exploration symbol: TP8 Test pit Boring
1 * Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0			Dark Brown 10YR 3/3	
5				
10	Sandy		gray 5Y 6/1	
15		Friable	REDISH	
20	Loam		Brown 5YR 5/3	
30				Few
40	Bedrock at 26"			
50				

S.E. Soil Classification Profile 2 AH Design Class Slope 35 % Limiting Factor 26 " Ground Water Restrictive Layer Bedrock

C.S.S. Soil Series/phase name: Hydric Non-hydric Hydrologic Soil Group

Professional Explanations (as applicable)

S.E. signature: Kenneth Gardner Date: 7-30-19
 name printed/typed: Kenneth Gardner Lic. #: 73

C.S.S. signature: _____ Date: _____
 name printed/typed: _____ Cert. #: _____

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Soil Profile/Classification Information

DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES

Project name: Autumn River Ln Applicant name: Ray Gauthier Project location (municipality): Ogunquit

Exploration symbol: TP9 Test pit Boring
1 * Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0	<u>Sandy</u>		<u>Brown</u>	
5			<u>10y2/9/3</u>	
10	<u>Loam</u>		<u>Yellow</u>	
15			<u>10y2/5/6</u>	
20		<u>Firm</u>	<u>Olive</u>	<u>Few</u>
25			<u>Brown</u>	
30			<u>2.5y/6/4</u>	
40	<u>Bedrock at 38"</u>			
50				

Exploration symbol: _____ Test pit Boring
 _____ * Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0				
5				
10				
15				
20				
25				
30				
35				
40				
45				
50				

S.E. Soil Classification: 2 AIII/C Slope: 3.5% Limiting Factor: 10" Ground Water Restrictive Layer Bedrock

C.S.S. Soil Series/phase name: _____ Hydric Non-hydric Hydrologic Soil Group: _____

S.E. Soil Classification: _____ Slope: _____% Limiting Factor: _____" Ground Water Restrictive Layer Bedrock

C.S.S. Soil Series/phase name: _____ Hydric Non-hydric Hydrologic Soil Group: _____

Exploration symbol: _____ Test pit Boring
 _____ * Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0				
5				
10				
15				
20				
25				
30				
35				
40				
45				
50				

Exploration symbol: _____ Test pit Boring
 _____ * Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0				
5				
10				
15				
20				
25				
30				
35				
40				
45				
50				

S.E. Soil Classification: _____ Slope: _____% Limiting Factor: _____" Ground Water Restrictive Layer Bedrock

C.S.S. Soil Series/phase name: _____ Hydric Non-hydric Hydrologic Soil Group: _____

S.E. Soil Classification: _____ Slope: _____% Limiting Factor: _____" Ground Water Restrictive Layer Bedrock

C.S.S. Soil Series/phase name: _____ Hydric Non-hydric Hydrologic Soil Group: _____

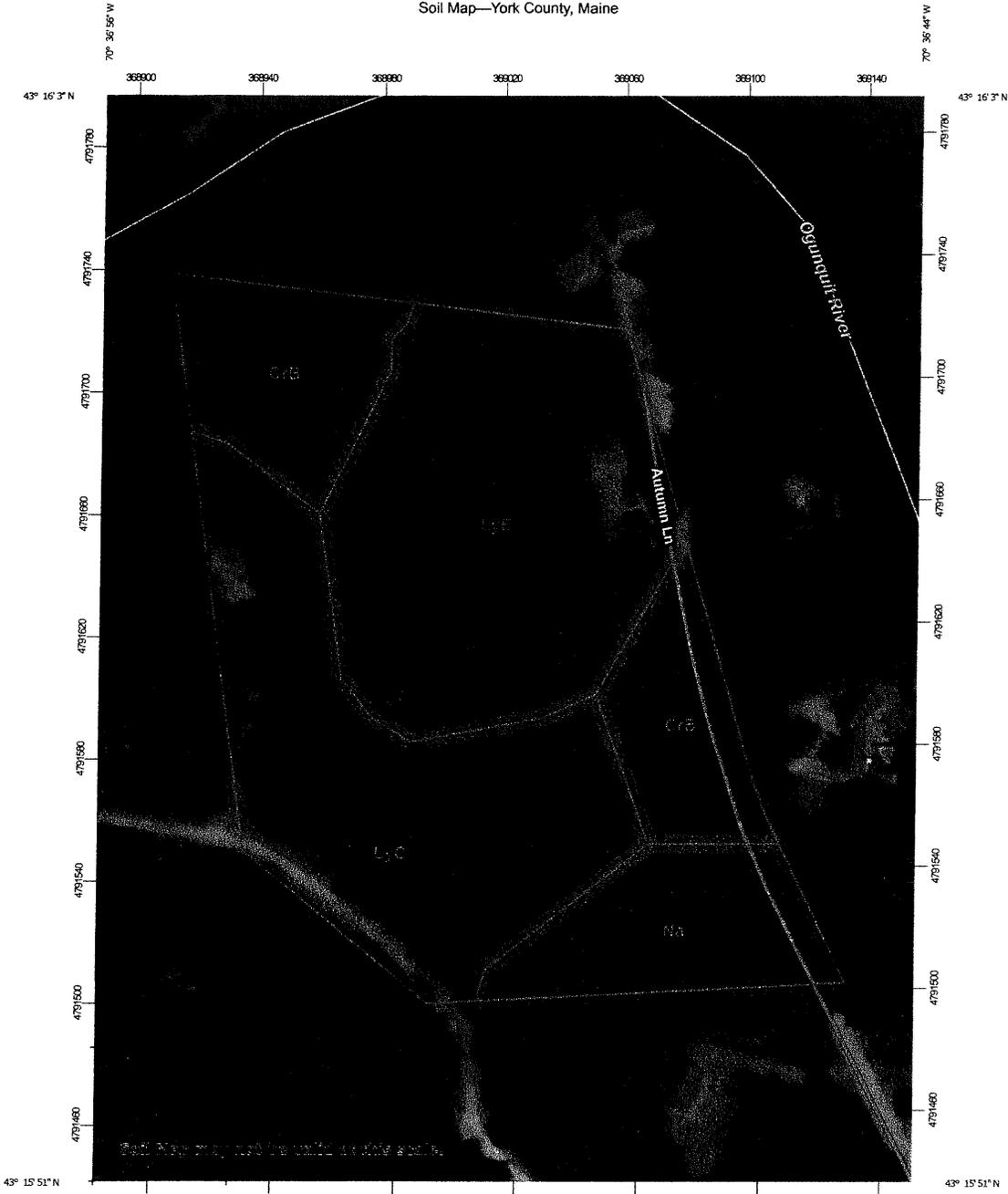
Professional Endorsements (as applicable)

S.E. signature: Kenneth Gardner Date: 7-30-19
 name printed/typed: Kenneth Gardner Lic. #: 73

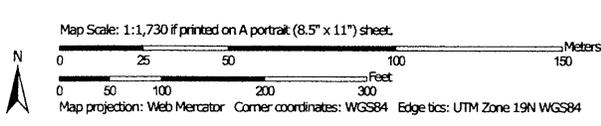
C.S.S. signature: _____ Date: _____
 name printed/typed: _____ Cert. #: _____

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Soil Map—York County, Maine



Soil Map prepared by the USDA NR Conservation Service



MAP LEGEND

Area of Interest (AOI)	 Spoil Area
 Area of Interest (AOI)	 Stony Spot
Soils	 Very Stony Spot
 Soil Map Unit Polygons	 Wet Spot
 Soil Map Unit Lines	 Other
 Soil Map Unit Points	 Special Line Features
Special Point Features	Water Features
 Blowout	 Streams and Canals
 Borrow Pit	Transportation
 Clay Spot	 Rails
 Closed Depression	 Interstate Highways
 Gravel Pit	 US Routes
 Gravelly Spot	 Major Roads
 Landfill	 Local Roads
 Lava Flow	Background
 Marsh or swamp	 Aerial Photography
 Mine or Quarry	
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: York County, Maine
 Survey Area Data: Version 17, Sep 11, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Sep 9, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
CrB	Croghan loamy sand, 0 to 8 percent slopes	1.7	19.4%
LyC	Lyman-Rock outcrop complex, 8 to 15 percent slopes	3.0	33.5%
LyE	Lyman-Rock outcrop complex, 15 to 80 percent slopes	3.2	35.7%
Na	Naumburg sand	1.0	11.5%
Totals for Area of Interest		9.0	100.0%

COMAC PUMP & WELL LLC

P.O. Box 425

Kingston, N.H. 03848

Kingston (603) 642-3683 Salem (603) 898-4861

1-800-343-1411

"Unsurpassed Excellence in Water Technology"

11/15/19

York River LLC
Ray Gauthier
6 Manhattan Dr.
Amherst, NH 03031

Re: Private Wells
Autumn River Lane
Ogunquit, Me

Dear Ray,

Comac Pump & Well LLC drilled a well on Autumn River Lane which at the time produced sufficient water for domestic use, and to our knowledge, the water quality fell within EPA Guidelines.

Thank you,
Marisa Costa