

Reconsidering Parking



Sohier Park

January 13, 2026

WALSH
ENGINEERING ASSOCIATES, INC.

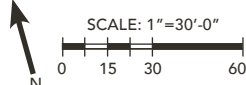
Richardson & Associates
Landscape Architects



Legend

- 1 Bus Loading Zone
- 2 Entry Sign
- 3 Lower Parking
Approx 35 gained spaces
- 4 Continuous Curbs Throughout
- 5 Gate
- 6 Service Area
- 7 Service Buffer with Stormwater Treatment
- 8 Seating Area
- 9 Renaturalized Area
- 10 Viewing Space with Interpretive Displays
- 11 Native Plantings
- 12 Granite Block Bench
- 13 Gathering Space
- 14 Storm Resilient Boulder Retaining with Planting
- 15 Historic Artifacts
- 16 Bike Rack
- 17 Staff Parking
- 18 Viewing Deck / Gift Shop Display Area
- 19 Bus Drop Off with Benches
- 20 Upper Parking
Approx 30 spaces
- 21 Raised Crosswalks
- 22 Stop Signs
- 23 Bollards
- 24 ADA Parking
- 25 EV Parking

A Vision for the Future



Parking

Number of Spaces in Current Park:

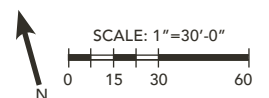
50 Identified Spaces

15 Ad-hoc Spaces



Number of Spaces in Proposed Park:

70 Identified Spaces



JONES ASSOCIATES

Foresters, Surveyors and
Environmental Consultants



WETLAND REPORT

11 SOHIER PARK ROAD
YORK, MAINE 03909

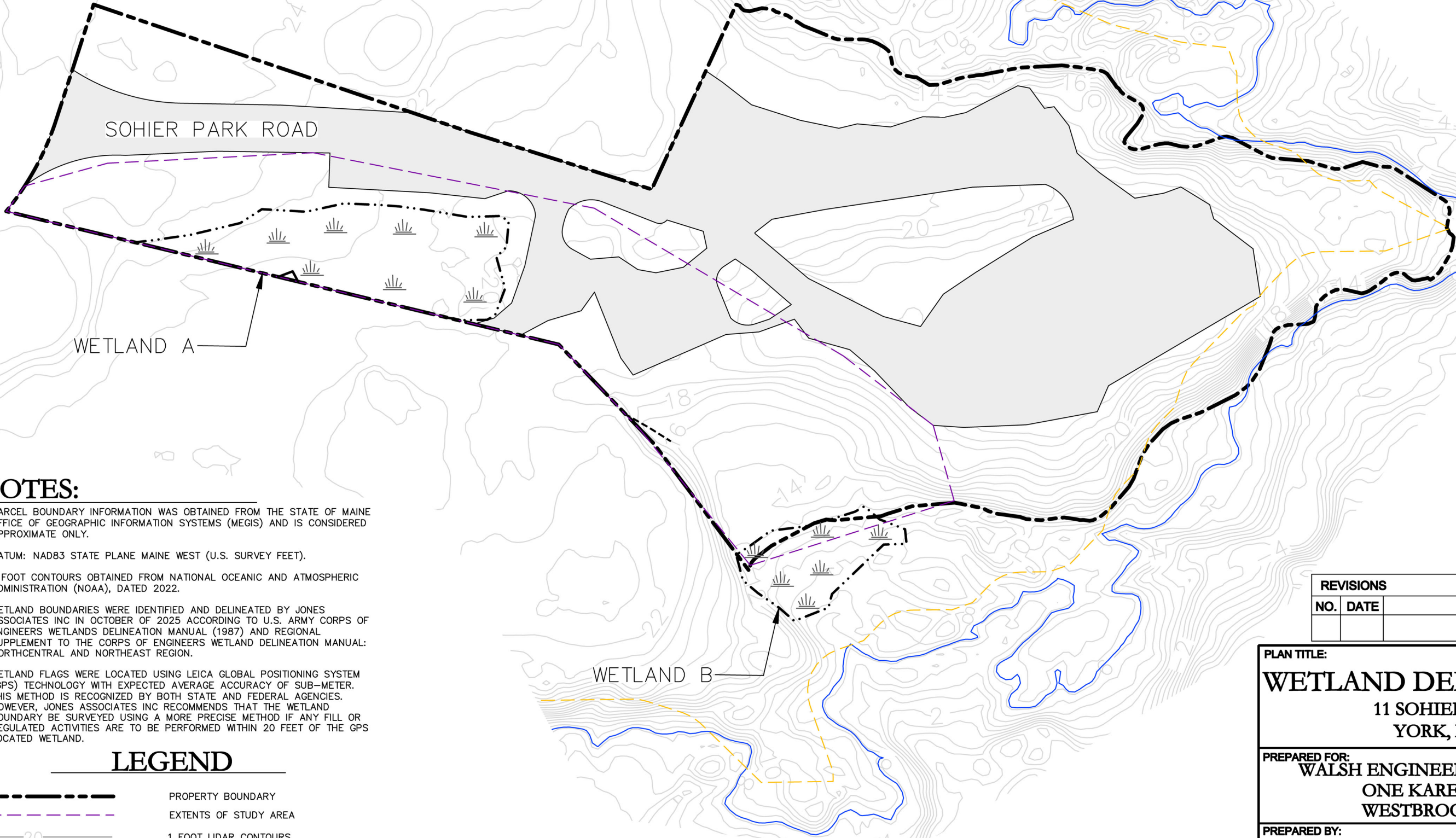
<p><u>Prepared for:</u> Walsh Engineering Associates, Inc. One Karen Drive, Suite 2A Westbrook, Maine 04092</p>	<p><u>Prepared by:</u> Jones Associates, Inc. 280 Poland Spring Road Auburn, Maine 04210</p>
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This wetland delineation was conducted by:



Dave Forbes
Jones Associates, Inc.

JA Job #25-048YO
October 2025



NOTES:

1. PARCEL BOUNDARY INFORMATION WAS OBTAINED FROM THE STATE OF MAINE OFFICE OF GEOGRAPHIC INFORMATION SYSTEMS (MEGIS) AND IS CONSIDERED APPROXIMATE ONLY.
2. DATUM: NAD83 STATE PLANE MAINE WEST (U.S. SURVEY FEET).
3. 1 FOOT CONTOURS OBTAINED FROM NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA), DATED 2022.
4. WETLAND BOUNDARIES WERE IDENTIFIED AND DELINEATED BY JONES ASSOCIATES INC IN OCTOBER OF 2025 ACCORDING TO U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (1987) AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION.
5. WETLAND FLAGS WERE LOCATED USING LEICA GLOBAL POSITIONING SYSTEM (GPS) TECHNOLOGY WITH EXPECTED AVERAGE ACCURACY OF SUB-METER. THIS METHOD IS RECOGNIZED BY BOTH STATE AND FEDERAL AGENCIES. HOWEVER, JONES ASSOCIATES INC RECOMMENDS THAT THE WETLAND BOUNDARY BE SURVEYED USING A MORE PRECISE METHOD IF ANY FILL OR REGULATED ACTIVITIES ARE TO BE PERFORMED WITHIN 20 FEET OF THE GPS LOCATED WETLAND.

LEGEND

- PROPERTY BOUNDARY
- EXTENTS OF STUDY AREA
- 1 FOOT LIDAR CONTOURS
- DELINEATED WETLAND
- HIGHEST ASTRONOMICAL TIDE LINE (6.30 FT.)
- MAPPED HARLEQUIN DUCK HABITAT
- DITCH / DRAINAGE
- EXISTING DEVELOPED / IMPERVIOUS AREAS

REVISIONS			
NO.	DATE	DESCRIPTION	BY

PLAN TITLE:
WETLAND DELINEATION PLAN
11 SOHIER PARK ROAD
YORK, MAINE 03909

PREPARED FOR:
WALSH ENGINEERING ASSOCIATES, INC.
ONE KAREN DR., SUITE 2A
WESTBROOK, MAINE 04092

PREPARED BY:

JONES ASSOCIATES INC.
Foresters, Surveyors And
Environmental Consultants



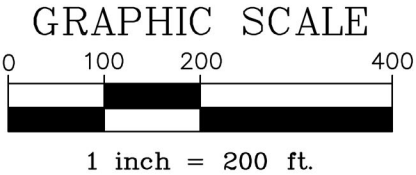
280 POLAND SPRING ROAD, AUBURN, MAINE 04210
(207) 241-0235

PLAN DATE:
NOVEMBER 12, 2025

FIELD WORK DATE:
OCTOBER 27, 2025

SCALE: 1"=60'

PROJ. #: 25-048YO



LEGEND

EXISTING	PROPOSED
	CONTROL POINT PROPERTY LINE PROPERTY PIN
	ABUTTER IDENTIFICATION
	FLOOD ZONE
	HIGHEST ANNUAL TIDE
	INDEX CONTOUR
	INTERMEDIATE CONTOUR
	BUSH/SHRUB
	BRUSH LINE
	BITUMINOUS PAVEMENT
	GRAVEL
	CONCRETE
	PERVIOUS PAVERS
	BUILDING
	RIPRAP
	FLAGPOLE
	EDGE OF LANDSCAPED AREA
	LANDSCAPE/RETAINING WALL
	LAWN LINE
	AREA OF EROSION

GENERAL NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "DIG SAFE" AND LOCAL UTILITY COMPANIES AT LEAST THREE (3) BUSINESS DAYS, BUT NOT MORE THAN 30 CALENDAR DAYS, PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION, IN ACCORDANCE WITH MAINE STATE LAW. "DIG SAFE" TELEPHONE NUMBER IS 1-888-344-7233.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL AND ANY MEANS, METHODS, AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THE PLANS.
- ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING ALL SAFETY REGULATIONS (OSHA).
- ALL WORK SHALL BE IN CONFORMANCE ALL UTILITY COMPANIES STANDARDS.
- THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING. REFER TO THE WRITTEN EROSION CONTROL PLAN AND DRAWINGS FOR FURTHER EROSION CONTROL GUIDELINES.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS. IF ANY DISCREPANCIES ARE FOUND, THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY.

PARCEL INFORMATION:

- OWNER OF RECORD: TOWN OF YORK, MAINE
- STREET ADDRESS: 11 SOHIER PARK ROAD
- PARCEL SHOWN HEREON IS TOWN OF YORK TAX MAP 29, LOT 20.
- RECORDED IN YORK COUNTY REGISTRY OF DEEDS BOOK 781 PAGE 424.
- TOTAL AREA OF PARCEL: 3 ACRES
- CURRENT ZONE: MUNICIPAL PARK/RESIDENTIAL

EFFECTIVE FLOOD ZONE INFORMATION:

- CLASSIFICATION: AE/VE
- FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 23031C0687G
- EFFECTIVE DATE: 7/17/2024

PLAN REFERENCES:

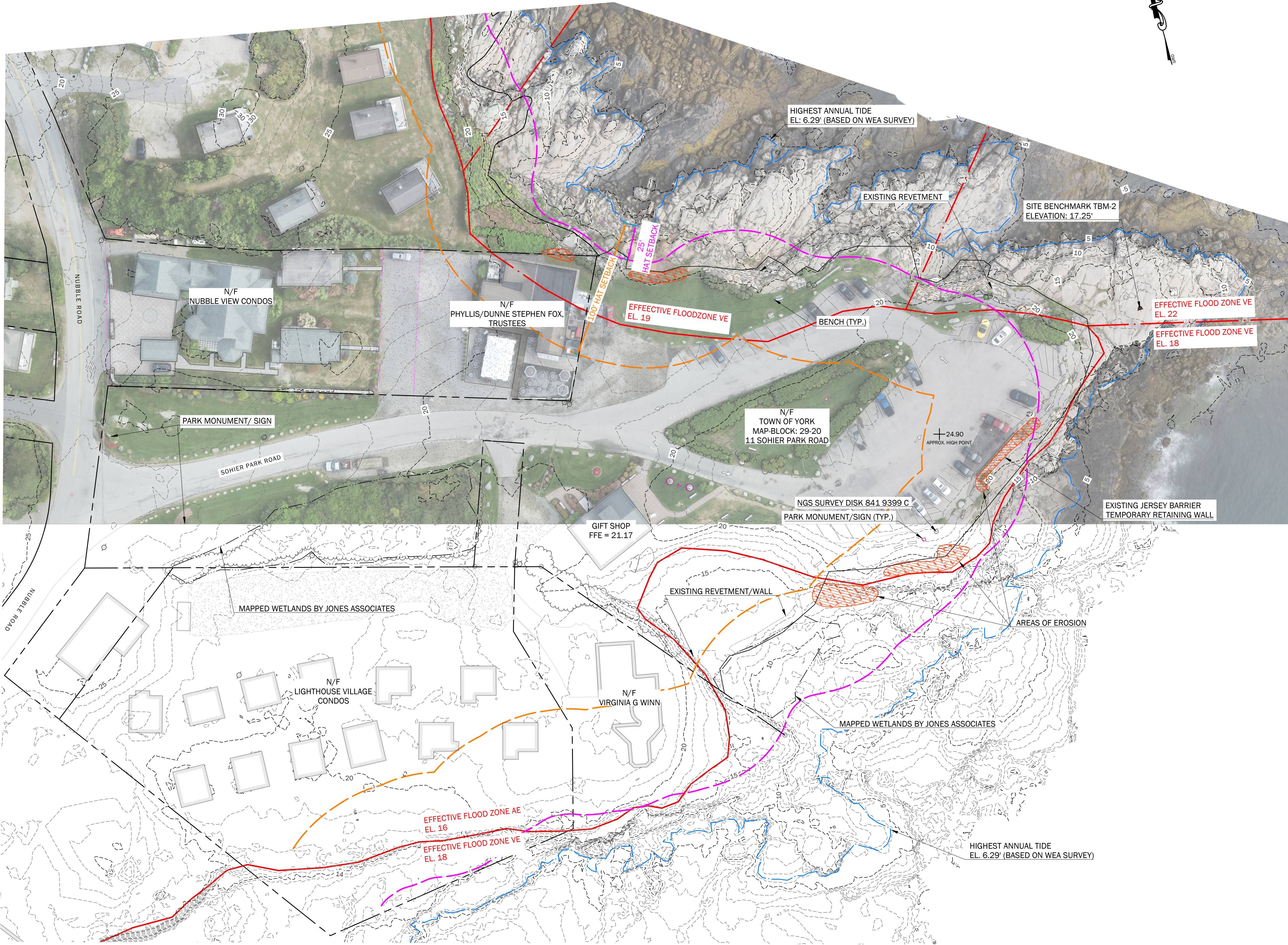
- PROPERTY BOUNDARY INFORMATION TAKEN FROM A COMPILATION OF THE FOLLOWING:
 - PLANS TITLED "SITE PLAN, SOHIER PARK" AND "BOUNDARY PLAN SOHIER PARK YORK MAINE", PREPARED BY CLD CONSULTING ENGINEERS INC. OF PARK PLACE CORPORATE CENTER, 316 US ROUTE 1, SUITE D, DATED JUNE 2004.
 - FIELD OBSERVATIONS BY WALSH ENGINEERING ASSOCIATES, INC. ON 9/6/2024.
- CONTROL POINT AND COORDINATE SYSTEM DERIVED FROM A COMPILATION OF THE FOLLOWING:
 - GPS SURVEY BY WALSH ENGINEERING ASSOCIATES, INC ON 9/6/2024. HORIZONTAL LOCATION AND VERTICAL DATUM WERE ACQUIRED FROM RAW STATIC SATELLITE OBSERVATION USING A BRX7 BASE AND ROVER GPS SYSTEM. DATA WAS PROCESSED USING OPUS (ONLINE POSITIONING USER SERVICE) TO ALIGN WITH MAINE STATE COORDINATE SYSTEM, MAINE-WEST AND VERTICAL DATUM NAVD88.
 - CONTROL POINT USED FOR OPUS PROCESSING:

ID: NGS BRASS DISK #841 9399-B 1976 (SHOWN AS TBM-2)

NORTHING: 121419.90'

EASTING: 2839149.80'

ELEVATION*: 17.25'
 - *ELEVATION HELD FROM NATIONAL GEODETIC SURVEY PUBLISHED INFORMATION. (ACTUAL IN-FIELD MEASUREMENT .07± LOWER.)
- TOPOGRAPHIC AND PHOTOMOSAIC INFORMATION DERIVED FROM A COMPILATION OF THE FOLLOWING:
 - LIDAR TOPOGRAPHY AND PHOTOMOSAIC WERE DERIVED FROM UAV DRONE FLIGHT CONDUCTED BY WALSH ENGINEERING, INC. ON 9/6/2024 USING A DJI MATRICE 300.
 - LIDAR TOPOGRAPHY AND PHOTOMOSAIC DATA WAS PROCESSED USING PIX4D SOFTWARE.



WALSH
ENGINEERING ASSOCIATES, INC.

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ph: 207.553.9898 | www.walsh-eng.com

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SOHIER PARK - NUBBLE LIGHTHOUSE MASTER PLAN

SOHIER PARK
YORK, ME 03909

PREPARED FOR:
RICHARDSON & ASSOCIATES

176 MAIN STREET
P.O. BOX 426
SACQ, ME 0407

OWNER:
TOWN OF YORK

186 YORK STREET
YORK, ME 03909-1314

Rev.	Date	Description	Drawn	Check

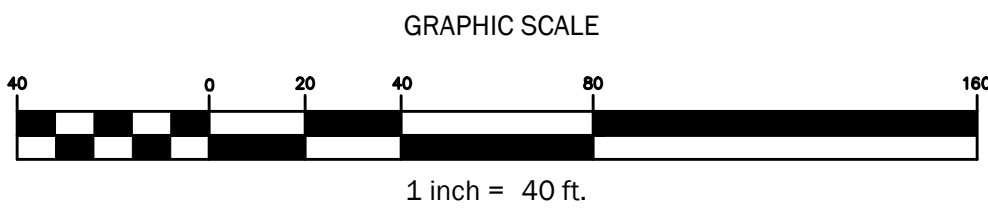
Sheet Title:
**SITE
OVERVIEW**

Job No.: 872
Date: OCT. 1, 2024
Scale: AS SHOWN
Drawn: AWH
Checked: WRW/LLT

Sheet No.:

C1.0

PRELIMINARY - NOT FOR CONSTRUCTION



Parking Count

Retained from Previous Plan: 35 Spaces
Additional Parking: 29 Spaces

Total Spaces: 64

Discussion



Next Steps

1. Receive Sohier Park Committee approval on updated master plan concept
2. Present revised conceptual design to the Select Board
3. Advance conceptual design sketches to a computerized permitting-level design
4. Prepare and submit Maine DEP NRPA Permit application
5. Prepare and submit local Town of York permit applications
6. Advance permitting-level design to final design, and prepare bidding documents
7. Commence public bidding period, contractor selection, and contract procurement
8. Begin construction

