

707 Sable Oaks Drive, Suite 30 South Portland, Maine 04106 207.772.2515

December 14, 2021

Ms. Erin Zwirko, Director of Planning & Development Town of Yarmouth 200 Main Street Yarmouth, ME 04096

Subject: North Yarmouth Academy Ice Arena Expansion Conceptual Site Plan Submission

Dear Erin,

On behalf of North Yarmouth Academy (NYA), Gorrill Palmer and the design team is pleased to submit a Conceptual Site Plan application for review by the Yarmouth Planning Board. North Yarmouth Academy proposes new construction and renovation on their site located at the east side of Route 1 approximately 0.25 miles south of the US Route 1 and Main Street intersection. The site is identified as Tax Map 32 Lot 125 and is approximately 5.8 acres in size. The site is located in the SD1-NYA Campus Special District and is subject to the Character Based Development Code and Site Plan Review standards. We request to be placed on the January 12, 2022, Planning Board meeting for Conceptual Site Plan Review.

We have provided conceptual review site plans, architectural renderings, and architectural floor plans for your review along with the following narrative summarizing the Character Based Development Code and Site Plan Review standards. We look forward to reviewing this information with the Planning Board on January 12, 2022. In the interim, please contact me with any questions.

Standard	Requirement	Provided			
Building Placement - Principal Building					
Front Setback, Principal	n/a	Expansion of existing building			
Front Setback, Secondary	n/a	Expansion of existing building			
Frontage					
Side	n/a	Expansion of existing building,			
		no further encroachment			
Rear Setback	n/a	Expansion of existing building,			
		no further encroachment			
Yard Types					
Edgeyard	n/a	n/a			
Sideyard	n/a	n/a			
Rearyard	n/a	n/a			

Special District (SD1) Building & Lot Plan Standards



Building & Lot Principal Use	Sports Stadium	Permitted per SD1 Table 5.J.1				
Lat Occuration						
Lot Occupation						
Lot Width	n/a	n/a				
Lot Coverage	n/a	n/a				
Frontage Buildout	n/a	n/a				
Building Form – Principal Buildir	ng					
Building Height	3 stories and 35 ft max	Existing TRA= 32'-11", New Building = 24'-6"				
First Story Height	10 ft min, 25 ft max	Existing = 9'-6" Addition = 9'-6"				
Upper Story Height	10 ft min, 15 ft max	Existing =23'-5" Addition = 15'-0"				
Façade Glazing	20% min, 70% max non- shonfront	Addition =				
Roof Type	Flat, hip, gambrel, gable, mansard	Existing = Gambrel, Gable, Flat, Shed. Addition = Flat roof that cleans up numerous shed and flat roof existing condition.				
Roof Pitch, if any	8:12 to 14:12	Existing = 4.5:12, 2:12, 8.5:12 Addition = Flat				
Building Placement – Outbuildir	ng					
Front Setback	Principal bldg. setback + 20 ft	Not applicable				
Side Setback	0 ft min	Not applicable				
Rear Setback	3 ft min	Not applicable				
Parking						
Other Uses	CBC suggests other– 3 space per 1,000 sf or as per use Parking Analysis	Total sf of Travis Roy + Expansion = 32.540 sf. Per CBC, parking requirements are 98 spaces. See Site Plan narrative for additional information				
Private Frontages & Encroachments						
Private Frontage Types						
Common Yard	Permitted	Provided				
Porch	Permitted	Not Applicable				
Forecourt	Permitted	Provided				
Stoon	Permitted	Not Applicable				
Stoop	Dermitted	Not Applicable				
Eneroschment of Duilding	rennitteu	Νοι Αρμιταρίε				
Elements						
Encl landings, stairs, stoops,	n/a	n/a				



projections upon indicated setbacks by the following distances		
Front Setback, Principal	8 ft max	No encroachment proposed
Frontage		
Front Setback, Secondary	8 ft max	No encroachment proposed
Frontage		
Rear Setback	5 ft max	No encroachment proposed

Character Based Development Code (Chapter 703)

The following narrative addresses Section M. Architectural Standards of Chapter 703 Article 5.

1. **Composition** - The proposed alterations focused on the revitalization of the existing NYA Travis Roy Arena as well as the addition to the aforementioned structure address composition in several ways.

a. Existing Building

For the existing prefabricated metal clad structure, the design team looks to replace the metal siding and roofing in kind using a color and profile that works cohesively with the rest of the design. The existing West facing facade is a combination of fenestration, masonry, and vinyl clapboard profile siding. This facade is intended to be re-clad with new masonry and wood grain textured metal panels that correspond to the proposed addition.

b. Addition

The proposed addition consolidates several varying roof conditions into one cohesive form. The existing entry vestibule is converted into interior program space and adjacent storage rooms are removed. The remaining existing slab is repurposed for a new principal entry vestibule sized for proper life safety while also corresponding with upper material change and bay window soffit line. The new entry faces the existing parking lot as well as Rt.1 A new canopy over the entrance also highlights the rhythm of material change while also corresponding with the datums generated by the original building and signifies the prominence of the main entry point.

- 2. Walls The proposed design utilizes durable materials such as masonry and metal with lifespans exceeding 25 years. Metal panels will have low reflectivity coatings and masonry units will be of similar scale and proportion to that of other buildings in the SD1 district (NYA Campus). The design of the addition incorporates masonry on the ground level as it strengthens the grounded quality of the composition as well as for its longevity and durability as it relates to the outdoor elements. Due to site grading, both the new and existing foundation will not be visible more than 6 inches. The design of the facade includes 3 materials: the primary corrugated metal panel, a secondary metal panel that will be of a different texture and color, and a masonry unit either consisting of brick or ground face block to match the existing institutional qualities of the campus.
- 3. Attachments and Elements The second story addition to the Travis Roy Arena programmatically consists of a state of the art fitness and weight training facility. A primary bay window is used as a feature element that works to break up the scale and composition of the



North elevation while also providing a visual connection for students, faculty and visitors alike, back to the main campus and adjacent athletic fields.

The West elevation looks to achieve similar results with a smaller bay window intervention from the same second floor fitness space. This fenestration also corresponds with the prominent entrance while also connecting students to the tennis courts and Rt.1.

- 4. Roofs The existing building will be receiving a new metal roof to replace the existing metal roof which dates to the mid 1970's. The roof of the proposed addition is designed to be a concealed EPDM roof with integrated roof drainage, concealed by a parapet that matched adjacent wall claddings. The parapet will also double as a screening for any required rooftop equipment for the addition.
- 5. **Openings, Windows & Doors** A waiver would like to be requested for the new glazing for this project. As designed all window systems are currently aluminum mullioned double glazed storefront units. The style of these particular glazed units is fitting to the institutional character of the building and can be found on several other buildings on the school campus. Many of the glazed panes also exceed the allotted 20 square feet. This is done to match the scale and proportion of the new design as well as the existing building and its proportions, including existing aluminum storefront units which also exceed the 20 square foot maximum. The new entrance to the building will be connected to the adjacent parking with a paved or hardscape walkway. Storefront units have been designed to start at the floor and a waiver would also likely be required given the windows sit on a 12 14 inch knee wall. Again, there are several instances where storefront units sit flush with the floor of existing buildings on the NYA campus. In doing so with the proposed addition, the design team feels that the connection between campus buildings is being strengthened.

Site Plan Standards (Chapter 702)

The following narrative addresses the site plan review criteria of Chapter 702.H.

- 1. Conformance with Comprehensive Plan The proposed expansion of the Travis Roy Arena is in conformance with the SDI Character Based District which to our knowledge complies with the Town's Comprehensive Plan.
- Traffic The proposed expansion is not anticipated to increase traffic to the facility and, therefore, is not anticipated to cause congestion or unsafe conditions and will not result in unsafe conditions.
- 3. **Parking and vehicle Circulation** The parking lot at the arena provides 94 parking spaces. Additionally, there are other parking areas located across the NYA campus that can be used during peak usage. Based on a campus-wide parking count in 2020, there are approximately 179 parking spaces on the campus. Additionally, NYA has an agreement with the abutting property to the south to use up to 34 parking spaces. There is a shared driveway between the Travis Roy parking lot and the parking area for Clayton's.

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- 4. Sanitary Sewerage The existing sewer service and pump station will remain. We are evaluating whether there will be an increase in water use/sewer flow created by the expansion. A request for an ability to serve letter will be sent to the Town engineer and will be submitted as part of the Site Plan review application.
- 5. Water The existing connection to the Yarmouth Water District system will be retained. The water service to the building will be re-routed around the proposed expansion footprint. A request for an ability to serve letter will be sent to the Yarmouth Water District and will be submitted as part of the Site Plan review application.
- 6. **Fire Safety** The proposed expansion provides adequate access for emergency vehicles. The expansion will conform with applicable fire safety requirements.
- 7. **Buffering** Landscaping will be provided along the face of the proposed expansion. No landscaping or trees will be removed along the Route I side of the building, or along the rear of the building. Three trees at the northerly end of the arena will be removed to construct the expansion.
- 8. **Natural Areas** There are no wetlands or significant natural features that will be impacted by the proposed expansion. The expansion remains within the previously developed area.
- 9. Lighting No new exterior site lighting is proposed.
- 10. Storm Water Management The expansion is within the previously developed area of the site. The impervious area will increase by approximately 1,400 sf. We propose to reconstruct the existing sidewalk along the westerly side of the Travis Roy Arena with pervious pavers over a soil filter to provide improved water quality treatment for the sidewalk and a portion of the roof runoff. We expect that post-development peak flows will be kept below pre-development levels that discharge to the Town Skating Pond. A stormwater report addressing water quality and quantity control will be provided as part of the Site Plan application. The project will also be reviewed for stormwater control as part of an after-the-fact Maine DEP Site Location Of Development Act permit application for the NYA campus.
- 11. Erosion and Sedimentation Control An Erosion and Sedimentation control plan for the project will be provided.
- 12. **Buildings** Refer to architectural portions of this narrative.
- 13. **Existing Landscaping** The plan minimizes the disturbance of existing landscaping. Three existing trees will be removed to permit construction of the expansion.
- 14. Infrastructure The expansion will not have an impact on offsite infrastructure. Ability to serve letters will be sent to the Yarmouth Water District and the Sewer and Engineering Department.
- 15. Advertising Features Any new advertising signage would be submitted to the Town for approval.

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- 16. Design Relationship to Site and Surrounding Properties The proposed expansion is relatively small compared to the scale of the existing arena. It will be partially visible from Route I but is not anticipated to have any negative impacts.
- 17. Scenic Vistas and Areas No scenic vistas are affected by this project.
- 18. Utilities No new utility connections are proposed.
- 19. **Technical Standards** The technical standards of Article 1.J will be met with the exception of the parking space requirement. An 18 foot long parking space, rather than a 19 foot space length, is proposed for the restriping of the existing parking lot and the five new parking spaces because the existing lot appears to have been designed for 18 foot long spaces. A waiver request will be submitted with the Site Plan application.
- 20. Route I Corridor Design Guidelines Not Applicable.
- 21. **Title, Right, Interest** Evidence of Title, Right, Interest will be provided with the Site Plan application.
- 22. **Technical and Financial Ability** The technical and financial ability of the Applicant and Consultants will be presented with the Site Plan application. Simons Architects, Hebert Construction, Gorrill Palmer, Thornton Tomasetti and Bennett Engineering are working on the proposed project.
- 23. **Special Exception Standards** The proposed project will meet the applicable special exception standards and will be compatible with the surrounding development.

Please contact me with any questions you may have or if additional information is needed. My email is whaskell@gorrillpalmer.com.

Sincerely, Gorrill Palmer

Will C. Hashill

William C. Haskell, PE, CPESC Principal

Enc. (Plans)

Copy: Austin Smith (SA); Tim Hebert (Hebert Construction); Ben Jackson (NYA)

WCH/jwa/U:\2048.04_Hebert_NYA Travis Roy Addition Design & Permitting\P Applications\Local\2021-12-14 Zwirko.doc

PROJECT PARCEL SITE TOWN OF YARMMOUTH ASSESSOR'S MAP & LOT NUMBERS MAP <u>LOT</u> 125 32

NORTH YARMOUTH ACADEMY TRAVIS ROY ARENA EXPANSION YARMOUTH, MAINE

Applicant:

NORTH YARMOUTH ACADEMY 148 MAIN STREET YARMOUTH, MAINE 04096

LEGEND

	-	EXISTING	DESCRIPTION	PROPOSED
			BUILDING	
			 RIGHT OF WAY 	
	_		PROPERTY LINE	
			BUILDING SETBACK	
			ZONE LINE	
			• WETLAND BOUNDARY	
	-#		GOIDE NAIL	
			EDGE OF PAVEMENT	
			EDGE OF GRAVEL DRIVE	
		100	GRADING CONTOUR LINE	<u>100</u>
		X 226.4	SPOT ELEVATION	<u>⊀ 100.31</u>
			TREELINE	
			TREES & HEDGES	
		ф	POLE WITH LIGHT FIXTURE(S)	●□
		\bigcirc	UTILITY POLE	۶
			FREESTANDING SIGN	
			PAINTED DIRECTIONAL TRAFFIC ARROW	
	_	OE	OVERHEAD ELECTRIC/TELEPHONE	<u>OHE/T</u>
	_	UE	UNDERGROUND ELECTRIC/TELEPHONE	UGE/T
	_	W	WATER LINE	8"W
	_	D	STORM DRAIN LINE	- 8"SD
	_		CULVERT	8"CULVERT
		, C	HYDRANT	+
		WV	WATER GATE VALVE	→→
			WATER SHUT OFF VALVE	
			MANHOI F	•
			CATCH BASIN	-
		•	TEST PIT	
		0	IRON ROD (SET)	
		\bigcirc		
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			SILI FENCE - PERIMETER	
			STONE SEDIMENT BARRIER	
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			TOWN	OF YARMOUTH CONCEPTUAL
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GENERAL NOTES

GENERAL NOTES

TITCOMB ASSOCIATES OF YARMOUTH, MAINE IN JUNE 2020. 2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

TOWN OF YARMOUTH OR THEIR REPRESENTATIVES AT NO ADDITIONAL COST TO THE OWNER.

4. ALL MATERIAL SCHEDULES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL PREPARE HIS OWN MATERIAL SCHEDULES BASED UPON HIS PLAN REVIEW. ALL SCHEDULES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS OR PERFORMING WORK.

5. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, AND/OR TOWN OF YARMOUTH SPECIFICATIONS. 6. WETLANDS ONSITE WERE DELINEATED AND LOCATED BY TRC ON JUNE 11, 2015.

PERMITTING NOTES

FOR VIEWING AT THE OFFICE OF THE ENGINEER OR THE MUNICIPAL OFFICE. COMPLY WITH THE CONDITIONS OF THESE PERMITS.

OWN OF YARMOUTH CONCEPTUAL REVIEW	12.14.21	WCH
ssued For	Date	By

PREPARED BY:



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1. TOPOGRAPHIC DATA AND EXISTING CONDITIONS WAS PREPARED BY

3. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS OF THE OWNER, THE

1. THIS PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF A SITE PLAN APPROVAL FROM THE TOWN OF YARMOUTH AND AN AFTER-THE-FACT SITE LOCATION OF DEVELOPMENT PERMIT BY MDEP. THE CONSTRUCTION WILL BE GOVERNED BY THE TOWN OF YARMOUTH ZONING ORDINANCE WHICH IS AVAILABLE

2. THE CONTRACTOR SHALL REVIEW THE ABOVE REFERENCED PERMIT PRIOR TO SUBMITTING A BID FOR THIS PROJECT. AND INCLUDE COSTS AS NECESSARY TO

LAYOUT NOTES

1. ALL DIMENSIONING, UNLESS NOTED OTHERWISE, IS TO THE FACE OF CURB.

2. OFFSETS TO CATCH BASINS AND MANHOLES ARE TO THE CENTER OF THE FRAME.

3. PIPE LENGTH EQUALS THE CENTER TO CENTER DISTANCES BETWEEN CATCH BASINS AND/OR MANHOLES MINUS ONE-HALF OF THE DIAMETER OF EACH CATCH BASIN OR MANHOLE.

4. PROPERTY LINE AND R.O.W. MONUMENTS SHALL NOT BE DISTURBED BY CONSTRUCTION. IF DISTURBED, THEY SHALL BE RESET TO THEIR ORIGINAL LOCATIONS AT THE CONTRACTOR'S EXPENSE, BY A MAINE LICENSED LAND SURVEYOR.

5. PROPOSED RIGHT OF WAY MONUMENTS AND PROPERTY LINE PINS SHALL BE INSTALLED UNDER THE DIRECTION OF A MAINE LICENSED LAND SURVEYOR.

6. CURB RADII UNLESS OTHERWISE NOTED ON THE PLAN SHALL BE A MINIMUM OF 3'.

UTILITY NOTES

1. TEST PITS AT ALL UTILITY CROSSINGS SHALL BE COMPLETED TWO WEEKS IN ADVANCE OF THE START OF CONSTRUCTION OR ORDERING OF MATERIALS. TEST PIT INFORMATION SHALL BE PROMPTLY PROVIDED TO ENGINEER FOR REVIEW.

GRADING AND DRAINAGE NOTES

1. UNLESS OTHERWISE NOTED, ALL STORM DRAIN PIPE SHALL BE IN ACCORDANCE WITH MDOT SPECIFICATIONS SECTION 603-- PIPE CULVERTS AND STORM DRAINS, LATEST REVISION WITH THE EXCEPTION THAT THE ONLY ACCEPTABLE TYPES OF PIPE ARE AS FOLLOWS:

REINFORCED CONCRETE PIPE, CLASS III POLYVINYL-CHLORIDE (PVC) PIPE SMOOTH BORE POLYETHYLENE - ADS OR HANCOR

2. TOPSOIL STRIPPED IN AREAS OF CONSTRUCTION THAT IS SUITABLE FOR REUSE AS LOAM SHALL BE STOCKPILED ON SITE AT A LOCATION TO BE DESIGNATED BY THE OWNER. UNSUITABLE SOIL SHALL BE SEPARATED, REMOVED AND DISPOSED OF AT AN APPROVED DISPOSAL LOCATION OFF SITE.

3. THE CONTRACTOR SHALL ANTICIPATE THAT GROUNDWATER WILL BE ENCOUNTERED DURING CONSTRUCTION AND SHALL INCLUDE SUFFICIENT COSTS WITHIN THEIR BID TO PROVIDE DEWATERING AS NECESSARY. NO SEPARATE PAYMENT SHALL BE MADE TO THE CONTRACTOR FOR DEWATERING.

EROSION CONTROL NOTES

LAND DISTURBING ACTIVITIES SHALL BE ACCOMPLISHED IN A MANNER AND SEQUENCE THAT CAUSES THE LEAST PRACTICAL DISTURBANCE OF THE SITE.

2. PRIOR TO BEGINNING ANY CLEARING/LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL INSTALL THE PERIMETER SILT FENCES AND THE CONSTRUCTION ENTRANCE.

ALL GROUND AREAS DISTURBED FOR CONSTRUCTION WILL BE GRADED, LOAMED AND SEEDED AS SOON AS POSSIBLE. PERMANENT SEED MIXTURE SHALL CONFORM TO THE PROJECT SPECIFICATIONS.

4. PRIOR TO PAVING, THE CONTRACTOR SHALL FLUSH SEDIMENT FROM ALL STORM DRAIN LINES, REMOVE ACCUMULATED SEDIMENT FROM SUMPS AND INVERTS AND PROPERLY DISPOSE OF.

SILT FENCES SHALL BE INSPECTED, REPAIRED AND CLEANED AS NECESSARY TO MAINTAIN EFFECTIVENESS.

6. SILT REMOVED FROM AROUND INLETS AND BEHIND THE SILT FENCES SHALL BE PLACED ON A TOPSOIL STOCKPILE AND MIXED INTO IT FOR LATER USE IN LANDSCAPING OPERATIONS.

8. THE CONTRACTOR IS CAUTIONED THAT FAILURE TO COMPLY WITH THE SEQUENCE OF CONSTRUCTION, EROSION/SEDIMENT CONTROL PLAN, AND OTHER PERMIT REQUIREMENTS BASED UPON ANY THIRD PARTY REVIEW (ie MDEP) MAY RESULT IN MONETARY PENALTIES. THE CONTRACTOR SHALL BE ASSESSED ALL SUCH PENALTIES AT NO COST TO THE OWNER OR PERMITTEE.

9. ALL NON-PAVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE LOAMED AND SEEDED, UNLESS OTHERWISE DIRECTED BY THE OWNER. 10. ALL DISTURBED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL PRIOR TO PERMANENT SEEDING.



TYPE OF PERMIT SITE PLAN

GOVERNING BODY TOWN OF YARMOUTH 200 MAIN STREET YARMOUTH, ME 04096

AFTER-THE-FACT SITE LOCATION OF DEVELOPMENT PERMIT

TOWN OF YARMOUTH 200 MAIN STREET YARMOUTH, ME 04096

Date: NOV 202 JWA Draft: LAN Job No.: 2048.04 Checked: WCH Scale File Name: 2048.03-COVER his plan shall not be modified without written permission from Gorrill Palmer. Any alterations, authorized or otherwise, shall be It the user's sole risk and without liability o Gorrill Palmer.



awing Name: Cover Sheet Drawing No. North Yarmouth Academy roject: COO1Relationships. Responsiveness. Results. Yarmouth, Maine www.gorrillpalmer.com 207.772.2515 North Yarmouth Academy 148 Main Street - Yarmouth, ME 04096





LOCATION MAP N.T.S.

7. CATCH BASIN SEDIMENT SUMPS SHALL BE CLEANED ANNUALLY

UTILITIES

WATER:

YARMOUTH WATER 181 SLIGO ROAD	DISTRICT
YARMOUTH, MAINE (207) 846-5821	04096

SEWER:

YARMOUTH SEWER & WASTEWATER DEPARTMENT 155 WHITCOMB'S WAY YARMOUTH, MAINE 04096 (207) 846-2415

ELECTRIC:

CENTRAL MAINE POWER 162 CANCO ROAD PORTLAND, MAINE 04103 (207) 828-2882

INDEX

COVER SHEET, GENERAL NOTES, & LEGEND C001 EXISTING CONDITIONS PLAN SITE LAYOUT PLAN C101 UTILITIES PLAN C102 GRADING, DRAINAGE & EROSION CONTROL PLAN C103

> CALL BEFORE YOU DIG 1-888-344-7233

<u>STATUS</u> RECEIVED:

-RECEIVED:

PRELIMINARY



CERTIFICATION





LEGEND



Monument – found lron marker – found Property line (see note 6) Curb Sign Lamp or light pole Utility pole Guy wire Water valve Water shutoff Fire hydrant Catch basin (round) Drain manhole Sewer manhole Bollard Overhead utility line -UW------ Underground water line -UG------ Underground gas line —— Underground electric line Contours (1ft) Contours (5ft) Capped iron pin Finish floor elevation Wetlands Deciduous tree Coniferous tree Existing building Concrete Rip Rap Landscaped area Boulder



VICINITY MAP No Scale

NOTES

1) Book and Page references are to the Cumberland County Registry of Deeds, unless otherwise noted.

2) North is referenced to grid north, Maine State Plane Coordinate System, West Zone, NAD83.

3) Elevations are based on GPS observations, NAVD88 datum. Temporary Benchmark (A) is a spike in utility pole CMP#5.04. Elevation: 90.42' Temporary Benchmark (B) is a "X" on top bolt of fire hydrant. Elevation: 89.83'

4) Utility information on this plan is approximate, based on location of visible features. DigSafe and/or the appropriate utilities should be contacted prior to any construction.

5) Wetlands are shown based on location determined by others. 6) THIS IS NOT A BOUNDARY SURVEY. Boundary lines shown per plan reference 1.

PLAN REFERENCES

1) ALTA/ACSM Land Title Survey made for North Yarmouth Ácademý by William M. Coombs, dated March 14, 1996. Recorded in Plan Book 196, Page 139.

------ SCALE IN FEET -------

1" = 50'

REV. 1 06/17/2020 Show property line per reference 1 PLAN OF

Existing Conditions

North Yarmouth Academy Ice Arena MADE FOR

Gorrill-Palmer Consulting Engineers

707 Sable Oaks Drive, Suite 30 DATE: June 4, 2020

SCALE: 1" = 50'

Yarmouth, Maine

South Portland, Maine

JOB #220034 BOOK #924 220034.dwg

Titcomb Associates 133 Gray Road, Falmouth, Maine 04105 (207)797-9199 www.titcombsurvey.com

THIS IS NOT A BOUNDARY SURVEY. Property lines shown per plan reference 1. Certification to existing conditions only.











Design:	JWA	Draft:	LAN	Date: NOV 2021
Checked:	WCH	Scale:	1"=30'	Job No.: 2048.04
File Name:	2048.0	3-GRAD		
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designed for human potential 75 York Street, Portland, Maine 04101 207.772.4656 simonsarchitects.com

Reimagined First Floor Plan

3/32" = 1'-0" TRAVIS ROY ARENA 11/03/21

designed for human potential 75 York Street, Portland, Maine 04101 207.772.4656 simonsarchitects.com

Reimagined Second Floor Plan

3/32" = 1'-0" TRAVIS ROY ARENA 11/03/21

75 York Street Portland, Maine 04101 simonsarchitects.com 207.772.4656

scott simons architects

signed for human potential

ROOF RIDGE 32' - 11"

	ENTRY ROOF RIDGE 22' - 2 31/32" EXISTING AREINA THIRD FLOOR 18' - 4"
	EXISTING ARENA SECOND FLOOR 9' - 6"
	FIRST FLOOR 0' - 0"

495 US-1 YARMOUTH, MAINE

04096

SEAL:

PROJECT NAME:

NOT FOR

CONSTRUCTION

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TRAVIS ROY ARENA

DATE OF ISSUE: DATE OF ISSUE 2019-0340 PROJECT NUMBER: STATUS: 50% DESIGN DEVELOPMENT

TRAVIS ROY ARENA **ELEVATIONS**

A201

designed for human potential 75 York Street, Portland, Maine 04101 207.772.4656 simonsarchitects.com EXTERIOR VIEW

12" = 1'-0" TRAVIS ROY ARENA 11/03/21

designed for human potential 75 York Street, Portland, Maine 04101 207.772.4656 simonsarchitects.com INTERIOR VIEW

12" = 1'-0" TRAVIS ROY ARENA 11/03/21