



Town of York

York River Watershed Grants Program – Project Summary Report

Provided to the York River Stewardship Committee

July 21, 2025

Project name: Dock for Paddle Craft Access at Goodrich Park-design phase

Project summary:

Project funding is being utilized as the initial step to develop a municipal ADA accessible public paddle craft dock on the York River located at Goodrich Park (200 US Route 1), a Town owned property. Project funding so far has covered costs associated with committee facilitation and visioning, site analysis (engineering, surveying and design costs), which will help lay the groundwork for local, state and federal permitting, as well as understanding construction and installation costs for budgeting purposes.

Project tasks to date:

The Contractor (GEI) has been meeting and working with the Town of York's - York River Access Ad-hoc Committee since the spring of 2025 and has actively been engaging the group and public on design options and analysis. Objectives from the York River Watershed Stewardship Plan that have been contemplated and analyzed as part of this initial phase include the following:

Objective 2.15: Promote low impact development strategies to manage stormwater while protecting water quality and other natural resource values.

- GEI has been working on initial designs and dock placement options with the committee since the winter/spring of 2025. Stormwater low impact designs are still in the drafting process, but designs will include low impact/nature-based solutions for dock access and placement.

Objective 3.2: Encourage sustainable recreational uses and foster user stewardship of river resources.

- The York River Access Ad-hoc Committee has been working with GEI to ensure the paddle craft dock design is ADA accessible, durable and user friendly.

Objective 3.3: Maintain and support sustainable public recreation opportunities on watershed lands.

- GEI has performed a site survey that evaluated water depth, water flow, and potential environmental impacts. GEI has developed draft preliminary design plans for the dock size, layout, placement, access and materials that considers accessibility for all potential users while lessening impact on the environment.
- GEI has been working with the Committee to review and make recommendations for local, state and federal permits from all regulatory agencies and has been working with the Committee on fulfilling project timelines and coming up with budget totals for total project construction costs.

Project outcomes or benefits:

- Deliverables that are still being reviewed by the Committee include a final site survey report, preliminary dock design plan with specifications, and cost estimates for construction.
- A key project goal will be to ensure durable, low-maintenance designs with attention to utilizing high-quality, long-lasting materials for dock construction to minimize future maintenance needs.
- Limiting environmental impact while utilizing low-impact construction techniques to ensure minimal disturbance along York River for access design is still being contemplated and will be an important component for final design considerations and permitting.

Project budget:

The total cost and budget for this project is \$75,000.00. \$20,000 is a combination of the York River Watershed Grant with an equally matching amount from the York Harbor Board of \$10,000.00. So far, \$23,000 has been spent on this project to date that combines local and grant money allotments.

Attachment:

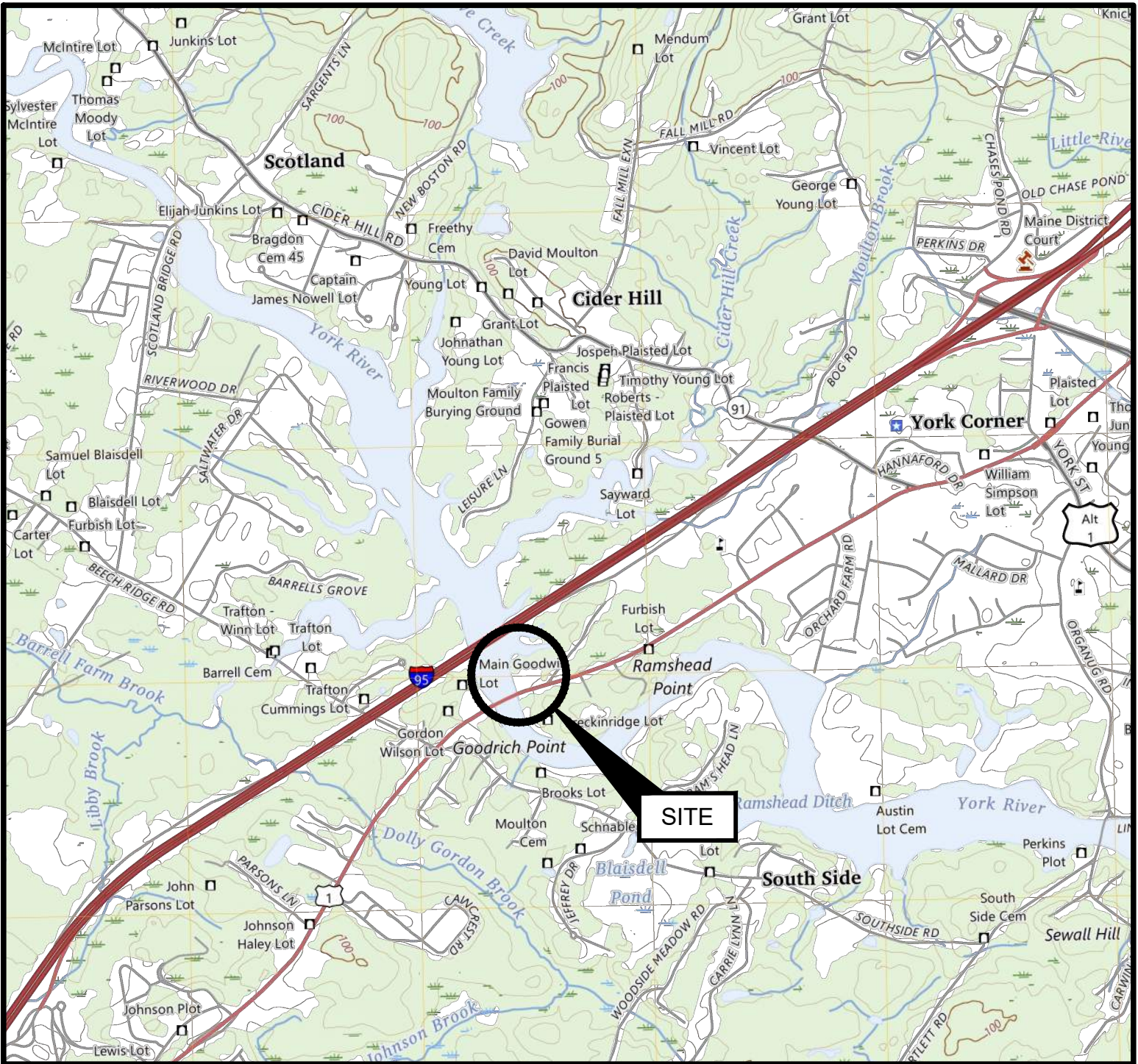
Preliminary Design as of 9/18/25 (7 pages), prepared by GEI Consultants, Inc. for the Town of York

PUBLIC PADDLE CRAFT DOCK PROJECT

GOODRICH PARK
200 ROUTE 1
YORK, ME 03909



STATE or COUNTY MAP
(NOT TO SCALE)



SOURCE:
YORK HARBOR QUADRANGLE US TOPO USGS MAP

SITE LOCATION MAP
(NOT TO SCALE)

SHEET INDEX

SHEET NO.	DRAWING NO.	TITLE
1	G-01	COVER SHEET
2	G-02	GENERAL NOTES
3	C-01	EXISTING CONDITIONS
4	C-02	PROPOSED SITE PLAN
5	S-01	PIER PLAN AND PROFILE
6	S-02	SECTIONS
7	S-03	FLOAT LAYOUT PLAN

PREPARED FOR:

TOWN OF YORK
186 YORK STREET
YORK, MAINE

PREPARED BY:

GEI CONSULTANTS, INC.
5 MILK STREET
PORTLAND, ME 04101
(207)797-8901



PRELIMINARY

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, IS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF GEI CONSULTANTS AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF GEI CONSULTANTS.

GEI PROJECT NO. 2500007

				<i>DRAFT</i>	SHEET NO. G-01
3	9/18/2025	PRELIMINARY DESIGN / PERMIT SET	DJB		
2	8/7/2025	CONCEPT DESIGN REV. 2	DJB		
1	7/11/2025	CONCEPT DESIGN REV. 1	JDS		
0	4/4/2025	CONCEPT DESIGN	DJB		
NO.	DATE	ISSUE/REVISION	APP		

STEEVES, JACOB b:\working\proj\me_town_of_york\007\public_paddle_craft_dock_project\001_CADD\Design\Sheets\25000007_G-02_GENERAL NOTES.dwg 9/17/2025

COORDINATION OF WORK:

1. THE CONTRACTOR SHALL SCHEDULE ALL ACTIVITIES SO AS TO LIMIT IMPACT TO USE OF THE SITE AND NAVIGATION IN THE RIVER.
2. THROUGHOUT THE DURATION OF CONSTRUCTION, ACCESS FOR USERS AND VEHICLES SHALL BE MAINTAINED TO THE TOWN OF YORK PARKS & REC BUILDING AND BARN, AND TO THE PARKING LOT FOR USE BY THE PUBLIC.
3. WORK SHALL BE COORDINATED WITH THE TOWN OF YORK AND THEIR AUTHORIZED REPRESENTATIVES:
 - FOREST BRENSKE, HARBORMASTER (207) 363-1031
 - DYLAN SMITH, PLANNER (207) 363-1007
 - DANIEL BANNON, GEI CONSULTANTS (207) 347-2372
4. WORK IS SUBJECT TO THE FOLLOWING TIME OF YEAR AND TIMING OF ACTIVITY RESTRICTIONS:
 - a. ALL WORK SHALL BE COMPLETED IN-THE-DRY OR BETWEEN THE DATES OF NOVEMBER 8 - APRIL 9
5. CONTRACTOR ACCESS TO THE SITE BY WATER SHALL AT NO TIME IMPACT USE OF THE ADJACENT NAVIGATION CHANNEL.
6. THE TOWN WILL PERMIT THE CONTRACTOR TO HAVE A LAYDOWN AREA ON THE SITE FOR USE DURING CONSTRUCTION. THE FINAL LOCATION AND DIMENSIONS OF THE LAYDOWN AREA SHALL BE APPROVED BY THE TOWN.

SITE ENVIRONMENTAL CONTROLS:

1. ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL PERMITS. COPIES OF PERMIT APPROVALS ARE PROVIDED IN THE PROJECT MANUAL.
2. OSHA REQUIREMENTS:
 - PURSUANT TO 26 M.R.S.A. §565, THE CONTRACTOR SHALL ADHERE TO THE OCCUPATIONAL SAFETY AND HEALTH STANDARDS AS PROMULGATED BY THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AT 29-CFR PART 1926 AS MOST RECENTLY AMENDED.

EROSION CONTROL:

1. EROSION AND SEDIMENTATION CONTROL MEASURES ARE PROPOSED TO CONTROL ACCELERATED EROSION AND SEDIMENTATION AND REDUCE ADVERSE IMPACTS FROM RUNOFF AND EROSION AT THE WORK SITE.
2. APPLICATION OF TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MAINE EROSION AND SEDIMENT CONTROL BMP'S PUBLISHED BY MAINE DEP AND AVAILABLE AT: [HTTPS://WWW.MAINE.GOV/DEP/LAND/EROSION/ESCBMPS/](https://www.maine.gov/dep/land/erosion/escbmps/)
3. THE WORK SHALL BE PERFORMED BY A CONTRACTOR THAT IS CERTIFIED BY MAINE DEP IN EROSION AND SEDIMENT CONTROL MEASURES. A CERTIFIED INDIVIDUAL SHALL BE ONSITE DURING ALL CONSTRUCTION ACTIVITY.
4. EROSION AND SEDIMENTATION DUE TO RUNOFF, TIDAL EXPOSURE, AND WAVE ACTION SHALL BE CONTROLLED BY STAGING CONSTRUCTION ACTIVITY TO MINIMIZE AREA AND TIME OF DISTURBANCE, APPLICATION OF SILT FENCE, BOOMS, BARRIERS, AND OTHER EROSION CONTROL MEASURES, AND PRESERVING NATURAL VEGETATION WHENEVER POSSIBLE.
5. THE CONTRACTOR'S SEQUENCE OF OPERATIONS AND SCHEDULE FOR WORK ACTIVITIES SHALL ACT TO MINIMIZE EXPOSURE TO EROSION.
6. THE CONTRACTOR SHALL INSTALL AND MAINTAIN SILT FENCE OR AN EROSION CONTROL BERM AROUND THE LIMITS OF SOIL DISTURBANCE FOR THE DURATION OF WORK UNTIL SURFACES ARE RESTORED.
7. THE CONTRACTOR SHALL TAKE CARE TO LIMIT THE AREA OF SOIL DISTURBANCE TO THE MINIMUM NECESSARY TO COMPLETE THE WORK.
8. EROSION CONTROL MEASURES, SEEDING, AND VEGETATION SHALL BE INSPECTED WEEKLY AND AFTER RAINSTORMS, RUNOFF EVENTS, AND STORM EVENTS UNTIL FINAL ACCEPTANCE. REPAIRS SHALL BE MADE WHEN NO LONGER SERVICEABLE DUE TO DAMAGE OR ACCUMULATION OF SEDIMENT.
9. AT THE COMPLETION OF CONSTRUCTION, ALL DISTURBED AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AND CONTOUR, UNLESS OTHERWISE INDICATED ON THE PLANS.

ELEVATION	NAVD88*	MLLW
BFE	+9.0	+14.0
HAT	+6.3	+11.3
MHHW	+4.4	+9.4
MHW	+4.0	+9.0
OBSERVED LOW WATER**	-3.7	+1.3
MLW	-4.7	+0.3
MLLW	-5.0	+0.0

- * - PROJECT DATUM
** REFER TO SURVEY AND DATUM NOTES ON SHEET G-02

SITE PREPARATION:

1. CONTRACTOR SHALL INSTALL ALL SIGNAGE PRIOR TO INITIATION OF CONSTRUCTION ACTIVITIES. INCLUDE OWNER PROJECT SIGNAGE AND FEDERAL AND STATE MANDATED WORK PLACE SIGNAGE.
2. CONTRACTOR SHALL HAVE IN-PLACE TRASH AND SANITARY FACILITIES FOR THE WORK PLACE.
3. DISCOVERY OF INCONSISTENT SITE INFORMATION OR CONDITIONS ARE TO BE IMMEDIATELY CONVEYED TO THE OWNER AND ENGINEER PRIOR TO COMMENCING OR CONTINUING CONSTRUCTION.
4. THE CONTRACTOR SHALL NOTIFY DIGSAFE PRIOR TO COMMENCING ANY WORK.
5. LOCATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY LOCATIONS OF UTILITIES AS MAY BE REQUIRED. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES OCCURRING AS A RESULT OF THE CONTRACTOR'S FAILURE TO LOCATE AND PROTECT UNDERGROUND UTILITIES. ALL REPAIRS SHALL BE MADE AT THE CONTRACTOR'S EXPENSE.
6. CONTRACTOR SHALL MAINTAIN AND PROTECT ALL EXISTING UTILITIES AND DRAINAGE AT ALL TIMES.
7. THE CONTRACTOR SHALL REPAIR ANY DAMAGE AND RESTORE TO THE PRE-EXISTING CONDITION AT NO COST TO THE OWNER.
8. CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES AND SHALL PERFORM THE WORK IN A MANNER THAT AVOIDS DAMAGE TO EXISTING STRUCTURES. STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO, BUILDINGS, PIERS, BULKHEADS, FLOATS, PIER UTILITIES AND FIXTURES, AND RIPRAP SLOPES. CONTRACTOR SHALL REPAIR ANY DAMAGE AT NO ADDITIONAL COST TO THE OWNER.
9. CONTRACTOR SHALL SUPPLY ALL NECESSARY TEMPORARY UTILITIES FOR CONSTRUCTION INCLUDING, BUT NOT LIMITED TO; WATER, POWER, LIGHTING, DATA, AND TELEPHONE.
10. CONTRACTOR SHALL READ AND UNDERSTAND ALL REGULATORY CONDITIONS ASSOCIATED WITH THE PROJECT AND SHALL COMPLY WITH ALL ENVIRONMENTAL REQUIREMENTS AND PERMIT CONDITIONS.

CODES:

1. MAINE DOT STANDARD SPECIFICATIONS, MARCH 2020 ED. WITH SUPPLEMENTAL SPECIFICATIONS THROUGH APRIL 17, 2025.
2. MAINE UNIFORM BUILDING AND ENERGY CODE (MUBEC), WHICH INCLUDES, BY REFERENCE, THE 2021 ICC I-CODES.
3. AMERICAN CONCRETE INSTITUTE (ACI) 318-14: BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, 2014 ED.
4. CONCRETE REINFORCING STEEL INSTITUTE (CRSI):
5. AMERICAN INSTITUTE FOR STEEL CONSTRUCTION (AISC) STEEL CONSTRUCTION MANUAL, 15TH ED.
6. ALUMINUM ASSOCIATION, ALUMINUM DESIGN MANUAL, 2015 ED.
7. AMERICAN WOOD COUNCIL, NATIONAL DESIGN SPECIFICATIONS (NDS) FOR WOOD CONSTRUCTION, 2015 ED.

SITE EXPOSURE AND DESIGN LOADS:

- | | |
|----------------------------|-----------------------------|
| 1. GROUND SNOW LOAD | 50 PSF |
| 2. DESIGN WIND SPEED | 110 MPH |
| 3. SIGNIFICANT WAVE HEIGHT | <3 FEET |
| 4. WAVE PERIOD | --- |
| 5. PEDESTRIAN ACCESS | 100 PSF UNIFORM LOAD |
| 6. FLOATING DOCKS | 50 PSF UNIFORM LOAD |
| | 500 LB CONCENTRATED LOAD |
| 7. DESIGN VESSELS | SMALL CRAFT (UP TO 18 FEET) |
| | PADDLECRAFT |

SITE CONTROL AND BASELINES:

1. PROJECT BASE PLAN HAS BEEN DEVELOPED FROM THE REFERENCES AND FIELD DATA DESCRIBED UNDER "SURVEY AND PROPERTY NOTES" ON THIS SHEET.
2. ELEVATIONS ARE PROVIDED IN NAVD88 VERTICAL DATUM UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR SHALL INSTALL, PROTECT, AND MAINTAIN SURVEY CONTROL AS NECESSARY TO PERFORM THE WORK. PERMANENT SURVEY CONTROL (AT LEAST 2 POINTS) SHALL BE ESTABLISHED FOR THE PROJECT AND PROTECTED FROM DAMAGE DURING CONSTRUCTION AND PROVIDED ON AS-BUILT DRAWINGS.
4. THE CONTRACTOR SHALL ESTABLISH AND MAINTAIN PROJECT BASELINES AND CONTROL AS REQUIRED TO ENSURE ACCURATE LOCATION OF ALL ELEMENTS OF THE PROJECT.

SURVEY AND PROPERTY NOTES:

1. LOCUS PARCEL IS DEPICTED ON TOWN OF YORK TAX MAP 210, LOT 027 AND IS LOCATED IN THE ROUTE 1-1, RIVER (RT 1-1) ZONE BASED ON THE TOWN'S BASE ZONING DISTRICT MAP DATED AUGUST 7, 2024.
2. PORTIONS OF THE SITE ARE LOCATED IN THE LIMITED RESIDENTIAL SHORELAND OVERLAY DISTRICT TOWN OF YORK SHORELAND OVERLAY DISTRICT MAP DATED NOVEMBER 10, 2022. ADDITIONALLY, PORTIONS OF THE ARE CLASSIFIED WITHIN THE RESOURCE PROTECTION SUB DISTRICT IN ACCORDANCE WITH TOWN OF YORK ZONING ORDINANCE STANDARDS DUE TO THE PRESENCE OF MODERATE VALUE TIDAL WADING WATERFOWL HABITAT AND THE PRESENCE OF THE FEMA 100-YEAR FLOODPLAIN.
3. THE RECORD OWNER IS THE INHABITANTS OF THE TOWN OF YORK, MAINE, BY DEED DATED OCTOBER 20, 1972, RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN BOOK 1977, PAGE 528.
4. UPLAND TOPOGRAPHY AND BASE SURVEY INFORMATION DEPICTED HEREON IS BASED ON SURVEY PERFORMED BY LITTLE RIVER LAND SURVEYING, INC. DATED MARCH 26, 2025.
5. HORIZONTAL COORDINATES ARE BASED ON NAD83 MAINE STATE PLANE, WEST ZONE AND ARE EXPRESSED IN FEET.
6. REFER TO ELEVATIONS TABLE FOR DATUM CONVERSIONS.
7. UTILITY INFORMATION DEPICTED HEREON IS BASED ON LRLS SURVEY AND MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTACT DIG SAFE (1-888-DIG-SAFE) AND VERIFY EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.
8. PORTIONS OF THE PROPERTY ARE DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA BASED ON FEMA FIRM 23031C0664G, EFFECTIVE DATE JULY 17, 2024. THE SITE IS LOCATED IN AN AE ZONE HAVING BASE FLOOD ELEVATION OF 9 FT NAVD88. A PORTION OF THE SITE IS DESIGNATED BY FEMA AS BEING WITHIN A REGULATORY FLOODWAY.
9. SUBSURFACE INFORMATION IS BASED ON 2002 LEGACY MAINEDOT PLANS FOR RICES BRIDGE (US ROUTE 1) BRIDGE # 2715, WHICH IS LOCATED APPROXIMATELY 200 FT DOWNSTREAM OF THE SITE.



TOWN OF YORK

186 YORK STREET
YORK, ME 03909

PUBLIC PADDLE
CRAFT DOCK
PROJECT
GOODRICH PARK
200 ROUTE 1
YORK, ME 03909

DRAFT

P.E. No.:	13033
Approved:	DJB
Checked:	DJB
Drawn:	JAG
Designed:	JAG
GEI Project	2500007

Attention: 1"
0
1"
If this scale bar does not measure 1"
then drawing is not original scale.

3	9/18/2025	PRELIMINARY DESIGN / PERMIT SET	DJB
2	8/7/2025	CONCEPT DESIGN REV. 2	DJB
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NO.	DATE	ISSUE/REVISION	APP

SHEET NAME

GENERAL NOTES

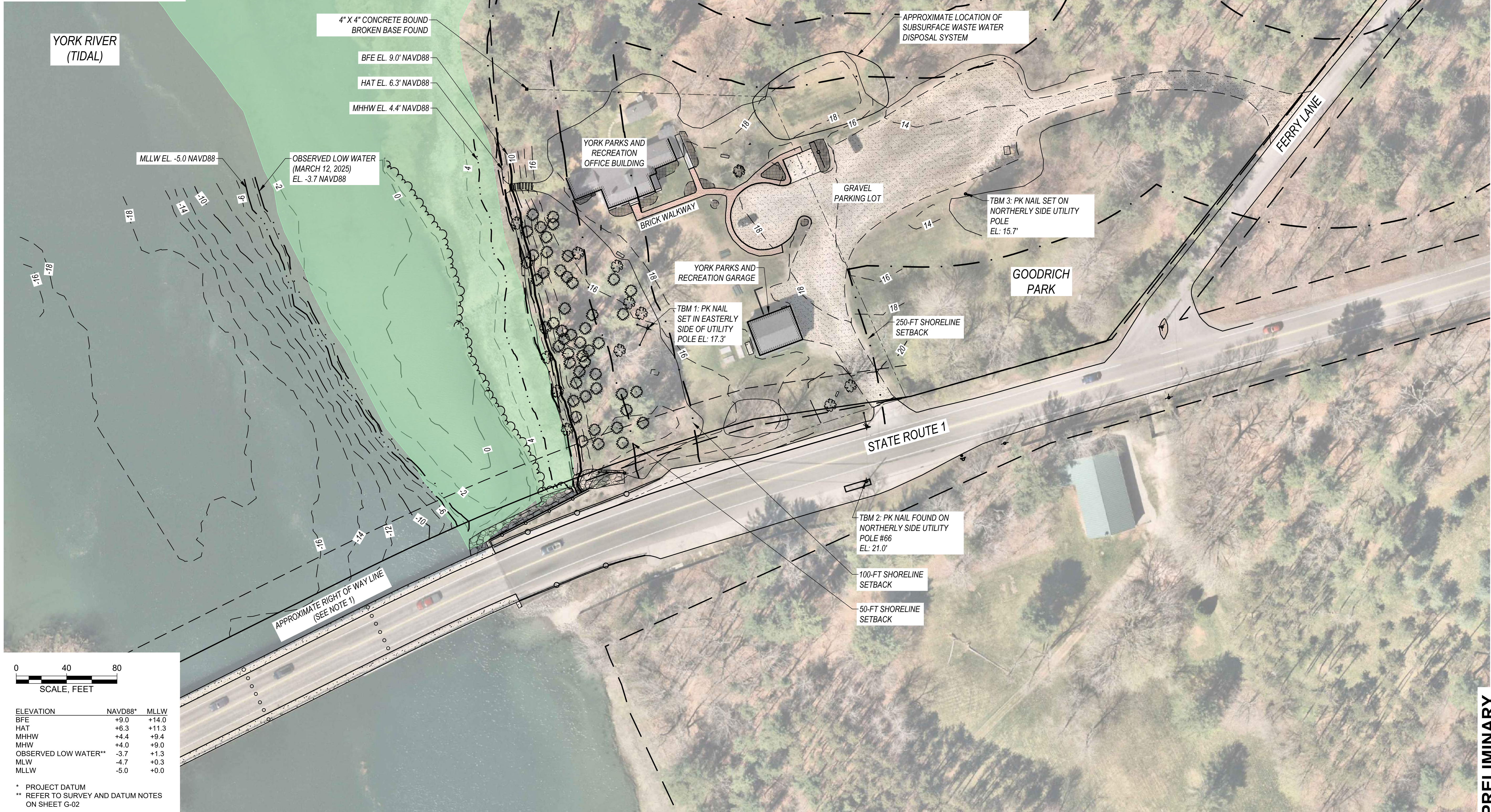
SHEET NO.

G-02

PRELIMINARY

LEGEND

- ROAD LINE
- BUILDING
- PAVEMENT
- GRAVEL AREA
- CONCRETE
- BRICK WALKWAY
- LANDSCAPED BED
- WOOD FENCE
- CHAIN LINK FENCE
- GUARD RAIL
- CONTOURS - MAJOR
- CONTOURS - MINOR
- EDGE OF TREELINE
- EDGE OF SHORE VEGETATION
- UTILITY POLE AND ANCHOR
- WATER VALVE
- SPOT ELEVATION
- FINISH FLOOR ELEVATION



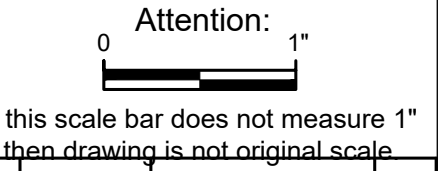
04080SCALE, FEET

ELEVATION	NAVD88*	MLLW
BFE	+9.0	+14.0
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* PROJECT DATUM

** REFER TO SURVEY AND DATUM NOTES ON SHEET G-02

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EXISTING
CONDITIONS

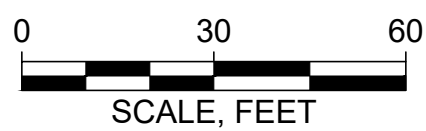
SHEET NO.

C-01

PRELIMINARY

LEGEND

- ROAD LINE
- BUILDING
- PAVEMENT
- GRAVEL AREA
- CONCRETE
- BRICK WALKWAY
- LANDSCAPED BED
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TOWN OF YORK
186 YORK STREET
YORK, ME 03909

PUBLIC PADDLE
CRAFT DOCK
PROJECT
GOODRICH PARK
200 ROUTE 1
YORK, ME 03909

DRAFT

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Attention: 1"
0
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SHEET NAME

PROPOSED
SITE PLAN

SHEET NO.

C-02

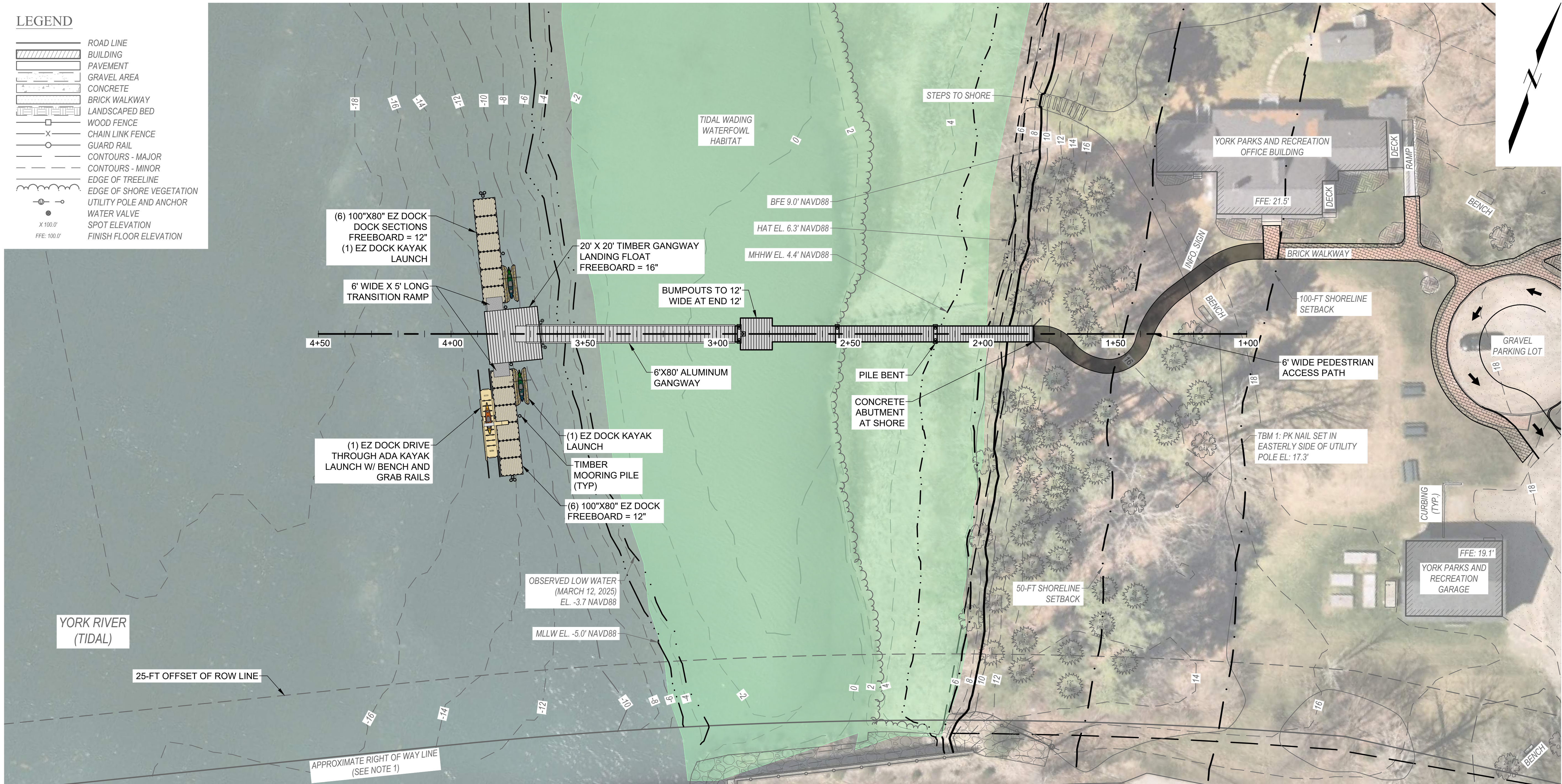
PARKING SUMMARY

TYPE	DIMENSIONS	QUANTITY
PASSENGER VEHICLE (PV)		
90° SPACES	9' X 18'	25
PARALLEL SPACES	9' X 24'	6
TRUCK/TRAILER (DOUBLE PARK PV)	10' X 38'	7
ADA SPACES		
CAR	8' X 18'	1
VAN	11' X 18'	1

PRELIMINARY

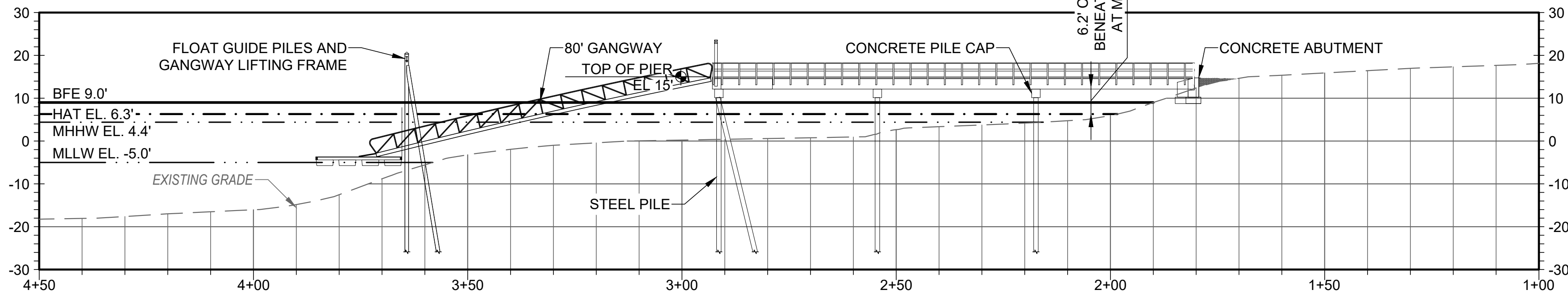
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PLAN

PROPOSED PIER SCALE: 1" = 20'



PROFILE

PROPOSED PIER SCALE: 1" = 20'

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Attention: 1"
0 20 40
SCALE, FEET
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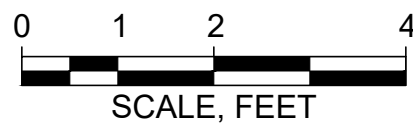
PIER PLAN AND
PROFILE

SHEET NO.

S-01

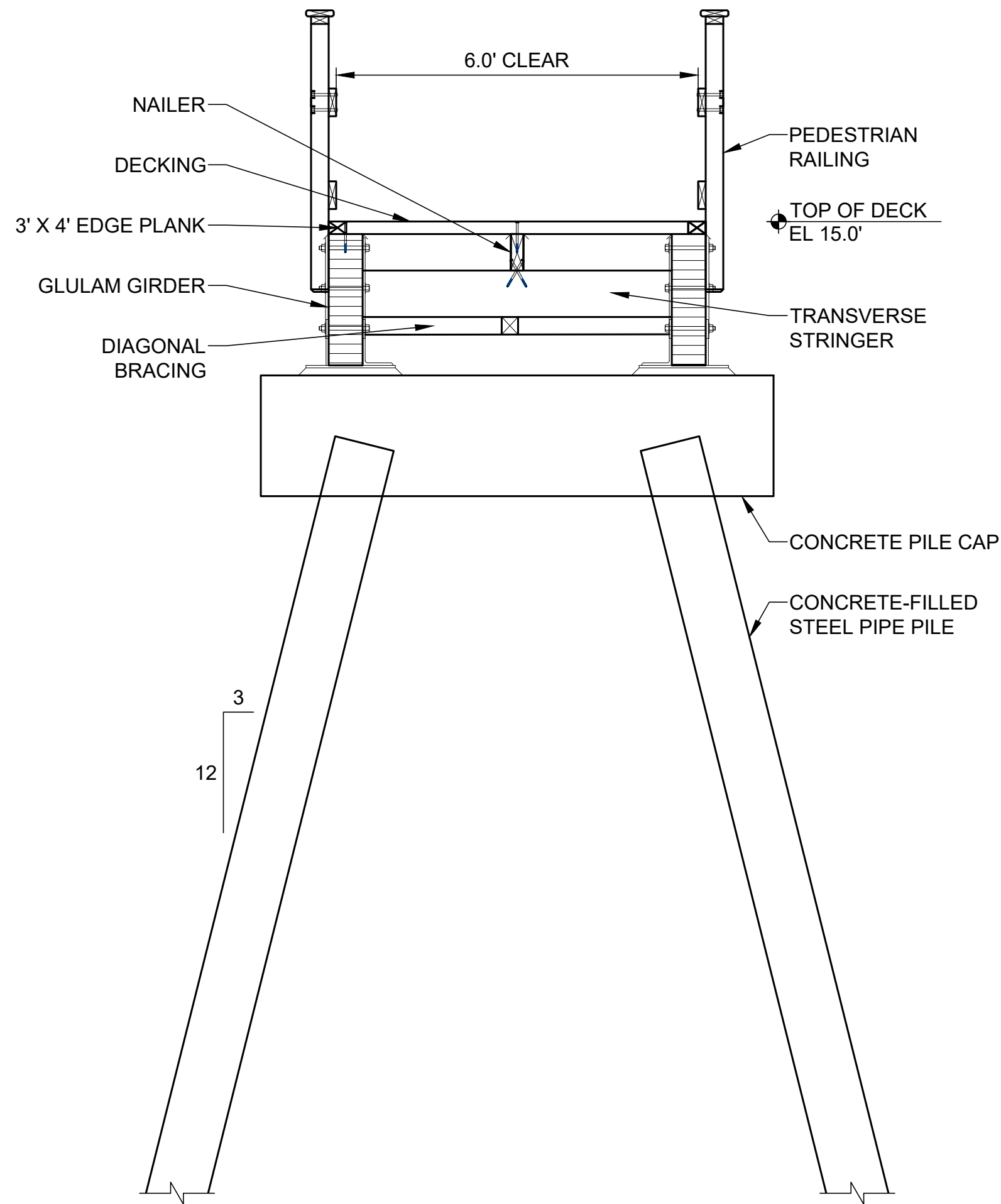
PRELIMINARY

STEEVES, JACOB 3:\Working\proj\me_low\05500007 public paddle craft dock project\03_CADD\Design\Sheets\25000007_S-02 TYPICAL SECTIONS.dwg - 9/17/2025

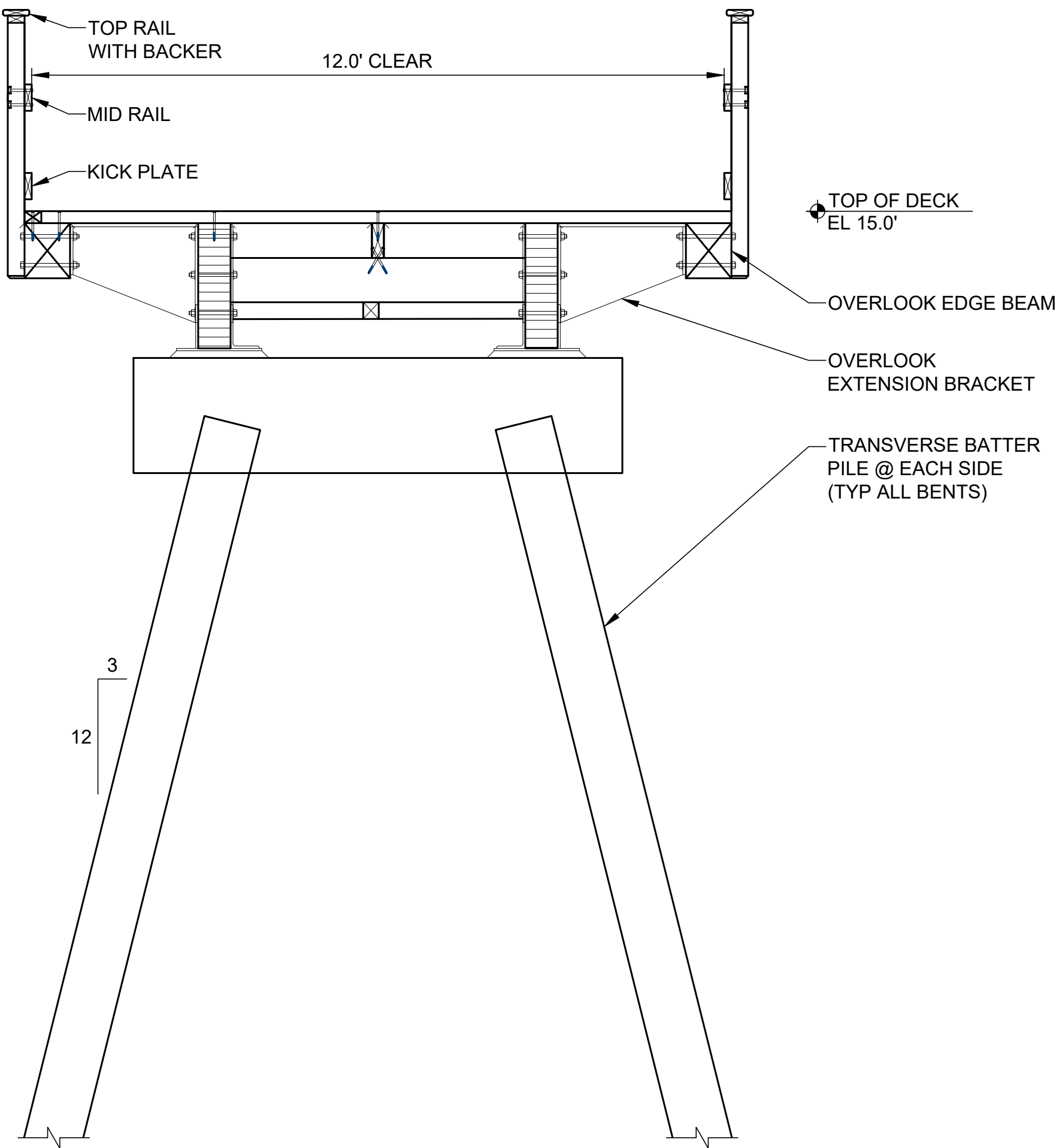


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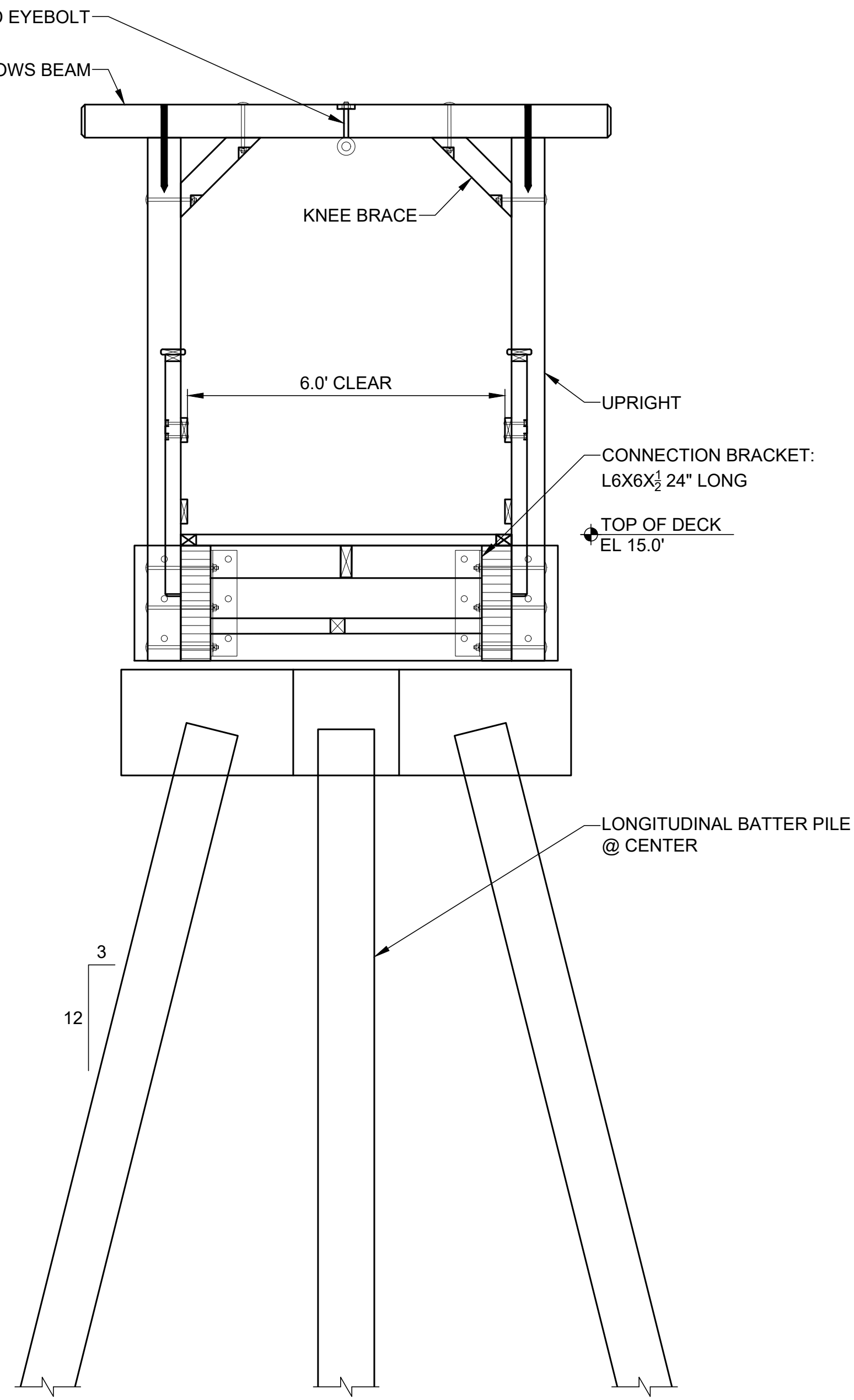
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** REFER TO SURVEY AND DATUM NOTES
ON SHEET G-02



TYPICAL SECTION
PIER
SCALE: 1" = 2'



SECTION
PIER BUMPOUT
SCALE: 1" = 2'



SECTION
GALLOW'S FRAME
SCALE: 1" = 2'

DRAFT

P.E. No.:	13033
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SECTIONS

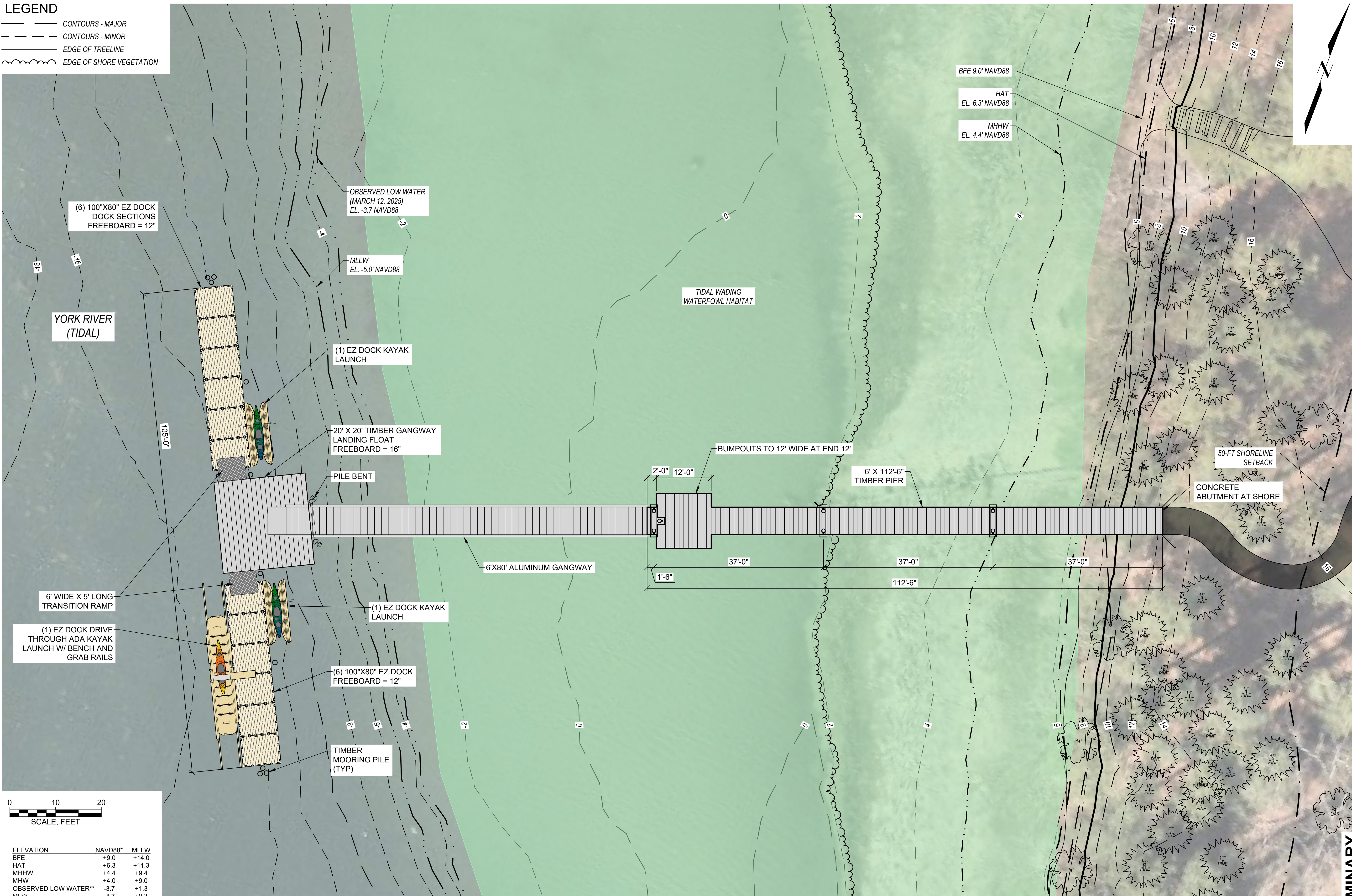
SHEET NO.

S-02

PRELIMINARY

LEGEND

- CONTOURS - MAJOR
- CONTOURS - MINOR
- EDGE OF TREELINE
- EDGE OF SHORE VEGETATION



0 10 20
SCALE, FEET

ELEVATION	NAVD88*	MLLW
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MLLW	-5.0	+0.0

* PROJECT DATUM
** REFER TO SURVEY AND DATUM NOTES ON SHEET G-02

PLAN

OPTION 2: FLOAT LAYOUT

SCALE: 1" = 10'

TOWN OF YORK

186 YORK STREET
YORK, ME 03909

PUBLIC PADDLE
CRAFT DOCK
PROJECT

GOODRICH PARK
200 ROUTE 1
YORK, ME 03909

DRAFT

P.E. No.:	13033
Approved:	DJB
Checked:	DJB
Drawn:	JAG
Designed:	JAG
GEI Project	2500007

Attention: 1"
0
If this scale bar does not measure 1" then drawing is not original scale.

3	9/18/2025	PRELIMINARY DESIGN / PERMIT SET	DJB
2	8/7/2025	CONCEPT DESIGN REV. 2	DJB
1	7/11/2025	CONCEPT DESIGN REV. 1	JDS
0	4/4/2025	CONCEPT DESIGN	DJB
NO.	DATE	ISSUE/REVISION	APP

SHEET NAME

FLOAT LAYOUT
PLAN

SHEET NO.

S-03

PRELIMINARY