# KITTERY TOWN PLANNING BOARD MEETING

*Council Chambers – Kittery Town Hall 200 Rogers Road, Kittery, Maine 03904*
*Phone: 207-475-1323 - Fax: 207-439-6806 - www.kittery.org*

**AGENDA for Thursday, July 9, 2015**
**6:00 P.M. to 10:00 P.M.**

**CALL TO ORDER – ROLL CALL – PLEDGE OF ALLEGIANCE – APPROVAL OF MINUTES – 6/25/2015**

**PUBLIC COMMENTS -** Public comment and opinion are welcome during this open session. However, comments and opinions related to development projects currently being reviewed by the Planning Board will be heard only during a scheduled public hearing when all interested parties have the opportunity to participate. Those providing comment must state clearly their name and address and record it in writing at the podium.

**PUBLIC HEARING/OLD BUSINESS**

**Item 1 – 42 State Road Mixed Use Development – Preliminary/Final Site Plan Review**
Action: hold a public hearing; approve or deny plan. Owner/applicant Aaron Henderson, HGC, LLC requests consideration of plans for a mixed use development consisting of three (3) commercial office units and five (5) residential units at 42 State Road (Tax Map 3, Lots 5, 6, and 7) in the Business – Local 1 (B-L1) Zone. Agent is Jeff Clifford, Altus Engineering, Inc.

**Item 2 – 73 Tower Road – Shoreland Development Plan Review**
Action: hold a public hearing; approve or deny plan. Owners/applicants Robert & Megan Ramos request consideration of a shoreland development plan to demolish an existing, non-conforming single-family dwelling and construct a new, more conforming single-family dwelling at 73 Tower Road (Tax Map 58, Lot 42) in the Residential – Rural Conservation (R-RLC), Shoreland Overlay (OZ-SL-250'), and Resource Protection Overlay (OZ-RP) Zones. Agent is Robert MacDonald, Detail Design Builders, LLC.

**NEW BUSINESS**

**Item 3 – 43 Tower Road – Shoreland Development Plan Review**
Action: accept or deny plan application; approve or deny plan. Owner/applicant Theodore H. Curtis Trust requests consideration of a shoreland development plan for a 360-square-foot garage and 48-square-foot breezeway addition to an existing, nonconforming single-family dwelling located at 43 Tower Road (Tax Map 58, Lot 34) in the Residential – Rural Conservation (R-RLC), Shoreland Overlay (OZ-SL-250), and Resource Protection Overlay (OZ-RP) Zones. Agent is Ken Markley, North Easterly Surveying, Inc.

**Item 4 – Hampton Inn and Suites – Preliminary Site Plan Completeness Review**
Action: accept or deny plan application; schedule a public hearing. Owner Kittery Trading Post Shops, LLC and applicant 275 US Route 1, LLC request consideration of a site plan for redevelopment of 4.12 acres, consisting of an 83-room hotel, located at 275 US Route 1 (Tax Map 30, Lot 41) in the Commercial – 1 (C-1) and Resource Protection Overlay (OZ-RP) Zones. Agent is Ryan Plummer, Two International Group.

**Item 5 – Spruce Creek Ventures, II – Minor Subdivision Sketch Plan Review**
Action: approve or deny sketch plan. Owner/applicant Spruce Creek Ventures II requests consideration of a three-lot subdivision of 3.02 acres located at 9 Cook Street and Old Post Road (Tax Map 3, Lot 77-A) in the Residential – Urban (R-U) Zone. Agent is Chris Wilber, Chris Wilber Consulting.

*See next page*

**ADJOURNMENT -** ***(by 10:00 PM unless extended by motion and vote)***

*NOTE: ACTION LISTED IN ABOVE AGENDA ITEMS IS FOR REFERENCE ONLY AND THE BOARD MAY DETERMINE A DIFFERENT ACTION. DISCLAIMER: ALL AGENDAS ARE SUBJECT TO REVISION ONE WEEK PRIOR TO THE SCHEDULED TOWN PLANNING BOARD MEETING.TO REQUEST A REASONABLE ACCOMMODATION FOR THIS MEETING CONTACT STAFF AT (207) 475-1323.*

**Item 6 – 42 Pepperrell Road – Shoreland Development Plan Review**
Action: accept or deny plan application; approve or deny plan. Owners/applicants Brian and Jan Rodonets request consideration of a shoreland development plan for replacing a porch and walkway with a mudroom, adding 80 square feet to the existing office and garage at 42 Pepperrell Road (Tax Map 18, Lot 27) in the Residential – Kittery Point Village (R-KPV) and Shoreland Overlay (OZ-SL-250') Zone. Agent is Brian Rodonets, Coastal Architects.

**ITEM 7 – Board Member Items / Discussion**
A. Committee Updates
B. Other

**ITEM 8 – Town Planner Items:**
A. TBD

**ADJOURNMENT** - ***(by 10:00 PM unless extended by motion and vote)***
*NOTE: ACTION LISTED IN ABOVE AGENDA ITEMS IS FOR REFERENCE ONLY AND THE BOARD MAY DETERMINE A DIFFERENT ACTION. DISCLAIMER: ALL AGENDAS ARE SUBJECT TO REVISION ONE WEEK PRIOR TO THE SCHEDULED TOWN PLANNING BOARD MEETING.TO REQUEST A REASONABLE ACCOMMODATION FOR THIS MEETING CONTACT STAFF AT (207) 475-1323.*

**TOWN OF KITTERY, MAINE** **UNAPPROVED**
**PLANNING BOARD MEETING** **June 25, 2015**
**Council Chambers**

Meeting called to order: 6:00 p.m.
Board members present: Chair Ann Grinnell, Vice Chair Karen Kalmar, Secretary Deborah Driscoll Davis, Mark Alesse, Robert Harris, David Lincoln, Deborah Lynch.
Members absent: None.
Staff present: Chris Di Matteo, Town Planner; Elena Piekut, Assistant Town Planner.

Pledge of Allegiance

Minutes: June 11, 2015
Ms. Grinnell asked for a change to the voting record on minutes as she was not present during that portion of the meeting and a correction to the voting record on a finding of fact.
**Ms. Kalmar moved to approve the minutes of June 11, 2015 as amended.**
**Ms. Davis seconded.**
**Motion carried: 7-0-0**

Public Comment: Ms. Grinnell noted that no members of the public were present.

**ITEM 1 – Town Code Amendment – 16.5.2.4 Permit Period, Appendix A Schedule 16 Land Use and Development Fees.**
Action: review amendment, hold a public hearing and make recommendation to Town Council. The proposed amendment corrects a discrepancy between 16.5.2.4 and Fee Schedule 16, where the Code refers to the renewal of expired building permits upon reapplication and payment of a renewal fee, but the Fee Schedule omits any reference to a renewal fee.

Ms. Grinnell recognized that there were no members of the public in attendance.

Ms. Kalmar suggested adding "if the Code Enforcement Officer determines" to line 2 so that the concept is addressed at the beginning of the section, not just at the end.
Earldean Wells of the Conservation Commission suggested adding a definition for "substantial work."
Discussion ensued regarding the definition of "substantial work" and the possibility of establishing an inspection schedule.

**Ms. Kalmar moved to recommend to Town Council the Town Code Amendment for *Title 16.5.2.4 Permit Period,* and *Appendix A Schedule 16 Land Use and Development Fees* as written.**
**Mr. Alesse seconded.**
**Ms. Kalmar moved to amend 16.5.2.4 Permit Period at line 2 to include "if the Code Enforcement Officer determines" and at line 8 "if the Code Enforcement Officer determines."**
**Mr. Lincoln seconded.**
**Motion to amend carried: 6-1-0 (Harris)**
**Main motion carried: 6-1-0 (Harris)**

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**ITEM 2 – Town Code Amendments – 16.7.8 Land Not Suitable for Development; 16.8.7 Sewer System and Septic Disposal, 16.9.1.4 Soil Suitability, 16.8.16 Lots; 16.2.2 Definitions; and associated zones in 16.3.2.**

Action: review amendment, hold a public hearing, and make recommendation to Town Council. Amendments to the Town Code to: address soil suitability as it pertains to septic disposal systems and other development standards; update soil suitability standards; address regulations for sewer and subsurface wastewater disposal systems; address changes to net residential acreage calculations and associated definitions; reformat and clarify language.

Ms. Grinnell recognized that there were no members of the public in attendance.

Mr. Di Matteo explained two items to consider: an amendment to the Business Park Zone in 16.3.2 was added, and a small amendment to 16.8.11.5 Application Procedure was not included in the public hearing advertisements. He asked the Board to schedule a second public hearing for July 23 so those items may be advertised.

Ms. Kalmar asked to change the language of 16.8.7.1.E, line 133-135 from "The intent of this subsection is not to avoid" to, "This subsection does not void."

**Mr. Alesse moved to hold a public hearing for Town Code Amendments for Title 16 Land Use and Development Code, 16.7.8 Land Not Suitable for Development, 16.8.7 Sewer System and Septic Disposal, 16.9.1.4 Soil Suitability, 16.8.16 Lots, 16.2.2 Definitions, 16.8.11.5 Application Procedure, and associated zones in 16.3.2 on July 23 with a revise public notice.**
**Ms. Davis seconded.**
**Motion carried: 7-0-0**

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**ITEM 3 – Board Member Items / Discussion**

A. Cluster Development Code Review

Ms. Davis said she would like to do as much as possible of what came up at the cluster development workshop and noted that much of it is supported by the current Comprehensive Plan.
Mr. Di Matteo asked to move forward with a short-term list, and save long-term, big-picture items until after the new Comprehensive Plan process is completed. The short-term list could be brought before the Council before the end of the year.

Ms. Kalmar explained that her own list is divided into "low-hanging fruit" and longer-term goals. Her first priority is to require applicants to illustrate a conventional subdivision plan, establish what it would yield, and provide a bonus for a cluster subdivision. Discussion ensued regarding what a "bonus" would be.

Mr. Lincoln expressed his concerns that the Board is embarking on "another extensive project" when there may not be a big enough problem to warrant the effort. He is more concerned about the appearance of Kittery and suggested a moratorium on chain franchises or a code to control litter in trailer parks. He wants to see a map of existing subdivisions and how much open space is left. He wants to see an emphasis on the Business Park and not try to restrict residential development.

Ms. Davis explained her experience that there have been a number of cluster subdivisions that didn't not turn out as well as they could have, and suggested that Board members individually take a tour of them. She thinks the current code is to the benefit of the developer, not the Town, particularly because open space is not contiguous as it should be.

Ms. Kalmar added that this effort came up because it is a top priority on the Board's action list. An earlier iteration of the Board found that the perceived goal of the cluster subdivision was not being

achieved. Mr. Alesse noted that there is a legislative intent behind every law. Mr. Kalmar described the code as not being "tight enough" to achieve the intent.

Mr. Di Matteo said staff would like to provide more information to the Board. Ms. Grinnell asked for a hypothetical example comparing a conventional subdivision, a cluster subdivision, and a more ideal cluster subdivision.

Ms. Grinnell noted that the Board may have a workshop with the Economic Development Committee and can discuss the Business Park. She reminded the Board that the Business Park Zone is land owned by only three people.

Mr. Di Matteo reported that he met with the Economic Development Committee. They would like to discuss their priorities for amendments, how to work with the Planning Board in a productive manner. Ms. Kalmar suggested that the rest of the Board study the Business Park and surrounding area and how the current standards relate to it. Ms. Grinnell asked for zoning maps to be present at the workshop.

Mr. Harris expressed his impression that the Fernald Road cluster subdivision uses relatively little land. He is concerned that requiring conservation of open space is a "taking" of land. He also noted that mobile homes require a relatively small amount of space.

Ms. Grinnell asked the Board to make a list of priorities to address in regarding to cluster developments. Discussion ensued and the following list was developed:

1. Have applicants show a conventional subdivision vs. a cluster subdivision.
2. Require the applicant to lay out open space before laying out lots.
3. Change Table 1 for Street Design/Second Access/Secondary Collections to prevent circumventing road length limitations with "emergency roads."
4. Reduce length of driveways, encourage shared driveways.
5. Inventory current open spaces.
6. Consider allowing greater density (based on historic preservation, affordable housing, public access).
7. Establish fines for violations.
8. Increase net residential acreage included in open space from 30% to 50%.
9. Revise 16.8.11.1 Purpose, B to describe open space as "contiguous" and "unfragmented," then define those terms in 16.2.
10. Limit visual impact on the roadway with a buffer. (16.8.11.6.I)
11. Reduce minimum land area in the Suburban Zone.

B. Committee Updates

Ms. Davis reported that the Comprehensive Plan Update Committee is moving forward, with funding, and will soon be looking for additional members. She shared the "Portsmouth Listens" report included in the *Portsmouth Herald* to use as inspiration in engaging and educating the public through the comprehensive planning process.

Ms. Grinnell reported on her involvement on the Wood Island Advisory Committee as an appointee of the Town Council. She explained the current challenges of negotiating grants and the contract with the Wood Island Life-Saving Station Association.

C. Action List

No changes.

D. Other

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**ITEM 4 – Town Planner Items:**

A. KACTS Route 1 Bypass Bicycle & Pedestrian Planning Update

Mr. Di Matteo explained that a progress report from Sebago Technics and an update on Mr. Alesse's signage requests were both included with the Board packet. He asked whether the Board would like to have a meeting with Sebago Technics to discuss their draft plan or proceed directly to a draft plan and a second public workshop.

Mr. Lincoln noted that he is still concerned about whether the Route 1 Bypass will be a major truck route.

Ms. Davis suggested the consultant speak with Irving to gauge that. She noted that the Kittery side of the bypass has become much more "community friendly" than it used to be.

The Board came to a consensus that they will hold a meeting with the consultant July 23, then hold a public workshop in August.

Ms. Kalmar suggested that Public Works Commissioner Norm Albert be invited.

Mr. Alesse suggested that the U.S. Coast Guard be contacted regarding the possibility of traffic interfering with bridge openings.

B. Other

Mr. Di Matteo asked the Board to move the August 13 meeting to August 20.

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**NEW BUSINESS**

**ITEM 5 – Town Code Amendment – 16.9.1.3 Prevention of Erosion; 16.2.2 Definitions**

Action: review amendment, schedule a public hearing. The proposed amendment allows the Town to take enforcement actions related to the contractor certification requirements of 38 M.R.S.A. Section 439-B Contractors certified in erosion control; "Excavation contractor" will be defined.

Earldean Wells suggested the code include a prohibition against leaving erosion control measures in place too long.

Mr. Lincoln questioned the utility and origin of the amendment. Mr. Di Matteo explained that State law mandates that contractors performing excavation in the Shoreland Zone must be certified. Mr. Lincoln is concerned about the enforcement burden on the Town. Ms. Grinnell is concern about the exemption for timber harvesting and Ms. Davis is concerned about the exemption for municipal projects.

Ms. Kalmar suggested an amendment to 16.9.1.3 on line 27, revising "Special consideration will be given to the following" to read, "The developer must." She pointed out that line 48 should read "applicable" instead of "application" and line 55 should read "must" instead of "shall."

**Ms. Davis moved to schedule a public hearing for Town Code Amendment, Title 16.9.1.3 Prevention of Erosion and Title 16.2.2 Definitions for July 23, 2015.**
**Ms. Kalmar seconded.**
**Motion carried: 7-0-1 (Lincoln)**

**Mr. Alesse moved to adjourn.**
**Ms. Davis seconde.**
**Motion carried: 7-0-0**

The Kittery Planning Board meeting of June 25, 2015 adjourned at 7:50 p.m.

Submitted by Elena Piekut, Assistant Town Planner, June 29, 2015.

**TOWN OF KITTERY, MAINE** **UNAPPROVED**
**PLANNING BOARD MEETING** **June 30, 2015**
**Council Chambers**

## SITE WALK

Meeting called to order: 9:00 a.m.
Board members present: Chair Ann Grinnell, Vice Chair Karen Kalmar, Secretary Deborah Driscoll Davis, Mark Alesse, David Lincoln.
Members absent: Robert Harris, Deborah Lynch.
Staff present: Chris Di Matteo, Town Planner; Elena Piekut, Assistant Town Planner.
Also present: Conservation Commission members Earldean Wells, Herb Kingsbury, Jan Carson, and Karen Saltus; several abutters and neighbors.

Chair Grinnell read a statement regarding the site walk.

Bob MacDonald of Detail Design Builders represented applicants Robert and Megan Ramos.

Mr. MacDonald used stakes to illustrate the proposed driveway cut, new garage, and the corners of the proposed structure. He explained that the front plane of the house would be the same and that square footage and volume within the 100-foot setback will decrease.

Mr. MacDonald led the group around the building and provided an overview, including:

- "Mirroring" the layout of the house would require moving and reengineering the septic system, and would place the structure inside the proposed floodplain.
- The proposed building height is 31.9 feet with a gambrel roof.
- Mirroring the layout would also obstruct the abutters' view more than the proposed layout.
- The basement area will be increased.
- The front of the existing house is located within the proposed floodplain; the proposed house will not be within the floodplain at all.
- The proposed garage ridgeline will be lower than the existing ridge height.
- The driveway will be paved.

Mr. Alesse moved to adjourn.
Ms. Kalmar seconded.

The Kittery Planning Board site walk of June 30, 2015 adjourned at 9:20 a.m.

Submitted by Elena Piekut, Assistant Town Planner, June 30, 2015.

# Town of Kittery
# Planning Board Meeting
# July 9, 2015

**42 State Road Mixed Use Development – Preliminary/Final Site Plan Review**
Action: hold a public hearing; approve or deny plan. Owner/applicant Aaron Henderson, HGC, LLC requests consideration of plans for a mixed use development consisting of three (3) commercial office units and five (5) residential units at 42 State Road (Tax Map 3, Lots 5, 6, and 7) in the Business – Local 1 (B-L1) Zone. Agent is Jeff Clifford, Altus Engineering, Inc.

**PROJECT TRACKING**

| REQ'D | ACTION | COMMENTS | STATUS |
|---|---|---|---|
| YES | Sketch Plan Review | First Sketch Plan review: May 8, 2014<br>Second Sketch Plan Review: 2/12/2015 | Not complete<br>APPROVED |
| NO | Site Visit | Site inspection made 5/22/14; 2/4/2015 | HELD |
| Yes | Preliminary Plan Review Completeness/Acceptance | Scheduled for 6/11/2015 | PENDING |
| Yes | Public Hearing | | |
| Yes | Final Plan Review | | |

Applicant: Prior to the signing of the approved Plan any **Conditions of Approval related to the Findings of Fact along with waivers and variances (by the BOA) must be placed on the Final Plan and, when applicable, recorded at the York County Registry of Deeds. PLACE THE MAP AND LOT NUMBER IN 1/4" HIGH LETTERS AT LOWER RIGHT BORDER OF ALL PLAN SHEETS.** As per Section 16.4.4.13 - Grading/Construction Final Plan Required. - Grading or construction of roads, grading of land or lots, or construction of buildings is prohibited until the original copy of the approved final plan endorsed has been duly recorded in the York County registry of deeds when applicable.

**NOTE: Staff received on 7/2 revised plans and a reply to CMA's comments that either CMA or Staff had time to review. Staff and CMA may have additional information and/or our comments may not reflect the revised plan set. BRING APPLICATION BOOK FROM MTG 6/11**

**Background:**
Applicant is planning a mixed-use development to include five residential units above three commercial units. Division of the building into five dwelling units makes the development subject to subdivision review. The Board held a site visit in early February this year and approved the Sketch Plan at its 2/12 meeting. The applicant plans to merge three parcels, raze all existing buildings and construct a 3-story 15,600 s.f. mixed-use building with office proposed for the first floor. The access to the commercial use is planned at the existing curb cut on Route One. Entrance-only access to the residential units is planned at the existing curb cut on Love Lane.

**Review to date:**
The applicant has submitted a complete plan application including landscape and lighting plans that are typical of a final plan submittal. Attached are comments by CMA, the town's peer review engineer, and have not found any significant issues. In addition the CMA review, Staff comments are provided below:

1. Sheet C-2 title should reflect the creation of 3 or more dwelling units within a five year period, a subdivision. In addition, plan notes and a recording block on the plan to reflect the subdivision.
2. The zoning for the Business Local -1 anticipates promoting "…a pedestrian public space, which includes, but is not limited to, landscaping, sidewalks, and sitting areas." Staff has shared with MDOT the applicant has included a design but have not heard back to date. A condition of approval may be warranted if the Board grants final approval.
3. Applicant might consider providing for a different surface adjacent to the proposed seat wall located in the proposed landscaped area along Rout One that would be more conducive to expected ware than lawn.

4. Revise the grading plan to accommodate the preservation of the existing evergreen trees along the northeasterly side of property. Proposed grading is shown within the area of the existing vegetation.
5. The Board my want to consider requiring the applicant to reserve an easement or require a condition that would aid in narrowing or eliminating the two side-by-side curb cuts along Route One in the future, exercised by the Board in the event the abutting property is redeveloped.
6. Staff suggest substituting the proposed lilac shrubs along the rear of the building with Japanese Lilac Trees that would address the intent of 16.8.9.4.G and the issue CMA raises in their review, regarding to trees within or closely adjacent to the parking lot.
7. In addition, a fence rather than the proposed arborvitae may be an easier buffer to maintain when considering the close proximity to the edge of pavement.
8. Revise Planting or Site Plan to accommodate both the transformer and tree proposed at the southwest corner of the building.
9. The walkway shown adjacent to the westerly corner of the building should not extend into Love Lane as proposed and should be redesigned with the other walkway connecting the existing sidewalk to create an intuitive connection between this corner of the building and the terminus of the crosswalk.
10. Provide accommodation for bicyclists with a rack.

**Board Action:**

Staff has prepared a draft Finding of Fact that anticipates approval for the site plan application. The Board can add, delete and modify as they see fit.

After holding a public hearing and considering comments from CMA and Staff and input from the applicant and agent, if the Board does not require additional information and is comfortable with Staff address the conditions of approval directly with the applicant, the Board may consider the following motion:

***move to grant conditional preliminary and final Site Plan approval for Aaron Henderson, HGC, LLC's, proposed mixed residential/commercial development at 42 State Road, Tax Map 3, Lots 5, 6 & 7 in the Business – Local 1 (B-L1) Zone.***

**KITTERY PLANNING BOARD**
**FINDINGS OF FACT -** **UNAPPROVED**
**for**
**42 State Road**
**Mixed Use Development**

Note: This approval by the Planning Board constitutes an agreement between the Town and the Developer incorporating the Development plan and supporting documentation, the Findings of Fact, and all waivers and/or conditions approved and required by the Planning Board.

**WHEREAS:** Aaron Henderson, HGC, LLC, owner and applicant requested approval for a mixed use site development consisting of three (3) commercial office units and five (5) single-family residential units at 42 State Road, Tax Map 3, Lots 5, 6, and 7 in the Business – Local 1 (B-L1) Zone.

Hereinafter the "Development".

Pursuant to the Plan Review meetings conducted by the Planning Board as duly noted;

| | | |
|---|---|---|
| Sketch Plan Review | Held, not complete | 5/8/14 |
| Site Visit | Held | 5/22/14 |
| Site Visit | Held | 2/4/15 |
| Sketch Plan Review | Held, approved | 2/12/15 |
| Preliminary Plan Review | Held, accepted | 6/11/15 |
| Public Hearing | Held | 7/9/15 |
| Preliminary/Final Plan Approval | | 7/9/15 |

and pursuant to the Project Application and Plan and other documents considered to be a part of the approval by the Planning Board in this finding consist of the following (Hereinafter the "Plan").

1. Subdivision Review Application and Drainage Analysis, Altus Engineering, received May 21, 2015
2. Existing Conditions Plan, North Easterly Surveying, November 12, 2014.
3. Site Preparation Plan, Site Plan, Grading Plan, Utility Plan, Landscape Plan, Site Lighting Photometric Analysis, Erosion Control Notes, Detail Sheets, Architectural Drawings, Altus Engineering, received May 21, 2015, with a revision date of 7/2/2015
4. Lot Plan, Altus Engineering, November 11, 2014.
5. Site Plan, Altus Engineering, January 28, 2015.

**NOW THEREFORE,** based on the entire record before the Planning Board as and pursuant to the applicable standards in the Land Use and Development Code, the Planning Board makes the following factual findings as required by Section **16.10.8.3.4. and as recorded below:**

## FINDINGS OF FACT

Action by the board shall be based upon findings of fact which certify or waive compliance with all the required standards of this title, and which certify that the development satisfies the following requirements:

**A. Development Conforms to Local Ordinances.**

*The proposed development conforms to a duly adopted comprehensive plan as per adopted provisions in the Town Code, zoning ordinance, subdivision regulation or ordinance, development plan or land use plan, if any. In making this determination, the municipal reviewing authority may interpret these ordinances and plans.*

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|---|
| The site consists of three existing, nonconforming lots of record that will be combined to create one conforming lot of 26,220 square feet where a minimum of 20,000 square feet is required in the Business – Local 1 Zone. The proposed uses of offices and dwellings/apartments are permitted uses in the zone. |
| The proposed Development appears to conform to Title 16. The Board finds this standard has been met. |
| |
| **Vote of __ in favor__ against __ abstaining** |
| **B. Freshwater Wetlands Identified.** |
| *All freshwater wetlands within the project area have been identified on any maps submitted as part of the application, regardless of the size of these wetlands.* |
| None have been identified. The Board finds this standard is not applicable. |
| **Vote of __ in favor__ against _ abstaining** |
| **C. River, Stream or Brook Identified.** |
| *Any river, stream or brook within or abutting the proposed project area has been identified on any maps submitted as part of the application. For purposes of this section, "river, stream or brook" has the same meaning as in 38 M.R.S. §480-B, Subsection 9.* |
| None have been identified. The Board finds this standard is not applicable. . |
| **Vote of _ in favor__ against _ abstaining** |
| **D. Water Supply Sufficient.** |
| *The proposed development has sufficient water available for the reasonably foreseeable needs of the development.* |
| The Kittery Water District provided a letter of evaluation verifying its capacity to supply water to the proposed project. The Board finds this standard has been met. |
| **Vote of __ in favor__ against _ abstaining** |
| **E. Municipal Water Supply Available.** |
| *The proposed development will not cause an unreasonable burden on an existing water supply, if one is to be used.* |
| The proposed development will not cause an unreasonable burden on the municipal water supply currently servicing the property. The Board finds this standard has been met. |
| **Vote of __ in favor__ against _ abstaining** |
| **F. Sewage Disposal Adequate.** |
| *The proposed development will provide for adequate sewage waste disposal and will not cause an unreasonable burden on municipal services if they are utilized.* |
| The Kittery Sewer Department Superintendent has provided a letter verifying capacity to accept 2400 gallons per day of wastewater. The Board finds this standard has been met. |
| **Vote of __ in favor__ against _ abstaining** |
| **G. Municipal Solid Waste Disposal Available.** |

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|---|
| *The proposed development will not cause an unreasonable burden on the municipality's ability to dispose of solid waste, if municipal services are to be used.* |
| The proposed development accommodates a dumpster. The Board finds this standard has been met. |
| **Vote of __ in favor__ against _ abstaining** |
| **H. Water Body Quality and Shoreline Protected.** |
| *Whenever situated entirely or partially within two hundred fifty (250) feet of any wetland, the proposed development will not adversely affect the quality of that body of water or unreasonably affect the shoreline of that body of water.* |
| The development is not within 250 feet of any wetland. The Board finds this standard is not applicable. |
| **Vote of __ in favor__ against __ abstaining** |
| **I. Groundwater Protected.** |
| *The proposed development will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater.* |
| The site is serviced by public sewer. The Board finds this standard is not applicable. |
| **Vote of __ in favor__ against __ abstaining** |
| **J. Flood Areas Identified and Development Conditioned.** |
| *All flood-prone areas within the project area have been identified on maps submitted as part of the application based on the Federal Emergency Management Agency's Flood Boundary and Floodway Maps and Flood Insurance Rate Maps, and information presented by the applicant. If the proposed development, or any part of it, is in such an area, the applicant must determine the one hundred (100) year flood elevation and flood hazard boundaries within the project area. The proposed plan must include a condition of plan approval requiring that principal structures in the development will be constructed with their lowest floor, including the basement, at least one foot above the one hundred (100) year flood elevation.* |
| The property is not located within a flood prone area. The Board finds this standard is not applicable. |
| **Vote of __ in favor__ against __ abstaining** |
| **K. Stormwater Managed.** |
| *Stormwater Managed. The proposed development will provide for adequate stormwater management* |
| CMA:<br>The applicant has prepared a stormwater design and associated analysis and report that is logical and complete, and meets the requirements of the LUDC. The design was prepared by Altus Engineering and reviewed by CMA Engineers. |
| The proposed development conforms to Title 16.8.8 Surface Drainage and will provide for adequate stormwater management. The Board finds this standard has been met. |
| **Vote of __ in favor__ against __ abstaining** |
| ***L. Erosion Controlled.*** |

| |
|---|
| *The proposed development will not cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy condition results.* |
| The Contractor shall follow MDEP best management practices for erosion and sediment control (silt fencing, silt sacks, etc.), and CMA engineers will be notified to observe application during construction (see conditions of approval #2). |
| The proposed development conforms to Title 16.8.8 Surface Drainage and will provide for adequate erosion and sediment control measures on site. The Board finds this standard has been met. |
| **Vote of _ in favor__ against _ abstaining** |
| **M. Traffic Managed.** |
| *The proposed development will:*<br>*1. Not cause unreasonable highway or public road congestion or unsafe conditions with respect to the use of the highways or public roads existing or proposed; and*<br>*2. Provide adequate traffic circulation, both on-site and off-site.* |
| An analysis of the traffic generation and sight distances has been completed, supporting the proposed development |
| The proposed development conforms to Title 16.8.9 Parking, Loading and Traffic and will provide for adequate traffic circulation. The Board finds this standard has been met. |
| **Vote of _ in favor__ against _ abstaining** |
| **N. Water and Air Pollution Minimized.** |
| *The proposed development will not result in undue water or air pollution. In making this determination, the following must be considered:*<br><br>*1. Elevation of the land above sea level and its relation to the floodplains;*<br>*2. Nature of soils and sub-soils and their ability to adequately support waste disposal;*<br>*3. Slope of the land and its effect on effluents;*<br>*4. Availability of streams for disposal of effluents;*<br>*5. Applicable state and local health and water resource rules and regulations; and*<br>*6. Safe transportation, disposal and storage of hazardous materials.* |
| 1. The development is located outside of a Flood Hazard Area.<br>2 thru 6. Not applicable to the proposed development. |
| It does not appear the proposed development will result in undue water or air pollution<br>The Board finds this standard has been met. |
| **Vote of _ in favor__ against _ abstaining** |
| **O. Aesthetic, Cultural and Natural Values Protected.** |
| *The proposed development will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, significant wildlife habitat identified by the department of inland fisheries and wildlife or the municipality, or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline.* |
| There is no significant change proposed in the use of the property that would have an undue adverse impact on aesthetic, cultural or natural values. |
| The property does not include any significant aesthetic, cultural or natural values that require protection.<br>The Board finds this standard has been met. |
| **Vote of _ in favor__ against _ abstaining** |

| **P. Developer Financially and Technically Capable.** |
|---|
| *Developer is financially and technically capable to meet the standards of this section.* |
| The developer will provide an inspection escrow in an amount suitable to cover the costs of on-site inspection by the Peer Review Engineer to ensure the proposed development is constructed according to the approved plan. The Board finds this standard has been met. |
| **Vote of __ in favor__ against __ abstaining** |

**NOW THEREFORE** the Kittery Planning Board adopts each of the foregoing Findings of Fact and based on these Findings determines the proposed Development will have no significant detrimental impact, and the Kittery Planning Board hereby grants Preliminary and Final Approval for the Development at the above referenced property, including any waivers granted or conditions as noted.

Waivers: None

Conditions of Approval (to be included on the final plan):

1. No changes, erasures, modifications or revisions may be made to any Planning Board approved final plan. (Title 16.10.9.1.2)
2. Applicant/contractor will follow Maine DEP *Best Management Practices* for all work associated with site and building construction to ensure adequate erosion control and slope stabilization.
3. Prior to the commencement of grading and/or construction within a building envelope, as shown on the Plan, the owner and/or developer must stake all corners of the envelope. These markers must remain in place until the Code Enforcement Officer determines construction is completed and there is no danger of damage to areas that are, per Planning Board approval, to remain undisturbed.
4. All Notices to Applicant contained in the Findings of Fact (dated: July 9, 2015).

Conditions of Approval (Not to be included on the final plan):

5. Incorporate any plan revisions on the final plan as recommended by Staff, Planning Board, or Peer Review Engineer, and submit for Staff review prior to presentation of final Mylar.

Notices to Applicant: (not to be included on the final plan)

1. Prior to the release of the signed plans, the applicant must pay all outstanding fees associated with review, including, but not limited to, Town Attorney fees, peer review, newspaper advertisements and abutter notification.
2. State law requires all subdivision and shoreland development plans, and any plans receiving waivers or variances, be recorded at the York County Registry of Deeds within 90 days of the final approval.
3. One (1) mylar copy and one (1) paper copy of the final plan (recorded plan if applicable) and any and all related state/federal permits or legal documents that may be required, must be submitted to the Town Planning Department. Date of Planning Board approval shall be included on the final plan in the Signature Block.
4. The owner and/or developer, in an amount and form acceptable to the town manager, must file with the municipal treasurer an instrument to cover the cost of all infrastructure and right-of-way improvements and site erosion and stormwater stabilization, including inspection fees for same.

5. This approval by the Town Planning Board constitutes an agreement between the Town and the Developer, incorporating the Plan and supporting documentation, the Findings of Fact, and any Conditions of Approval.

The Planning Board authorizes the Planning Board Chairperson to sign the Final Plan and the Findings of Fact upon confirmation of compliance with any conditions of approval.

**Vote of _ in favor__ against _ abstaining**

APPROVED BY THE KITTERY PLANNING BOARD ON July 9, 2015

_____

Ann Grinnell, Planning Board Chair

Per Title 16.6.2.A - An aggrieved party with legal standing may appeal a final decision of the Planning Board to the York County Superior Court in accordance with Maine Rules of Civil Procedures Section 80B, within forty-five (45) days from the date the decision by the Planning Board was rendered.

CMA ENGINEERS, INC.
CIVIL/ENVIRONMENTAL ENGINEERS
35 Bow Street
Portsmouth, New Hampshire
03801-3819

Phone: 603/431-6196
Fax: 603/431-5376

E-mail: info@cmaengineers.com
Web Site: www.cmaengineers.com

S, INC.
NGINEERS
35 Bow Street
Portsmouth, New Hampshire
03801-3819
Phone: 603/431-6196

June 18, 2015

Mr. Chris Dimatteo, Town Planner
Town of Kittery
P.O. Box 808
Kittery, Maine 03904

**RE: Town of Kittery, Planning Board Services**
**42 State Road (Tax Map 3 Lots 5, 6 & 7) Review #1**
**CMA #591.86**

Dear Chris:

CMA Engineers received the following information for Assignment #86, review #1 of the site plan for the Office/Residential Building at 42 State Road (Tax Map 3 Lots 5, 6 & 7):

1) "Office/Residential Building, Tax Map 3 Lots 5, 6 & 7, 42 State Road, Kittery, Maine", for HGC, LLC, 37 Chauncey Creek Road, Kittery Point, Maine 03905 by Altus Engineering, Inc., 133 Court Street, Portsmouth, NH, 03801, (603) 433-2335, www.altus-eng.com, Preliminary Submission Issued May 21, 2015."
2) "Drainage Analysis for Proposed Office/Residential Building 42 State Road, Exeter, New Hampshire (sic), May 2015, Prepared for HGC, LLC, 37 Chauncey Creek Road, Kittery Point, Maine 03905, #(207) 438-9258, Prepared by Altus Engineering, Inc., 133 Court Street, Portsmouth, NH 03801-4413, Telephone: (603) 433-2335, Fax: (603) 433-4194."
3) "Subdivision (sic) Review Application Office/Residential Building, Tax Map 3, Lots 5, 6 & 7, 42 State Road, Kittery, Maine, May 21, 2015, Prepared for HGC, LLC, 37 Chauncey Creek Road, Kittery Point, Maine 03905, #(207) 438-9258, Prepared by Altus Engineering, Inc., 133 Court Street, Portsmouth, NH 03801-4413, Telephone: (603) 433-2335, Fax: (603) 433-4194."

We have reviewed the information submitted for conformance with the Kittery Land Use and Development Code Zoning Ordinance and general engineering practices and offer the following comments below that correspond directly to the Town's Ordinances.

The applicant is proposing demolition of existing structures and construction of a multi-use 3 office unit and 5 residential unit building. The overall concept is an efficient and innovative plan for the use of the property, that appears consistent with the nature of other developments in the area.

**Chapter 16.3 Land Use Zone Regulations**

16.3.2.9 Business-Local l (B-L1)

D.4.f. Seven street trees are required for the 178 feet of street frontage. Only 5 are indicated on the plans.

**Chapter 16.8 Design and Performance Standards-Built Environment**

Article VIII. Surface Drainage

A stormwater gallery is part of the proposed stormwater management system. The following comments relate to the stormwater gallery:

- If infiltration of stormwater is desired, the applicant should provide test pit or other subsurface information that provides a measurement of the hydraulic conductivity of the underlying soils and incorporates that performance in the drainage calculations.
- The detail on Sheet C-8 should specify the stone bedding material.

16.8.8.2.2.C.2. Has the Applicant provided notice of BMP discharge to the Town's MS4?

16.8.8.2.2.D.c. The post-construction stormwater management plan does not include providing a yearly certification to the Code Enforcement Officer by July 1st regarding stormwater management inspections.

Article IX. Parking, Loading and Traffic

16.8.9.4.G. It is not clear that the requirements of parking landscaping have been met. There is no interior landscaping shown for portions of the parking areas. If it is not possible to accommodate this requirement, a waiver should be requested.

Article XVIII. Landscaping

16.8.18.1 There needs to be a "Life Maintenance" note should be included on the landscape plan.

Article XXIV. Exterior Lighting

16.8.24.3.A.&D. Uniformity ratios should be provided as average to maximum luminance and maximum to minimum luminance (only average to maximum luminance is provided) to show conformance with the ordinance.

Article V. Preliminary Plan Application Review and Approval Process Phase
The following items are required for a preliminary plan application:

16.10.5.2.C.6. Endorsement of erosion and sedimentation control plan by York County soil and water conservation district. (Could be waived with finalization of the stormwater plan).

Should you have any questions, please do not hesitate to call.

Very truly yours,
CMA ENGINEERS, INC.

Jodie Bray Strickland

Jodie Bray Strickland, P.E.
Project Engineer

cc: Jeff Clifford, P.E., Altus Engineering, Inc.

## Responses to Staff and Peer Review Engineer's Comments

### *OFFICE / RESIDENTIAL BUILDING*

### *Map 3 – Lots 5, 6 & 7*

### 42 State Road
### Kittery, Maine

Comments #1 through #8 below were provided by CMA Engineers in a letter dated June 18, 2015 to Chris DiMatteo:

***Comment #1.*** *16.3.2.9 Business-Local l (B-L1)*
*D.4.f. Seven street trees are required for the 178 feet of street frontage. Only 5 are indicated on the plans.*

> **Response:** Due to the site constraints along the road frontage, a waiver has been requested for the proposed number of street trees. See attached "Waiver Requests" form.

***Comment #2.*** ***Chapter 16.8 Design and Performance Standards-Built Environment***
*Article VIII. Surface Drainage - A stormwater gallery is part of the proposed stormwater management system. The following comments relate to the stormwater gallery:*

- *If infiltration of stormwater is desired, the applicant should provide test pit or other subsurface information that provides a measurement of the hydraulic conductivity of the underlying soils and incorporates that performance in the drainage calculations.*
- *The detail on Sheet C-8 should specify the stone bedding material.*

> **Response:** No infiltration is proposed from the subsurface system. The stone bedding for the stormwater gallery has been specified on the detail sheet.

***Comment #3.*** *16.8.8.2.3.C.2. Has the Applicant provided notice of BMP discharge to the Town's MS4?*

> **Response:** On the Site Plan Application, it was noted that the project is within Kittery's MS4 district. However, the minimum one (1) acre disturbed area threshold under 16.8.8.2.2 *Authority* is not triggered because the site occupies only 0.6 acres. Therefore, it is our understanding that the requirements of 16.8.8.2 Post-construction Stormwater Management are not applicable. However, Sheet G-1 does provide guidelines for proper management of the stormwater facilities by the property owner.

***Comment #4.*** *16.8.8.2.2.D.c. The post-construction stormwater management plan does not include providing a yearly certification to the Code Enforcement Officer by July 1st regarding stormwater management inspections.*

> **Response:** As noted in the above Response to Comment #3, the project involves less than one (1) of acre disturbed area, therefore the yearly certification requirement does not apply to the project.

***Comment #5.*** *Article IX. Parking, Loading and Traffic*
*16.8.9.4.G. It is not clear that the requirements of parking landscaping have been met. There is no interior landscaping shown for portions of the parking areas. If it is not possible to accommodate this requirement, a waiver should be requested.*

**Response:** Due to the site limitations, a waiver has been requested. See attached "Waiver Requests" form.

***Comment #6.*** *Article XVIII. Landscaping*
*16.8.18.1 There needs to be a "Life Maintenance" note should be included on the landscape plan.*

**Response:** Note 25 regarding "Life Maintenance" has been added to Sheet L-1

***Comment #7.*** *Article XXIV. Exterior Lighting*
*16.8.24.3.A.&D. Uniformity ratios should be provided as average to maximum luminance and maximum to minimum luminance (only average to maximum luminance is provided) to show conformance with the ordinance.*

**Response:** The uniformity ratio have been added to the Site Lighting plan.

***Comment #8.*** *Article V. Preliminary Plan Application Review and Approval Process Phase*
*The following items are required for a preliminary plan application:*
*16.10.5.2.C.6. Endorsement of erosion and sedimentation control plan by York County soil and water conservation district. (Could be waived with finalization of the stormwater plan).*

**Response:** A waiver has been requested from review by York County Soil and Water District. See attached "Waiver Requests" form.

Comments from the June 11, 2015 Planning Board meeting:

***Comment #9*** *The Planner suggests a "no parking" signage [at northeast side of Love Lane]*

**Response:** A "No Parking" sign has been added to Sheet C-2 at Love Lane.

***Comment #10*** *A Planner Board member recommended the installation of a bike rack*

**Response:** A bike rack is provided near the westerly corner of the proposed building.

PROJECT: 42 STATE ROAD Map 3 - Lots 5, 6 & 7

# WAIVER REQUESTS

| | | |
|---|---|---|
| | **Title 16.7.4.1:** | In granting modifications or waivers, the Planning Board must require such conditions as will, in its judgment, substantially meet the objectives of the requirements so waived or modified. |
| **REQUESTED WAIVERS** | **Ordinance Section** | **Describe why this request is being made.** |
| | ***EXAMPLE*** 16.32.560 (B)- OFFSTREET PARKING. | ***EXAMPLE*** Requesting a waiver of this ordinance since the proposed professional offices have a written agreement with the abutting Church owned property to share parking. |
| | 16.3.2.9.D.4.f | The existing parking lot (12,200 sf) is a single loaded layout with one interior island (287sf). A second island between the lot and Love Lane (587sf) contributes to the "interior landscape", but, due to the constrained nature of the property 10% interior landscape can not be achieved and a waiver is requested. |
| | 16.8.9.4.G. | Seven street trees are required for the 178 feet of street frontage. Only 5 are indicated on the plans. |
| | | Due to the locations of the existing utility poles and the need for sight distance clearance at each corner of the property the landscape architect does not recommend additional trees and request that a waiver be granted from this requirement. |
| | 16.10.5.2.C.6 | A waiver is requested from erosion and sedimentation design review by the York County Soil and Water Conservation District since this has already been favorably reviewed by the Planning Board's engineering review consultant, CMA Engineers. |

# OFFICE / RESIDENTIAL BUILDING

## *MAP 3 LOTS 5, 6 & 7*

### 42 STATE ROAD

## KITTERY, MAINE

*Owner/Applicant:*

HGC, LLC
37 CHAUNCEY CREEK ROAD
KITTERY POINT, MAINE 03905

**Issued:**

| | |
|---|---|
| May 21, 2015 | Preliminary Submission |
| July 2, 2015 | Planning Board Approval |

*Civil Engineer:*

ALTUS ENGINEERING, INC.

133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com

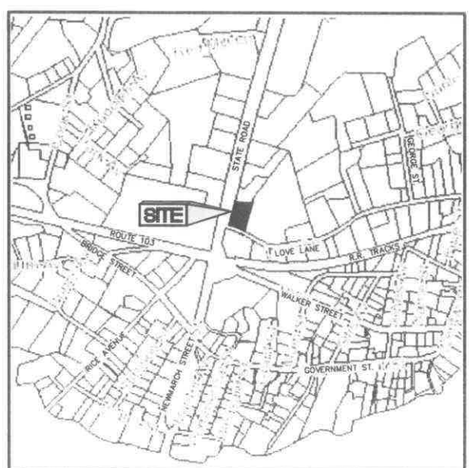
*Landscape Architect:*

WOODBURN & COMPANY
Landscape Architecture, LLC

*Surveyor:*

North EASTERLY SURVEYING, Inc.

191 STATE ROAD, SUITE #1
KITTERY, MAINE 03904
(207) 439-6333




LOCATION MAP
SCALE: 1" = 500' (+/-)

***Sheet Index***

| *Title* | *Sheet No.:* | *Rev.* |
|---|---|---|
| Existing Conditions Plan (North Easterly Survey, Inc.) | 1 of 1 | 0 |
| General Notes & Legend | G-1 | 1 |
| Site Preparation Plan | C-1 | 1 |
| Site Plan | C-2 | 3 |
| Grading Plan | C-3 | 1 |
| Utility Plan | C-4 | 1 |
| Landscape Plan | L-1 | 0 |
| Site Lighting Photometric Analysis | 1 of 1 | 0 |
| Erosion Control Notes | C-5 | 0 |
| Detail Sheet | C-6 | 1 |
| Detail Sheet | C-7 | 0 |
| Detail Sheet | C-8 | 1 |
| Architectural Drawings | 1-5 of 5 | – |

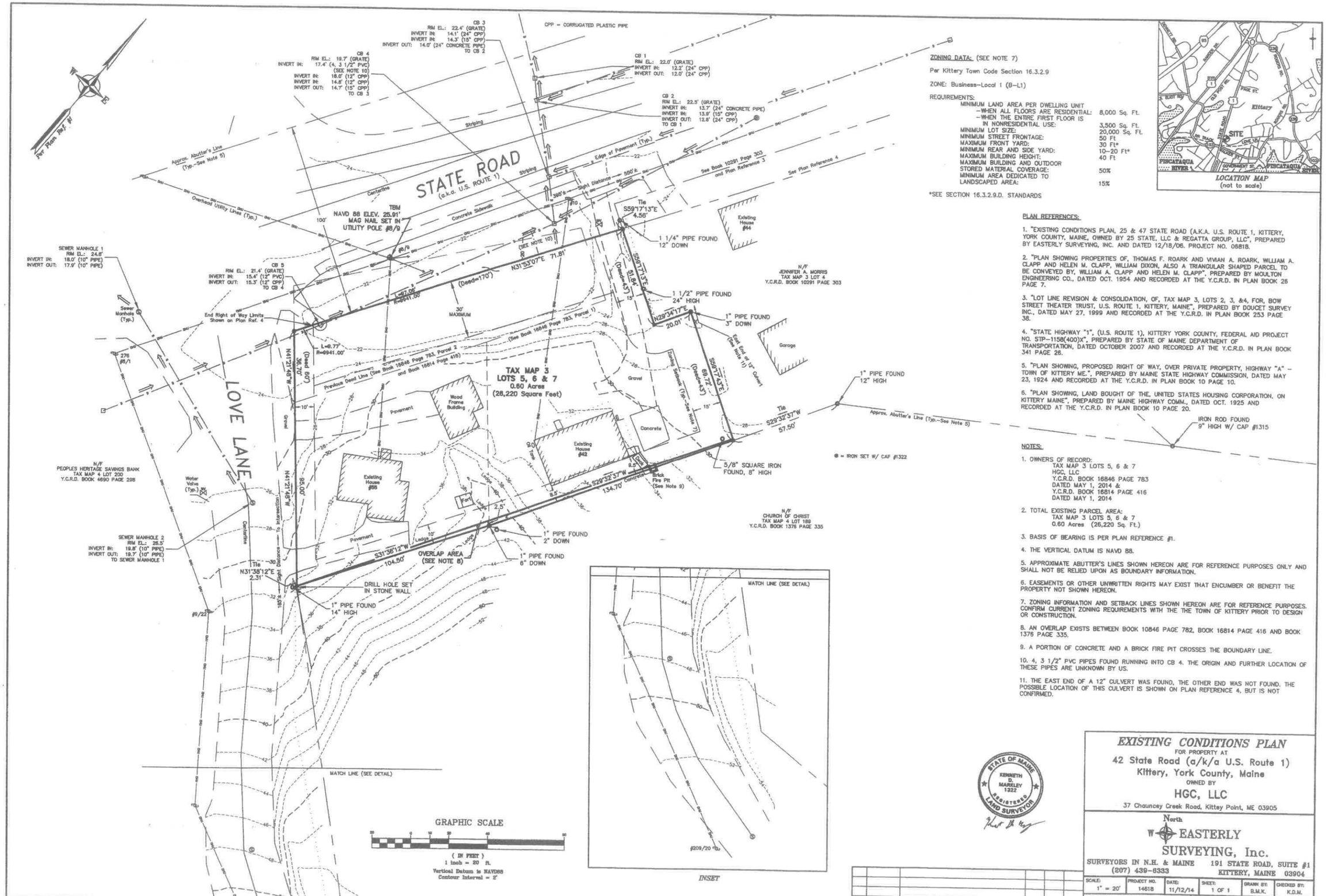
PERMIT APPROVAL NOTES:

CONSTRUCTION SHALL NOT COMMENCE UNTIL ALL REGULATORY APPROVALS HAVE BEEN RECEIVED. DRAWINGS ISSUED JULY 2, 2015 ARE SUBJECT TO CHANGE BASED ON LOCAL STATE AND FEDERAL REGULATORY REVIEW AND APPROVALS. DRAWINGS WILL BE REVISED AND REISSUED AS NECESSARY TO ADDRESS REGULATORY COMMENTS AND CONDITIONS OF APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING THE PROJECT IN ACCORDANCE WITH ALL CONDITIONS OF THE APPROVALS.

- TOWN OF KITTERY PLANNING BOARD SITE PLAN APPROVAL, DATED _____ 2015.
- WAIVERS GRANTED FROM SITE PLAN REVIEW ON _____, 2015.
  SECTION 16.3.2.9.D.4.1 – NUMBER OF STREET TREES
  SECTION 16.8.9.4.G – PARKING LANDSCAPE
  SECTION 16.10.5.2.C.6 – YORK COUNTY SOIL AND WATER CONSERVATION DISTRICT DESIGN REVIEW

JUL 2 2015 4:26

P-6630




ZONING DATA: (SEE NOTE 7)

Per Kittery Town Code Section 16.3.2.9

ZONE: Business-Local 1 (B-L1)

REQUIREMENTS:

| | |
|---|---|
| MINIMUM LAND AREA PER DWELLING UNIT | |
| -WHEN ALL FLOORS ARE RESIDENTIAL: | 8,000 Sq. Ft. |
| -WHEN THE ENTIRE FIRST FLOOR IS IN NONRESIDENTIAL USE: | 3,500 Sq. Ft. |
| MINIMUM LOT SIZE: | 20,000 Sq. Ft. |
| MINIMUM STREET FRONTAGE: | 50 Ft |
| MAXIMUM FRONT YARD: | 30 Ft* |
| MINIMUM REAR AND SIDE YARD: | 10-20 Ft* |
| MAXIMUM BUILDING HEIGHT: | 40 Ft |
| MAXIMUM BUILDING AND OUTDOOR STORED MATERIAL COVERAGE: | 50% |
| MINIMUM AREA DEDICATED TO LANDSCAPED AREA: | 15% |

*SEE SECTION 16.3.2.9.D. STANDARDS

PLAN REFERENCES:

1. "EXISTING CONDITIONS PLAN, 25 & 47 STATE ROAD (A.K.A. U.S. ROUTE 1, KITTERY, YORK COUNTY, MAINE, OWNED BY 25 STATE, LLC & REGATTA GROUP, LLC", PREPARED BY EASTERLY SURVEYING, INC. AND DATED 12/18/06. PROJECT NO. 06818.

2. "PLAN SHOWING PROPERTIES OF, THOMAS F. ROARK AND VIVIAN A. ROARK, WILLIAM A. CLAPP AND HELEN M. CLAPP, WILLIAM DIXON, ALSO A TRIANGULAR SHAPED PARCEL TO BE CONVEYED BY, WILLIAM A. CLAPP AND HELEN M. CLAPP", PREPARED BY MOULTON ENGINEERING CO., DATED OCT. 1954 AND RECORDED AT THE Y.C.R.D. IN PLAN BOOK 26 PAGE 7.

3. "LOT LINE REVISION & CONSOLIDATION, OF, TAX MAP 3, LOTS 2, 3, &4, FOR, BOW STREET THEATER TRUST, U.S. ROUTE 1, KITTERY, MAINE", PREPARED BY DOUCET SURVEY INC., DATED MAY 27, 1999 AND RECORDED AT THE Y.C.R.D. IN PLAN BOOK 253 PAGE 38.

4. "STATE HIGHWAY "1", (U.S. ROUTE 1), KITTERY YORK COUNTY, FEDERAL AID PROJECT NO. STP-1158(400)X", PREPARED BY STATE OF MAINE DEPARTMENT OF TRANSPORTATION, DATED OCTOBER 2007 AND RECORDED AT THE Y.C.R.D. IN PLAN BOOK 341 PAGE 28.

5. "PLAN SHOWING, PROPOSED RIGHT OF WAY, OVER PRIVATE PROPERTY, HIGHWAY "A" - TOWN OF KITTERY ME.", PREPARED BY MAINE STATE HIGHWAY COMMISSION, DATED MAY 23, 1924 AND RECORDED AT THE Y.C.R.D. IN PLAN BOOK 10 PAGE 10.

6. "PLAN SHOWING, LAND BOUGHT OF THE, UNITED STATES HOUSING CORPORATION, ON KITTERY MAINE", PREPARED BY MAINE HIGHWAY COMM., DATED OCT. 1925 AND RECORDED AT THE Y.C.R.D. IN PLAN BOOK 10 PAGE 20.

NOTES:

1. OWNERS OF RECORD:
   TAX MAP 3 LOTS 5, 6 & 7
   HGC, LLC
   Y.C.R.D. BOOK 16846 PAGE 783
   DATED MAY 1, 2014 &
   Y.C.R.D. BOOK 16814 PAGE 416
   DATED MAY 1, 2014

2. TOTAL EXISTING PARCEL AREA:
   TAX MAP 3 LOTS 5, 6 & 7
   0.60 Acres (26,220 Sq. Ft.)

3. BASIS OF BEARING IS PER PLAN REFERENCE #1.

4. THE VERTICAL DATUM IS NAVD 88.

5. APPROXIMATE ABUTTER'S LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELIED UPON AS BOUNDARY INFORMATION.

6. EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.

7. ZONING INFORMATION AND SETBACK LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES. CONFIRM CURRENT ZONING REQUIREMENTS WITH THE THE TOWN OF KITTERY PRIOR TO DESIGN OR CONSTRUCTION.

8. AN OVERLAP EXISTS BETWEEN BOOK 10846 PAGE 782, BOOK 16814 PAGE 416 AND BOOK 1376 PAGE 335.

9. A PORTION OF CONCRETE AND A BRICK FIRE PIT CROSSES THE BOUNDARY LINE.

10. 4, 3 1/2" PVC PIPES FOUND RUNNING INTO CB 4. THE ORIGIN AND FURTHER LOCATION OF THESE PIPES ARE UNKNOWN BY US.

11. THE EAST END OF A 12" CULVERT WAS FOUND, THE OTHER END WAS NOT FOUND. THE POSSIBLE LOCATION OF THIS CULVERT IS SHOWN ON PLAN REFERENCE 4, BUT IS NOT CONFIRMED.

STATE OF MAINE
KENNETH D. MARKLEY
1322
REGISTERED LAND SURVEYOR

# EXISTING CONDITIONS PLAN

FOR PROPERTY AT

42 State Road (a/k/a U.S. Route 1)
Kittery, York County, Maine

OWNED BY

HGC, LLC

37 Chauncey Creek Road, Kittery Point, ME 03905


North
W EASTERLY
SURVEYING, Inc.
SURVEYORS IN N.H. & MAINE
(207) 439-6333
191 STATE ROAD, SUITE #1
KITTERY, MAINE 03904


| SCALE: | PROJECT NO. | DATE: | SHEET: | DRAWN BY: | CHECKED BY: |
|---|---|---|---|---|---|
| 1" = 20' | 14618 | 11/12/14 | 1 OF 1 | B.M.K. | K.D.M. |

DRAWING No: 14618 EXISTING CONDITIONS
FIELD BOOK No: "Kittery #30"

*Tax Map 3 Lots 5,6 & 7*

| REV. | DATE | STATUS | BY | CHKD | APPD. |
|---|---|---|---|---|---|
| | | | | | |

LEGEND:

| | |
|---|---|
| TBR | TO BE REMOVED |
| —OHU— —OHU— | EXIST. UTILITY POLE |
| —D— —D— | EXIST. DRAIN |
| —S— —S— | EXIST. SEWER |
| —W— —W— | EXIST. WATER |
| —48— | EXIST. 1-FT CONTOUR |
| —50— | EXIST. 5-FT CONTOUR |
| ×22.5 | EXIST. SPOT GRADE |
| ⊗22.50 | PROP. SPOT GRADE |
| —31— | PROP. CONTOUR |
| | PROP. CATCH BASIN, DROP INLET STRUCTURE |
| | PROP. DRAIN MANHOLE |
| —PD— | PROP. DRAIN LINE |
| —UD— | PROP. UNDERDRAIN |
| —UTC— | PROP. ELECTRIC, TELEPHONE & COMMUNICATIONS |
| —PS— | PROP. SEWER |
| —PW— | PROP. WATER |
| VGC | VERTICAL GRANITE CURB |
| SGC | SLOPE GRANITE CURB |
| | PROP. LIGHT POLE |
| $DS_D$ | PROP. DOWN SPOUT |
| T.O.W. | TOP OF WALL |

CONSTRUCTION NOTES:

1. DO NOT BEGIN CONSTRUCTION UNTIL ALL STATE AND LOCAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED. THE LANDOWNER AND CONTRACTOR ARE RESPONSIBLE FOR COMPLYING WITH ALL LOCAL, STATE, AND FEDERAL WETLANDS REGULATIONS, INCLUDING ANY PERMITTING AND SETBACKS REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
2. CONTRACTOR SHALL OBTAIN A "DIGSAFE" NUMBER AND NOTIFY TOWN OF KITTERY AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION.
3. WORK HOURS DURING CONSTRUCTION WILL BE AS APPROVED BY THE TOWN OF KITTERY
4. SITE CONSTRUCTION SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AS PUBLISHED IN THE FEDERAL REGISTER, VOL. 56, NO. 144, DATED JULY 26, 1991.
5. COORDINATE ALL WORK WITHIN TEN (10') FEET OF PROPOSED BUILDINGS WITH BUILDING CONTRACTOR AND ARCHITECTURAL DRAWINGS.
6. CONTRACTOR TO ESTABLISH AND MAINTAIN TEMPORARY BENCHMARKS (TBMS) AND PERFORM CONSTRUCTION SURVEY LAYOUT.
7. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE ENGINEER, SURVEYOR, OR OWNER. CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND ELEVATION OF ALL EXISTING DRAIN AND SEWER LINES; VERIFY LOCATION OF EXISTING GAS LINES, ELECTRICAL LINES, COMMUNICATION LINES, AND WATER MAIN PRIOR TO COMMENCING CONSTRUCTION. ANY DISCREPANCIES BETWEEN FIELD AND PLAN SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER. PRESERVE AND PROTECT ANY UTILITY LINES TO BE RETAINED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ANTICIPATE CONFLICTS, REPAIR DAMAGE TO EXISTING UTILITIES, AND RELOCATE EXISTING UTILITIES WHERE SHOWN.
10. CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING ON-SITE STRUCTURES, BITUMINOUS CONCRETE, DEBRIS, AND CONSTRUCTION WASTE PRODUCTS WHICH ARE NOT AUTHORIZED TO BE USED AS PART OF CONSTRUCTION. DISPOSE OF EXCESS MATERIALS OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATORY REQUIREMENTS.
11. CONTRACTOR SHALL CONTROL DUST BY SPRAYING WATER, SWEEPING PAVED SURFACES AND VEGETATION AND/OR MULCHING STOCKPILES.
12. FILL PLACED WITHIN 3 FEET OF THE OUTSIDE OF FOUNDATION WALLS SHALL CONSIST OF STRUCTURAL FILL.
13. PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DEWATERED SUBGRADES FOR FOUNDATIONS, PAVEMENT AREAS, UTILITY TRENCHES, AND OTHER AREAS DURING CONSTRUCTION. SUBGRADE DISTURBANCE MAY BE INFLUENCED BY EXCAVATION METHODS, MOISTURE, PRECIPITATION, GROUNDWATER CONTROL, AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT SUBGRADE DISTURBANCE. SUCH PRECAUTIONS MAY INCLUDE DIVERTING STORMWATER RUNOFF AWAY FROM CONSTRUCTION AREAS, REDUCING TRAFFIC IN SENSITIVE AREAS, AND MAINTAINING AN EFFECTIVE DEWATERING PROGRAM. SOILS EXHIBITING HEAVING OR INSTABILITY SHALL BE OVER EXCAVATED TO MORE COMPETENT BEARING SOIL AND REPLACED WITH FREE DRAINING STRUCTURAL FILL.
14. IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER, EXPOSED SUBGRADES ARE SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN GROUND. THIS WILL LIKELY REQUIRE REMOVAL OF A FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATION. THE FINAL SUBGRADE ELEVATION WOULD ALSO REQUIRE AN APPROPRIATE DEGREE OF INSULATION AGAINST FREEZING.
15. EXCAVATED MATERIALS SHALL BE PLACED AS FILL MATERIALS WITHIN UPLAND AREAS ONLY.
16. PLACEMENT OF BORROW MATERIALS SHALL BE PERFORMED IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION. VOIDS BETWEEN STONES AND CLUMPS OF MATERIAL SHALL BE FILLED WITH FINE MATERIALS.
17. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE FOUR (4") INCHES OF LOAM, LIMESTONE, FERTILIZER, SEED, MULCH, AND APPROPRIATE SOIL STABILIZATION TECHNIQUES.
18. SAWCUT AND REMOVE EXISTING PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVEMENT OR CURB LINE IN ALL AREAS WHERE NEW PAVEMENT OR CURBING ABUTS EXISTING PAVEMENT. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
19. UPON COMPLETION OF CONSTRUCTION, THE DRAINAGE INFRASTRUCTURE SHALL BE CLEANED OF ALL DEBRIS AND SEDIMENT.
20. CONTRACTOR SHALL MAINTAIN AND PROVIDE RECORD DRAWINGS TO TOWN OF KITTERY

GRADING NOTES:

1. WHERE PROPOSED GRADES MEET EXISTING GRADES, CONTRACTOR SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. PONDING AT TRANSITION AREAS WILL NOT BE ACCEPTED. ABRUPT RIDGES AT TOPS AND BOTTOM WILL NOT BE ACCEPTED.
2. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.
3. MAXIMUM SLOPE IN DISTURBED AREAS SHALL BE NO STEEPER THAN 3:1 (h:v), UNLESS OTHERWISE NOTED. WHERE SLOPES IN DISTURBED AREAS ARE STEEPER THAN 3:1, CONTRACTOR SHALL PROVIDE CURLEX II EROSION CONTROL BLANKET FROM AMERICAN EXCELSIOR COMPANY (800) 777-7645 OR APPROVED EQUAL UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL ADJUST UTILITY ELEMENTS MEANT TO BE FLUSH WITH GRADE (CLEANOUTS, UTILITY MANHOLES, HANDHOLDS, CATCH BASINS, INLETS, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
5. CROSS SLOPES AT ALL WALKS SHALL BE PITCHED TO DRAIN 1-1/2% MINIMUM 2% MAXIMUM.
6. PITCH ALL WALKS AND PATIOS AWAY FROM BUILDINGS AT 1-1/2% MINIMUM 2% MAXIMUM WITHIN 5 FEET OF THE BUILDING
7. CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS.
8. THE GRADING ON THIS PLAN SHOWS THE GENERAL INTENT AND DIRECTION OF THE STORMWATER FLOW (TOWARDS DRAINAGE STRUCTURES). CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY FIELD CONDITIONS THAT WILL IMPACT THE GRADING DESIGN SHOWN ON THIS PLAN FOR RESOLUTION.

UTILITY NOTES:

1. COORDINATE UTILITY WORK WITH RESPECTIVE UTILITY COMPANIES.
2. ALL ELECTRIC, CABLE, AND TELECOMMUNICATION SERVICES AND CONDUITS SHALL BE LOCATED UNDERGROUND WHERE SHOWN. UNDERGROUND UTILITIES INSTALLATIONS SHALL MEET THE MINIMUM REQUIREMENTS OF TOWN OF KITTERY AND RESPECTIVE UTILITY COMPANIES. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING IN CABLES.
3. CONTRACTOR SHALL VERIFY THE EXACT LOCATION & ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. ANY DISCREPANCIES BETWEEN FIELD AND PLAN SHALL BE IMMEDIATELY REPORTED TO ENGINEER.
4. ALL SEWER RELATED WORK SHALL CONFORM TO THE MINIMUM REQUIREMENTS OF THE KITTERY SEWER DEPARTMENT.
5. ALL WATER RELATED WORK SHALL CONFORM TO THE MINIMUM REQUIREMENTS OF THE KITTERY WATER DEPARTMENT.
6. VERIFY LOCATION OF NEW UTILITY BOXES WITH OWNER AND UTILITY COMPANIES.
7. ALL UTILITY STRUCTURES SHALL BE SET FLUSH WITH PROPOSED GRADE.

STORMWATER MANAGEMENT / BMP FACILITIES MAINTENANCE PLAN

CONSTRUCTION PHASE

GENERAL CLEAN UP

UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL BE REMOVE ALL TEMPORARY STORMWATER STRUCTURES (I.E., TEMPORARY STONE CHECK DAMS, SILT FENCE, TEMPORARY DIVERSION SWALES, CATCH BASIN INLET BASKET, ETC.). ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED. REMOVE ANY SEDIMENT IN CATCH BASINS AND CLEAN DRAIN PIPES THAT MAY HAVE ACCUMULATED DURING CONSTRUCTION.

POST CONSTRUCTION

PROPER CONSTRUCTION, INSPECTION, MAINTENANCE, AND REPAIR ARE KEY ELEMENTS IN MAINTAINING A SUCCESSFUL STORMWATER MANAGEMENT PROGRAM ON A DEVELOPED PROPERTY. ROUTINE INSPECTIONS ENSURE PERMIT COMPLIANCE AND REDUCES THE POTENTIAL FOR DETERIORATION OF INFRASTRUCTURE OR REDUCED WATER QUALITY.

FOR THE PURPOSE OF THIS STORMWATER MANAGEMENT PROGRAM, A SIGNIFICANT RAINFALL EVENT IS CONSIDERED AN EVENT OF THREE (3) INCHES IN A 24-HOUR PERIOD OR 0.5 INCHES IN A ONE-HOUR PERIOD. IT IS ANTICIPATED THAT A SHORT, INTENSE EVENT IS LIKELY TO HAVE A HIGHER POTENTIAL OF EROSION FOR THIS SITE THAN A LONGER, HIGH VOLUME EVENT.

THE FOLLOWING PROVIDES A LIST OF RECOMMENDATIONS AND GUIDELINES FOR MANAGING THE STORMWATER FACILITIES.

TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES

FUNCTION – TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ARE UTILIZED DURING THE CONSTRUCTION PERIOD TO DIVERT, STORE AND FILTER STORMWATER FROM NON-STABILIZED SURFACES. THESE DEVICES INCLUDE, BUT ARE NOT LIMITED TO: SILT FENCES, HALE BALES, FILTERS, SEDIMENT TRAPS, STONE CHECK DAMS, MULCH, AND EROSION CONTROL BLANKETS.

MAINTENANCE
- IN GENERAL, TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSPECTED AND MAINTAINED ON A WEEKLY BASIS AND FOLLOWING A SIGNIFICANT STORM EVENT.
- REFER TO THE SITE PLAN DRAWINGS FOR THE MAINTENANCE OF TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES.

MANICURED LANDSCAPED AREAS – FERTILIZER MANAGEMENT

FUNCTION – FERTILIZER MANAGEMENT INVOLVES CONTROLLING THE RATE, TIMING AND METHOD OF FERTILIZER APPLICATION SO THAT THE NUTRIENTS ARE TAKEN UP BY THE PLANTS THEREBY REDUCING THE CHANCE OF POLLUTING THE SURFACE AND GROUND WATERS. FERTILIZER MANAGEMENT CAN BE EFFECTIVE IN REDUCING THE AMOUNTS OF PHOSPHORUS AND NITROGEN IN RUNOFF FROM LANDSCAPED AREAS, PARTICULARLY LAWNS. SOIL TESTS SHALL BE CONDUCTED TO DETERMINE FERTILIZER APPLICATION RATES.

MAINTENANCE
- HAVE THE SOIL TESTED BY YOUR LANDSCAPER OR LOCAL SOIL CONSERVATION SERVICE FOR NUTRIENT REQUIREMENTS AND FOLLOW THE RECOMMENDATIONS.
- DO NOT APPLY FERTILIZER TO FROZEN GROUND.
- CLEAN UP ANY FERTILIZER SPILLS.
- DO NOT ALLOW FERTILIZER TO BE BROADCAST INTO WATER BODIES.
- WHEN FERTILIZING A LAWN, WATER THOROUGHLY, BUT DO NOT CREATE A SITUATION WHERE WATER RUNS OFF THE SURFACE OF THE LAWN.

MANICURED LANDSCAPED AREAS – LITTER CONTROL

FUNCTION – LANDSCAPED AREAS TEND TO FILTER DEBRIS AND CONTAMINATES THAT MAY BLOCK DRAINAGE SYSTEMS AND POLLUTE THE SURFACE AND GROUND WATERS.

MAINTENANCE
- LITTER CONTROL AND LAWN MAINTENANCE INVOLVES REMOVING LITTER SUCH AS TRASH, LEAVES, LAWN CLIPPINGS, PET WASTES, OIL AND CHEMICALS FROM STREETS, PARKING LOTS, AND LAWNS BEFORE MATERIALS ARE TRANSPORTED INTO SURFACE WATERS.
- LITTER CONTROL SHALL BE IMPLEMENTED AS PART OF THE GROUNDS MAINTENANCE PROGRAM.

CATCH BASIN CLEANING

FUNCTION – CATCH BASINS COLLECT STORMWATER, PRIMARILY FROM PARKING LOTS. STORMWATER OFTEN CONTAINS SEDIMENT AND CONTAMINANTS. CATCH BASIN SUMPS SERVE TO TRAP SEDIMENT, TRACE METALS, NUTRIENTS AND DEBRIS. HOODED CATCH BASINS TRAP HYDROCARBONS AND FLOATING DEBRIS.

MAINTENANCE
- REMOVE LEAVES AND DEBRIS FROM CATCH BASIN GRATES ON AN AS-NEEDED BASIS.
- SUMPS SHALL BE CLEANED ON AN ANNUAL BASIS TO PROTECT WATER QUALITY (UNLESS OTHERWISE NOTED ON THE PLANS). CATCH BASIN DEBRIS SHALL BE DISPOSED OF AT A SOLID WASTE DISPOSAL FACILITY.

STREET/PARKING LOT SWEEPING

FUNCTION – PARKING LOTS ACCUMULATE SAND AND DEBRIS. STREET SWEEPING REMOVES THE SAND AND DEBRIS, WHICH LOWERS TRANSPORT OF SEDIMENT AND POLLUTANTS THE STORMWATER SYSTEMS AND INTO THE ENVIRONMENT.

MAINTENANCE
- A REGULAR PERIODIC CLEANING SCHEDULE IS RECOMMENDED. THE MORE FREQUENT, THE GREATER THE SEDIMENT AND POLLUTANT REMOVAL. REGULAR CLEANING OF PAVED AREAS REDUCES THE FREQUENCY OF CLEANING CATCH BASINS AND DRAINAGE SYSTEMS. IT IS RECOMMENDED THAT THE PARKING LOTS AND ACCESS WAYS SHALL BE SWEPT AT LEAST ONCE A MONTH DURING WINTER MONTHS.

DE-ICING CHEMICAL USE AND STORAGE

FUNCTION – SALT AND SAND IS USED FOR DE-ICING OF WALKWAYS, PARKING LOTS AND DRIVES. CARE SHALL BE TAKEN TO PREVENT THE OVER-APPLICATION OF SALT FOR MELTING ICE.

MAINTENANCE
- MINIMIZE SALT USE TO ONLY THAT AMOUNT NECESSARY TO PROVIDE FOR SAFETY OF PEDESTRIANS AND VEHICLES USING THE FACILITY.
- WHEN PARKING LOTS AND WALKWAYS ARE FREE OF SNOW AND ICE, THEY SHALL BE SWEPT CLEAN. DISPOSAL SHALL BE IN A SOLID WASTE DISPOSAL FACILITY.
- THE PROPER STORAGE OF SALT IS CRITICAL. SALT IS HIGHLY WATER-SOLUBLE. CONTAMINATION OF WETLANDS AND OTHER SENSITIVE AREAS CAN OCCUR WHEN SALT IS STORED IN OPEN AREAS. SALT PILES SHALL BE COVERED AT ALL TIMES IF NOT STORED IN A SHED. RUNOFF FROM STOCKPILES SHALL BE CONTAINED TO KEEP THE RUNOFF FROM ENTERING THE DRAINAGE SYSTEM.

CULVERTS AND DRAINAGE PIPES

FUNCTION – CULVERTS AND DRAINAGE PIPES CONVEY STORMWATER AWAY FROM BUILDINGS, WALKWAYS, AND PARKING AREAS.

MAINTENANCE
CULVERTS AND DRAINAGE PIPES SHALL BE INSPECTED SEMI-ANNUALLY, OR MORE OFTEN AS NEEDED, FOR ACCUMULATION OF DEBRIS AND STRUCTURAL INTEGRITY. LEAVES AND OTHER DEBRIS SHALL BE REMOVED FROM THE INLET AND OUTLET TO INSURE THE FUNCTIONALITY OF DRAINAGE STRUCTURES. DEBRIS SHALL BE DISPOSED OF ON SITE WHERE IT WILL NOT CONCENTRATE BACK AT THE DRAINAGE STRUCTURES OR AT A SOLID WASTE DISPOSAL FACILITY.

*THIS DRAWING HAS NOT BEEN RELEASED FOR CONSTRUCTION*

P4639


ALTUS ENGINEERING, INC.

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STATE OF MAINE
JEFFREY K. CLIFFORD
No. 8907
LICENSED
PROFESSIONAL ENGINEER

ISSUED FOR: APPROVAL

ISSUE DATE: JULY 2, 2015

REVISIONS

| NO. | DESCRIPTION | BY | DATE |
|---|---|---|---|
| 0 | PRELIMINARY SUBMISSION | JKC | 5/21/15 |
| 1 | TOWN COMMENTS | JKC | 7/02/15 |

DRAWN BY: RMB
APPROVED BY: JKC
DRAWING FILE: 4639SITE.DWG

SCALE: N.T.S.

OWNER/APPLICANT:

*HGC, LLC*
*37 CHAUNCEY CREEK ROAD*
*KITTERY POINT, MAINE 03905*

PROJECT:

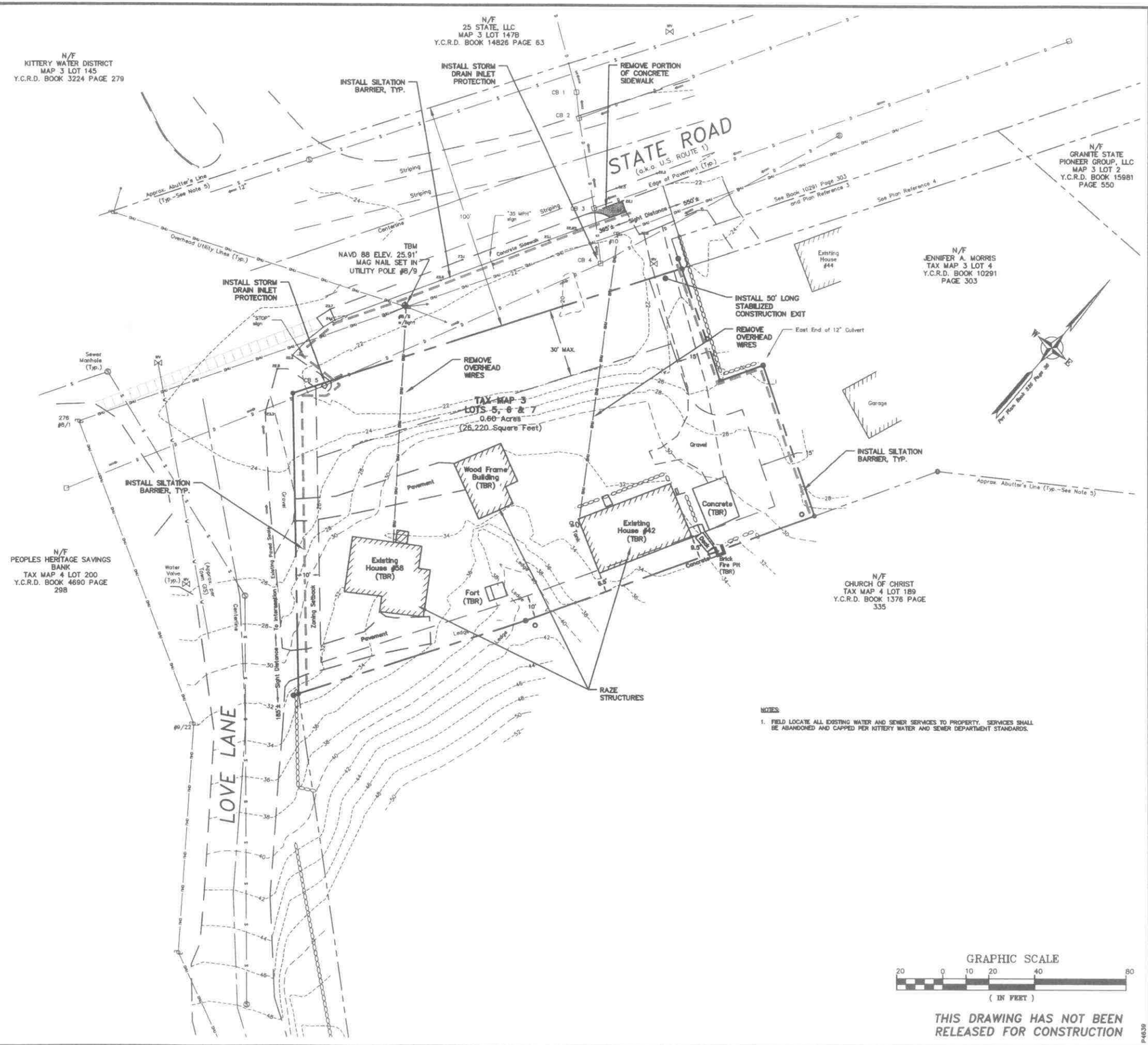
*OFICE/RESIDENTIAL BUILDING*
*MAP 3*
*LOTS 5, 6 & 7*
*42 STATE ROAD*
*KITTERY, MAINE*

TITLE:

GENERAL NOTES AND LEGEND

SHEET NUMBER:

G - 1




NOTES:

1. FIELD LOCATE ALL EXISTING WATER AND SEWER SERVICES TO PROPERTY. SERVICES SHALL BE ABANDONED AND CAPPED PER KITTERY WATER AND SEWER DEPARTMENT STANDARDS.

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )

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P-4639

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STATE OF MAINE
JEFFREY K. CLIFFORD
No. 9997
LICENSED
PROFESSIONAL ENGINEER

ISSUED FOR:
PRELIMINARY SUBMISSION

ISSUE DATE:
MAY 21, 2015

REVISIONS

| NO. | DESCRIPTION | BY | DATE |
|---|---|---|---|
| 0 | SKETCH PLAN SUBMISSION | JKC | 12/18/14 |
| 1 | PRELIMINARY SUBMISSION | JKC | 5/21/15 |

DRAWN BY: RMB
APPROVED BY: JKC
DRAWING FILE: 4639SITE.DWG

SCALE: 1 " = 20'

OWNER/APPLICANT:

HGC, LLC
37 CHAUNCEY CREEK ROAD
KITTERY POINT, MAINE 03905

PROJECT:

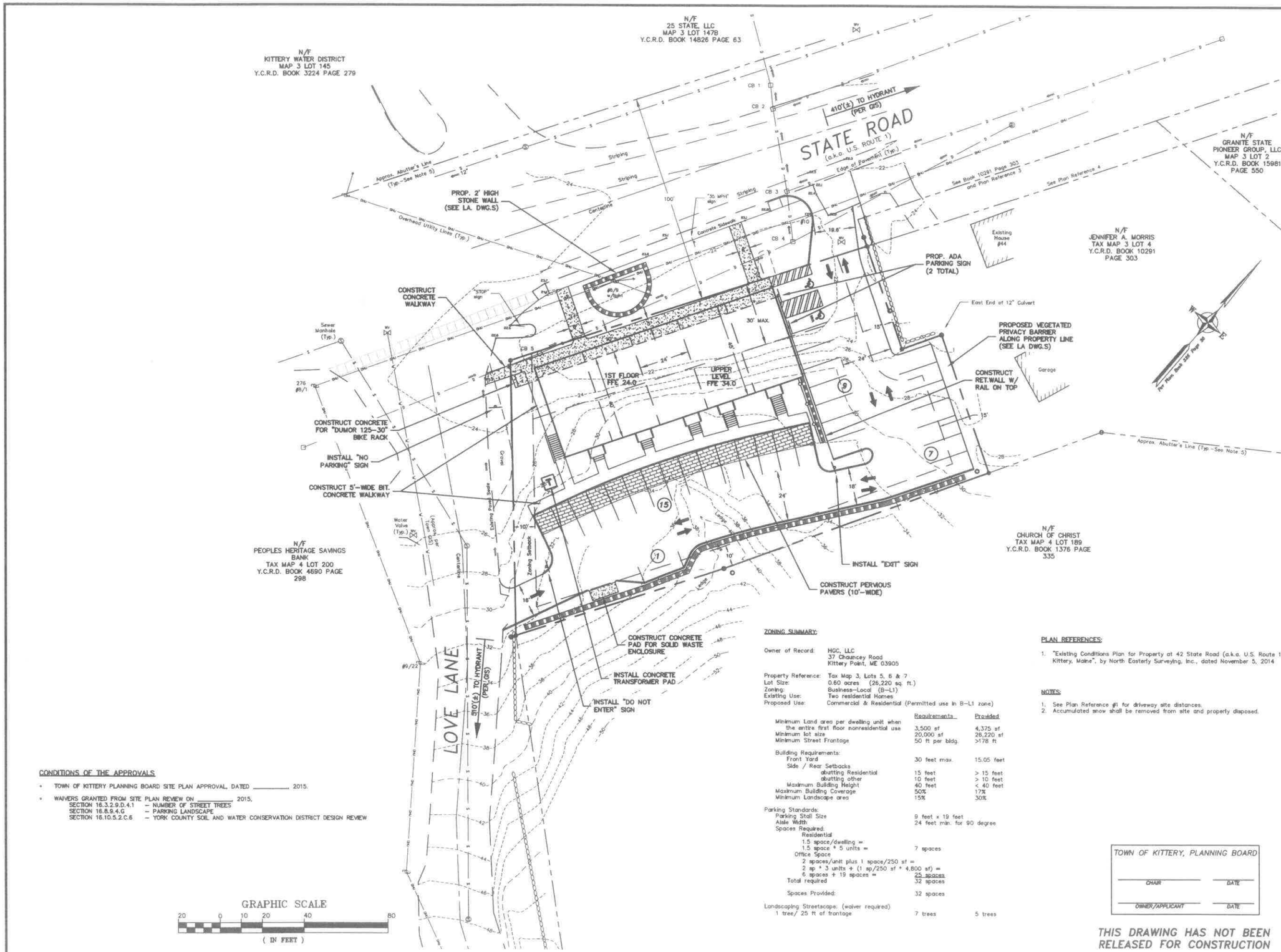
OFFICE/RESIDENTIAL BUILDING
MAP 3
LOTS 5, 6 & 7
42 STATE ROAD
KITTERY, MAINE

TITLE:

SITE PREPARATION PLAN

SHEET NUMBER:

C - 1




## CONDITIONS OF THE APPROVALS

- TOWN OF KITTERY PLANNING BOARD SITE PLAN APPROVAL, DATED _____, 2015.
- WAIVERS GRANTED FROM SITE PLAN REVIEW ON _____, 2015.
  - SECTION 16.3.2.9.D.4.1 – NUMBER OF STREET TREES
  - SECTION 16.8.9.4.G – PARKING LANDSCAPE
  - SECTION 16.10.5.2.C.6 – YORK COUNTY SOIL AND WATER CONSERVATION DISTRICT DESIGN REVIEW

## ZONING SUMMARY:

Owner of Record: HGC, LLC
37 Chauncey Road
Kittery Point, ME 03905

Property Reference: Tax Map 3, Lots 5, 6 & 7
Lot Size: 0.60 acres (26,220 sq. ft.)
Zoning: Business-Local (B-L1)
Existing Use: Two residential Homes
Proposed Use: Commercial & Residential (Permitted use in B-L1 zone)

| | Requirements | Provided |
|---|---|---|
| Minimum Land area per dwelling unit when the entire first floor nonresidential use | 3,500 sf | 4,375 sf |
| Minimum lot size | 20,000 sf | 26,220 sf |
| Minimum Street Frontage | 50 ft per bldg. | >178 ft |
| Building Requirements: | | |
| Front Yard | 30 feet max. | 15.05 feet |
| Side / Rear Setbacks | | |
| abutting Residential | 15 feet | > 15 feet |
| abutting other | 10 feet | > 10 feet |
| Maximum Building Height | 40 feet | < 40 feet |
| Maximum Building Coverage | 50% | 17% |
| Minimum Landscape area | 15% | 30% |
| Parking Standards: | | |
| Parking Stall Size | 9 feet x 19 feet | |
| Aisle Width | 24 feet min. for 90 degree | |
| Spaces Required: | | |
| Residential | | |
| 1.5 space/dwelling = | | |
| 1.5 space * 5 units = | 7 spaces | |
| Office Space | | |
| 2 spaces/unit plus 1 space/250 sf = | | |
| 2 sp * 3 units + (1 sp/250 sf * 4,800 sf) = | | |
| 6 spaces + 19 spaces = | 25 spaces | |
| Total required | 32 spaces | |
| Spaces Provided: | 32 spaces | |
| Landscaping Streetscape: (waiver required) | | |
| 1 tree/ 25 ft of frontage | 7 trees | 5 trees |

## PLAN REFERENCES:

1. "Existing Conditions Plan for Property at 42 State Road (a.k.a. U.S. Route 1), Kittery, Maine", by North Easterly Surveying, Inc., dated November 5, 2014

## NOTES:

1. See Plan Reference #1 for driveway site distances.
2. Accumulated snow shall be removed from site and properly disposed.

| TOWN OF KITTERY, PLANNING BOARD | |
|---|---|
| CHAIR | DATE |
| OWNER/APPLICANT | DATE |

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P-6639

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STATE OF MAINE
JEFFREY K. CLIFFORD
No. 9667
LICENSED
PROFESSIONAL ENGINEER

ISSUED FOR: APPROVAL

ISSUE DATE: JULY 2, 2015

REVISIONS:

| NO. | DESCRIPTION | BY | DATE |
|---|---|---|---|
| 0 | SKETCH PLAN SUBMISSION | JKC | 12/18/14 |
| 1 | SKETCH PLAN RE-SUBMIT | JKC | 1/28/15 |
| 2 | PRELIMINARY SUBMISSION | JKC | 5/21/15 |
| 3 | TOWN COMMENTS | JKC | 7/02/15 |

DRAWN BY: RMB
APPROVED BY: JKC
DRAWING FILE: 4639SITE.DWG

SCALE: 1 " = 20'

OWNER/APPLICANT:

*HGC, LLC*
*37 CHAUNCEY CREEK ROAD*
*KITTERY POINT, MAINE 03905*

PROJECT:

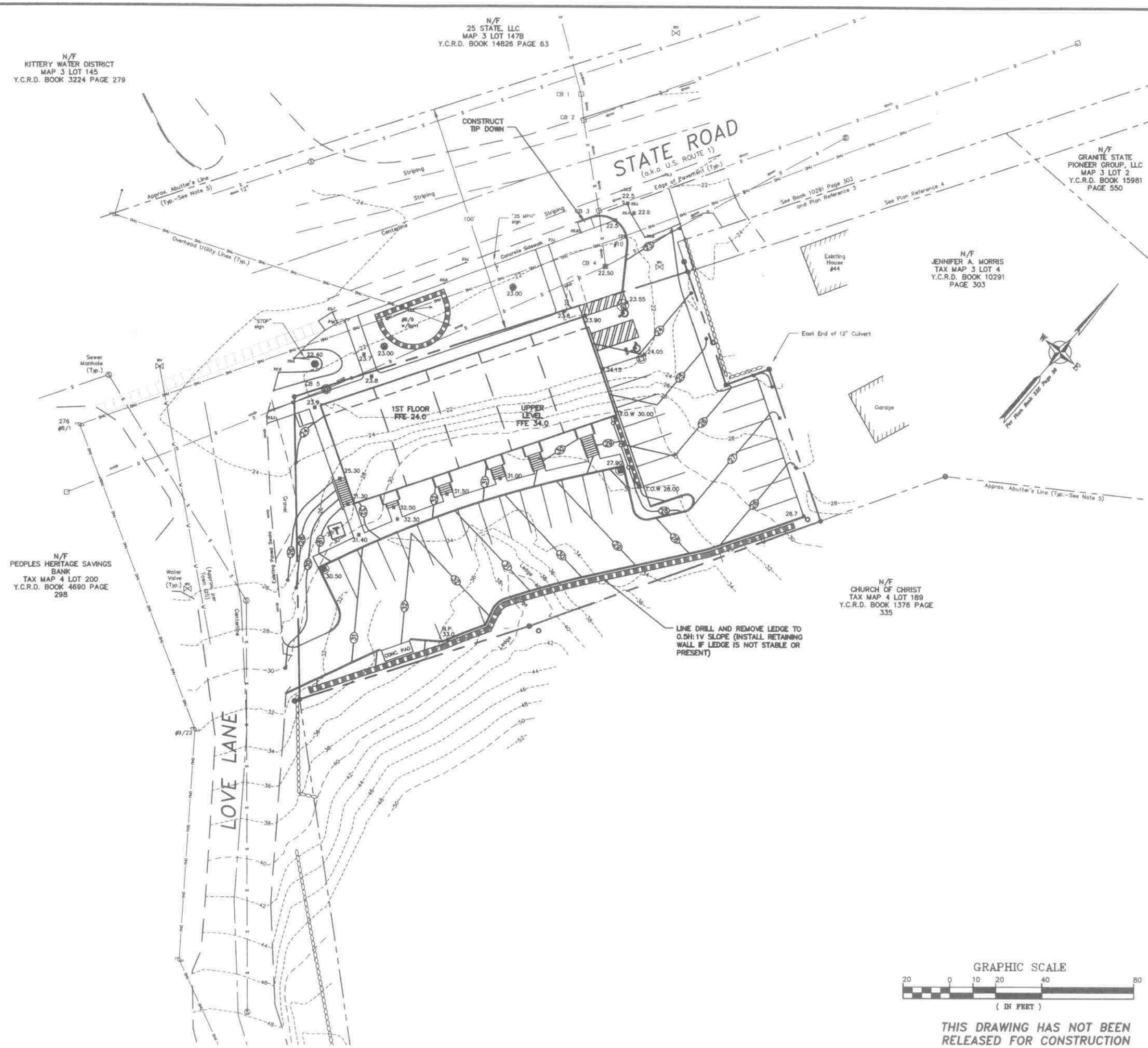
*OFFICE/RESIDENTIAL BUILDING*
*MAP 3*
*LOTS 5, 6 & 7*
*42 STATE ROAD*
*KITTERY, MAINE*

TITLE:

SITE PLAN

SHEET NUMBER:

C - 2

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|---|---|---|---|
| 0 | PRELIMINARY SUBMISSION | JKC | 5/21/15 |
| 1 | TOWN COMMENTS | JKC | 7/02/15 |

DRAWN BY: RMB
APPROVED BY: JKC
DRAWING FILE: 4639SITE.DWG

SCALE:
1 " = 20'

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*KITTERY POINT, MAINE 03905*

PROJECT:

*OFFICE/RESIDENTIAL BUILDING*
*MAP 3*
*LOTS 5, 6 & 7*

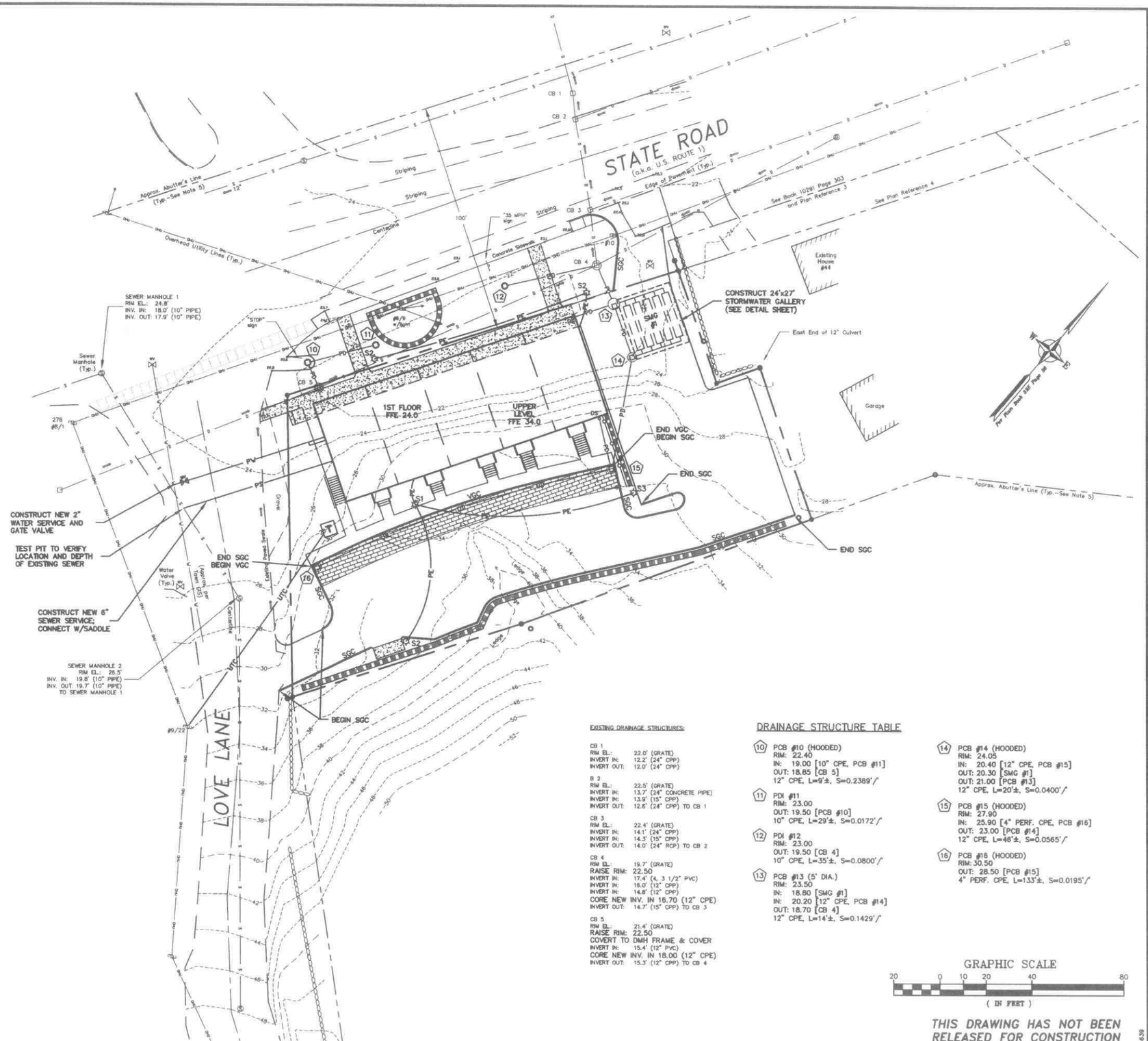
*42 STATE ROAD*
*KITTERY, MAINE*

TITLE:

GRADING PLAN

SHEET NUMBER:

C - 3




EXISTING DRAINAGE STRUCTURES:

CB 1
RIM EL.: 22.0' (GRATE)
INVERT IN: 12.2' (24" CPP)
INVERT OUT: 12.0' (24" CPP)

B 2
RIM EL.: 22.5' (GRATE)
INVERT IN: 13.7' (24" CONCRETE PIPE)
INVERT IN: 13.9' (15" CPP)
INVERT OUT: 12.6' (24" CPP) TO CB 1

CB 3
RIM EL.: 22.4' (GRATE)
INVERT IN: 14.1' (24" CPP)
INVERT IN: 14.3' (15" CPP)
INVERT OUT: 14.0' (24" RCP) TO CB 2

CB 4
RIM EL.: 19.7' (GRATE)
RAISE RIM: 22.50
INVERT IN: 17.4' (4, 3 1/2" PVC)
INVERT IN: 18.0' (12" CPP)
INVERT IN: 14.8' (12" CPP)
CORE NEW INV. IN 16.70 (12" CPE)
INVERT OUT: 14.7' (15" CPP) TO CB 3

CB 5
RIM EL.: 21.4' (GRATE)
RAISE RIM: 22.50
COVERT TO DMH FRAME & COVER
INVERT IN: 15.4' (12" PVC)
CORE NEW INV. IN 18.00 (12" CPE)
INVERT OUT: 15.3' (12" CPP) TO CB 4

DRAINAGE STRUCTURE TABLE

(10) PCB #10 (HOODED)
RIM: 22.40
IN: 19.00 [10" CPE, PCB #11]
OUT: 18.85 [CB 5]
12" CPE, L=9'±, S=0.2389'/'

(11) PDI #11
RIM: 23.00
OUT: 19.50 [PCB #10]
10" CPE, L=29'±, S=0.0172'/'

(12) PDI #12
RIM: 23.00
OUT: 19.50 [CB 4]
10" CPE, L=35'±, S=0.0800'/'

(13) PCB #13 (5' DIA.)
RIM: 23.50
IN: 18.80 [SMG #1]
IN: 20.20 [12" CPE, PCB #14]
OUT: 18.70 [CB 4]
12" CPE, L=14'±, S=0.1429'/'

(14) PCB #14 (HOODED)
RIM: 24.05
IN: 20.40 [12" CPE, PCB #15]
OUT: 20.30 [SMG #1]
OUT: 21.00 [PCB #13]
12" CPE, L=20'±, S=0.0400'/'

(15) PCB #15 (HOODED)
RIM: 27.90
IN: 25.90 [4" PERF. CPE, PCB #16]
OUT: 23.00 [PCB #14]
12" CPE, L=46'±, S=0.0565'/'

(16) PCB #16 (HOODED)
RIM: 30.50
OUT: 28.50 [PCB #15]
4" PERF. CPE, L=133'±, S=0.0195'/'

GRAPHIC SCALE
20 0 10 20 40 80
( IN FEET )

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P4639

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STATE OF MAINE
JEFFREY K. CLIFFORD
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ISSUED FOR: APPROVAL

ISSUE DATE: JULY 2, 2015

REVISIONS

| NO. | DESCRIPTION | BY | DATE |
|---|---|---|---|
| 0 | PRELIMINARY SUBMISSION | JKC | 5/21/15 |
| 1 | TOWN COMMENTS | JKC | 7/02/15 |

DRAWN BY: RWB
APPROVED BY: JKC
DRAWING FILE: 4639SITE.DWG

SCALE: 1 " = 20'

OWNER/APPLICANT:

*HGC, LLC*
*37 CHAUNCEY CREEK ROAD*
*KITTERY POINT, MAINE 03905*

PROJECT:

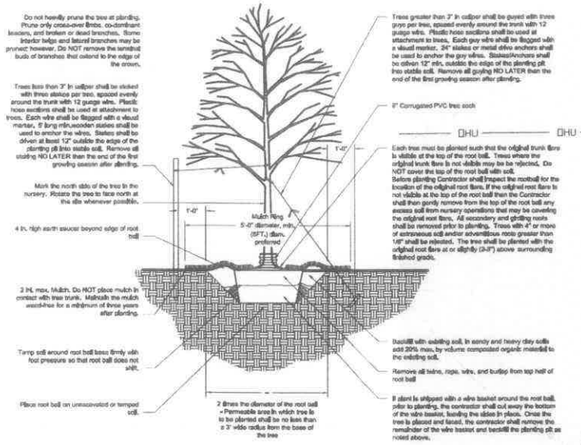
*OFFICE/RESIDENTIAL BUILDING*
*MAP 3*
*LOTS 5, 6 & 7*
*42 STATE ROAD*
*KITTERY, MAINE*

TITLE:

UTILITY PLAN

SHEET NUMBER:

C - 4




*Tree Planting Detail, typ.*

## Landscape Notes

1. Design is based on drawings by Altus Engineering dated July 2015 and may require adjustment due to actual field conditions.
2. The contractor shall follow best management practices during construction and shall take all means necessary to stabilize and protect the site from erosion.
3. Erosion Control shall be in place prior to construction.
4. Erosion Control to consist of Hay Bales and Erosion Control Fabric shall be staked in place between the work and Water bodies, Wetlands and/or drainage ways prior to any construction.
5. The Contractor shall verify layout and grades and inform the Landscape Architect or Client's Representative of any discrepancies or changes in layout and/or grade relationships prior to construction.
6. It is the contractor's responsibility to verify drawings provided are to the correct scale prior to any bid, estimate or installation. A graphic scale bar has been provided on each sheet for this purpose. If it is determined that the scale of the drawing is incorrect, the landscape architect will provide a set of drawings at the correct scale, at the request of the contractor.
7. Trees to Remain within the construction zone shall be protected from damage for the duration of the project by snow fence or other suitable means of protection to be approved by Landscape Architect or Client's Representative. Snow fence shall be located at the drip line at a minimum and shall include any and all surface roots. Do not fill or mulch on the trunk flare. Do not disturb roots. In order to protect the integrity of the roots, branches, trunk and bark of the tree(s) no vehicles or construction equipment shall drive or park in or on the area within the drip line(s) of the tree(s). Do not store any refuse or construction materials or portalets within the tree protection area.
8. Location, support, protection, and restoration of all existing utilities and appurtenances shall be the responsibility of the Contractor.
9. The Contractor shall verify exact location and elevation of all utilities with the respective utility owners prior to construction. Call DIGSAFE at 1-888-344-7233.
10. The Contractor shall procure any required permits prior to construction.
11. Prior to any landscape construction activities Contractor shall test all existing loam and loam from off-site intended to be used for lawns and plant beds using a thorough sampling throughout the supply. Soil testing shall indicate levels of pH, nitrates, macro and micro nutrients, texture, soluble salts, and organic matter. Contractor shall provide Landscape Architect with test results and recommendations from the testing facility along with soil amendment plans as necessary for the proposed plantings to thrive. All loam to be used on site shall be amended as approved by the Landscape Architect prior to placement.
12. Contractor shall notify landscape architect or owner's representative immediately if at any point during demolition or construction a site condition is discovered which may negatively impact the completed project. This includes, but is not limited to, unforeseen drainage problems, unknown subsurface conditions, and discrepancies between the plan and the site. If a contractor is aware of a potential issue, and does not bring it to the attention of the landscape architect or owner's representative immediately, they may be responsible for the labor and materials associated with correcting the problem.
13. The Contractor shall furnish and plant all plants shown on the drawings and listed thereon. All plants shall be nursery-grown under climatic conditions similar to those in the locality of the project. Plants shall conform to the botanical names and standards of size, culture, and quality for the highest grades and standards as adopted by the American Association of Nurserymen, Inc. in the American Standard of Nursery Stock, American Standards Institute, Inc. 230 Southern Building, Washington, D.C. 20005.
14. A complete list of plants, including a schedule of sizes, quantities, and other requirements is shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.
15. All plants shall be legibly tagged with proper botanical name.
16. The Contractor shall guarantee all plants for not less than two years from time of acceptance.
17. Owner or Owner's Representative will inspect plants upon delivery for conformity to Specification requirements. Such approval shall not affect the right of inspection and rejection during or after the progress of the work. The Owner reserves the right to inspect and/or select all trees at the place of growth and reserves the right to approve a representative sample of each type of shrub, herbaceous perennial, annual, and ground cover at the place of growth. Such sample will serve as a minimum standard for all plants of the same species used in this work.
18. No substitutions of plants may be made without prior approval of the Owner or the Owner's Representative for any reason.
19. All disturbed areas will be dressed with 6" of topsoil and planted as noted on the plans or seeded except plant beds. Plant beds shall be prepared to a depth of 12" with 75% loam and 25% compost.
20. Trees, ground cover, and shrub beds shall be mulched to a depth of 2" with one-year old, well-composted, shredded native bark not longer than 4" in length and ½" in width, free of woodchips and sawdust. Mulch for ferns and herbaceous perennials shall be no longer than 1" in length. Trees in lawn areas shall be mulched in a 5' diameter min. saucer. Color of mulch shall be black.
21. Drip strip shall extend to 8" beyond roof overhang and shall be edged with 3/16" thick metal edger.
22. In no case shall mulch touch the stem of a plant nor shall mulch ever be more than 3" thick total (including previously applied mulch) over the root ball of any plant.
23. Secondary lateral branches of deciduous trees overhanging vehicular and pedestrian travel ways shall be pruned up to a height of 6' to allow clear and safe passage of vehicles and pedestrians under tree canopy.
24. Snow shall be stored a minimum of 5' from shrubs and trunks of trees.
25. All plantings shall be maintained, alive and in good health, by the Owner of the property for the lifetime of the development.
26. Landscape Architect is not responsible for the means and methods of the contractor.

## Plant List

**TREES**

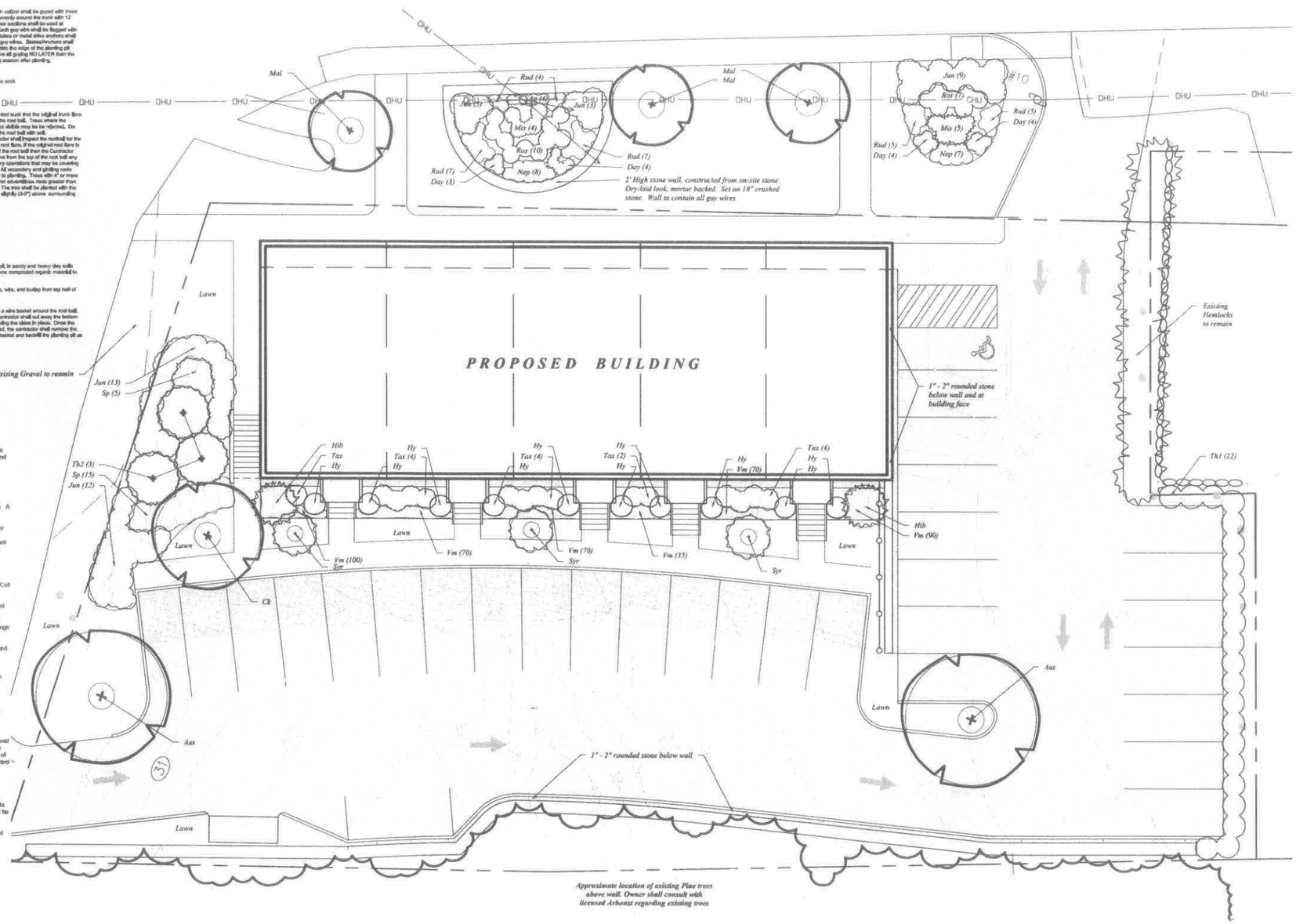
| Symbol | Botanical Name | Common Name | Quantity | Size | Comments |
|---|---|---|---|---|---|
| Aes | *Aesculus carnea 'Briotii'* | Horsechestnut | 2 | 2.5-3" Cal | B&B |
| Ck | *Cornus 'Kousa'* | Kousa Dogwood | 1 | 8-10' Ht | Multi-Stem B&B |
| Mal | *Malus 'Sugar Tyme'* | Sugartyme White Crabapple | 3 | 2.5-3" Cal | B&B |
| Syr | *Syringa meyeri 'Palibin'* | Dwarf Korean Lilac | 3 | 7-8' Ht | B&B TREEFORM |
| Th1 | *Thuja occidentalis 'Techny'* | Mission Arborvitae | 22 | 7-8' Ht | B&B |
| Th2 | *Thuja plicata 'Atrovirens'* | Atrovirens Arborvitae | 3 | 8-10' Ht | B&B |

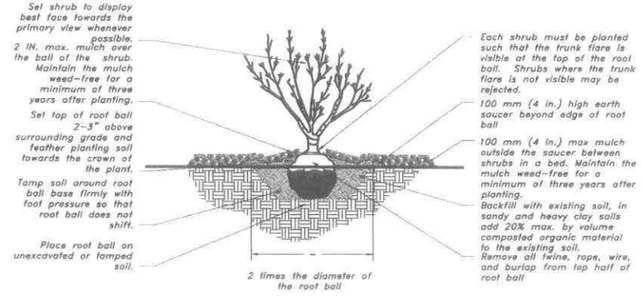
**SHRUBS**

| Symbol | Botanical Name | Common Name | Quantity | Size | Comments |
|---|---|---|---|---|---|
| Hib | *Hibiscus syriacus 'Ardens'* | Ardens Rose-of -Sharon | 2 | 6-7' Ht | B&B Hvy |
| Hy | *Hydrangea arborescens 'Incrediball'* | Incrediball Hydrangea | 10 | 5 gal | |
| Jun | *Juniperus chinensis 'Sargenti'* | Sargent Juniper | 40 | 5 gal | |
| Ros | *Rosa 'Knockout'* | Knockout Rose | 17 | 3 gal | |
| Sp | *Spiraea x bumalda 'Anthony Waterer'* | Anthony Waterer Spiraea | 20 | 5 gal | |
| Tax | *Taxus media 'Greenwave'* | Greenwave Yew | 15 | 2-3' Ht | |

**PERENNIALS, GROUNDCOVERS, VINES and ANNUALS**

| Symbol | Botanical Name | Common Name | Quantity | Size | Comments |
|---|---|---|---|---|---|
| Ag | *Agastache 'Blue Fortune'* | Anise Hyssop | 4 | 1 gal | |
| Day | *Hemerocallis 'Big Time Happy'* | Big Time Happy Daylily | 15 | 1 gal | |
| Mis | *Miscanthus sinensis 'Morning Light'* | Morning Light Maiden Grass | 9 | 1 gal | |
| Nep | *Nepeta faassenii x 'Walker's Low'* | Walker's Low Catmint | 15 | 1 gal | |
| Rud | *Rudbeckia fulgida 'Goldsturm'* | Black-Eyed Susan | 28 | 1 gal | |
| Vm | *Vinca minor* | Periwinkle | 9 | 50/flat | |




*Shrub Planting Detail, typ.*


WOODBURN & COMPANY
Landscape Architecture, LLC
103 Kent Place
Newmarket, NH 03857
Tel: 603.659.5949
Fax: 603.659.5939


# 42 State Road

## Landscape Plan

Kittery, Maine

| | |
|---|---|
| Drawn By: | TD |
| Checked By: | VM |
| Scale: | 1" = 10' - 0" |
| Date: | May 20, 2015 |
| Revisions: | 2015-06-26 Notes |
| | 2015-07-02 Retaining wall at road |

0 2 5 10 20

L-1

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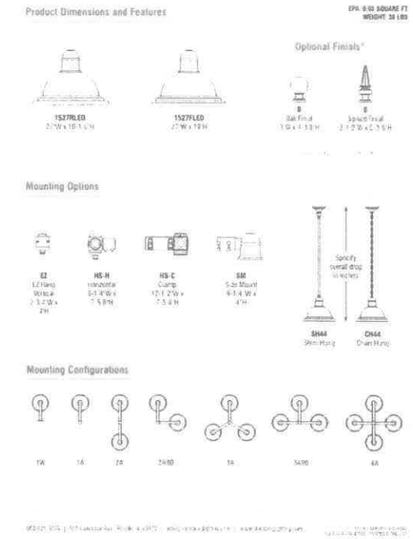
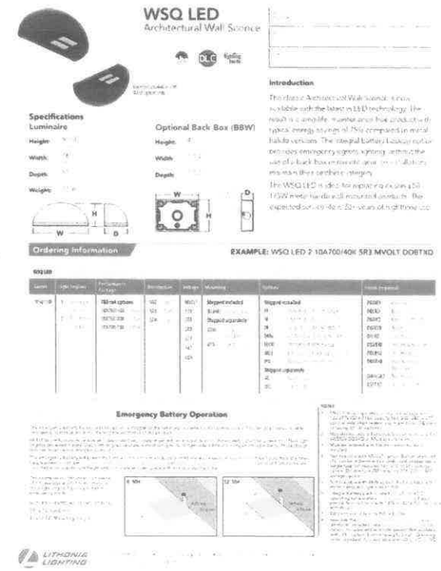
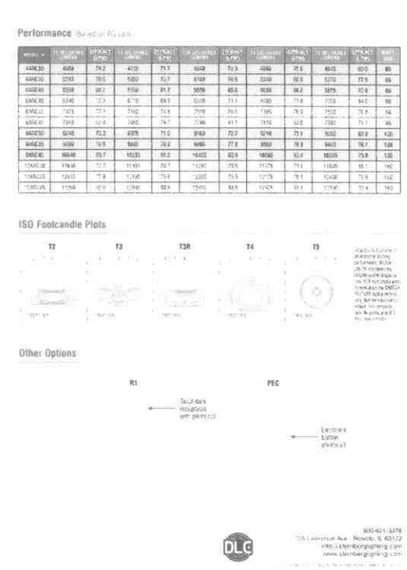
**Plan View**
Scale - 1" = 40'




**Luminaire Schedule**

| Symbol | Label | Quantity | Manufacturer | Catalog Number | Description | Lamp | Number Lamps | Filename | Lumens per Lamp | Light Loss Factor | Wattage |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | S1 | 1 | Sternberg Lighting | 1527RLED-FG-BARC45T3 with 12 ft. round non-tapered steel pole | Single Head Pole mounted LED full cut off - arm mounted - 12 ft. pole Type 3 distribution | 112 LEDs, 8 ARC | 1 | 1527RLED-FG-BARC45T3.IES | 10243.56 | 1 | 124.1 |
| | S2 | 3 | Sternberg Lighting | 1527RLED-FG-BARC45T2 with 12 ft. round non-tapered steel pole | Single Head Pole mounted LED full cut off - arm mounted - 12 ft. pole Type 2 distribution | 112 LEDs, 8ARC | 1 | 1527RLED-FG-BARC45T2.IES | 10547.36 | 1 | 125.6 |
| | S3 | 1 | Sternberg Lighting | 2/ 1527RLED-FG-BARC45T3 with 12 ft. round non-tapered steel pole | Twin Head Pole mounted LED full cut off - arm mounted - 12 ft. pole Type 3 distribution | 112 LEDs, 8 ARC | 1 | 1527RLED-FG-BARC45T3.IES | 10243.56 | 1 | 248.2 |
| | WP | 2 | Lithonia Lighting | WSQ LED 2 10A700/40K SR4 MVOLT | Wall Mounted LED full cut off fixture at 12 ft. AFG | LED | 1 | WSQ_LED_2_10A700_40K_SR4_MVOLT.ies | 3838.514 | 1 | 47 |

**Statistics**

| Symbol | Description | Max | Min | Max/Min | Avg | Avg/Min | Avg/Max |
|---|---|---|---|---|---|---|---|
| + | Entire Calculation Zone | 11.7 fc | 0.0 fc | N/A | 1.0 fc | N/A | 0.1:1 |
| ✳ | Parking | 11.7 fc | 0.2 fc | 58.5:1 | 2.6 fc | 13.0:1 | 0.2:1 |

VISUAL

**42 State Street - Kittery ME**
**Site Lighting Photometric Analysis**

**Designer**
Infurna
**Date**
5/20/2015
**Scale**
Not to Scale
**Drawing No.**

**Summary**

## PROJECT NAME AND LOCATION

OFFICE / RESIDENTIAL BUILDING
TAX MAP 3 LOT 5, 6 & 7
42 STATE ROAD
KITTERY, MAINE

LATITUDE: 043° 05' 19" N
LONGITUDE: 070° 44' 58" W

APPLICANT:
HGC, LLC
37 CHAUNCEY CREEK ROAD
KITTERY POINT, MAINE 03905

## DESCRIPTION

The project consists of a proposed retail/residential building with parking lot and associated site improvements.

## SEQUENCE OF MAJOR ACTIVITIES

1. Install temporary erosion control measures, including silt fences and stabilized construction entrances.
2. Upon completion of items 1, clear and grub wooded areas, strip and stockpile loam. Stockpiles shall be temporarily stabilized with hay bales mulch and surrounded by a hay bale or silt fence barrier until material is removed and final grading is complete.
3. Construct ditches and stabilize prior to directing flow to them.
4. Construct drainage structures, swales & road base materials.
5. Ditches and swales with grades over 5% shall have sides and bottom reinforced with excelsior matting.
6. Grade and shape lots to finish elevations.
7. Stabilize disturbed areas.
8. When all construction activity is complete and site is stabilized, remove all hay bales, storm check dams, silt fences and sediment that has been trapped by these devices.

## NAME OF RECEIVING WATER

Closed drainage system draining into unnamed wetlands.

## TEMPORARY EROSION AND SEDIMENT CONTROLS AND STABILIZATION PRACTICES

All work shall be in accordance with state and local permits. Work shall conform to the practices described in the "Stormwater Management for Maine – Best Management Practices, latest addition" published by the Maine Department of Environmental Protection.

As indicated in the sequence of Major Activities, the hay bales and silt fences shall be installed prior to commencing any clearing or grading of the site. Structural controls shall be installed concurrently with the applicable activity. Once construction activity ceases permanently in an area, silt fences and hay bale barriers and any earth/dikes will be removed once permanent measures are established.

During construction, runoff will be diverted around the site with stabilized channels where possible channels where possible. Sheet runoff from the site will be filtered through hay bale barriers, stone check dams, and silt fences. All storm drain inlets shall be provided with hay bale filters or stone check dams. Stone rip rap shall be provided at the outlets of drain pipes and culverts where shown on the drawings.

Temporary and permanent vegetation and mulching is an integral component of the erosion and sedimentation control plan. All areas shall be inspected and maintained until desirea vegetative cover is established. These control measures are essential to erosion prevention and also reduce costly rework of graded and shaped areas.

Temporary vegetation shall be maintained in these areas until permanent seeding is applied. Additionally, erosion sedimentation measures shall be maintained until permanent vegetation is established.

## INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES

A. GENERAL

These are the general inspection and maintenance practices that will be used to implement the plan.

1. The smallest practical portion of the site will be denuded at one time. All disturbed areas must be stabilized be temporary measures within 5 days of initial disturbance and stabilized by permanent measures immediately after final grading.
2. All control measures will be inspected at least once each week and following any storm event of 0.50 inches or greater. A maintenance inspection report will be made after each inspection and made available to the Town officials.
3. The Contractor's site superintendent will be responsible for inspections, maintenance and repair activities, and filling out the inspection and maintenance report.
4. Built up sediment will be removed from silt fence, stone check dams, or hay bale barriers when it has reached one third the height of the fence, check dam, or bale, or when "bulges" occur.
5. All diversion dikes will be inspected and any breaches promptly repaired.
6. Temporary seeding and planting will be inspected for bare spots, washouts, and unhealthy growth.
7. All measures will be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours and completed within 72 hours.

B. MULCHING

Application

* In sensitive areas (within 100 ft of streams, wetlands and in lake watersheds) temporary mulch shall be applied within 7 days of exposing soil or prior to any storm event.
* Areas, which have been temporarily or permanently seeded, shall be mulched immediately following seeding.
* Areas which cannot be seeded within the growing season shall be mulched for over-winter protection and the area should be seeded at the beginning of the growing season.
* Mulch anchoring should be used on slopes greater than 5% in late fall (past September 15), and over-winter (September 15 – April 15).

Type of Mulch

Hay or Straw Mulches
Organic mulches, including hay and straw, shall be air-dried, free of undesirable seeds and coarse materials. Application rate shall be 2 bales (70–90 pounds) per 1000 sq. ft. or 1.5 to 2 tons (90–100 bales) per acre to cover 75 to 90 % of the ground surface. Hay mulch subject to wind blowing shall be anchored via: netting; peg and twine or tracking.

Erosion Control Mix
Erosion control mix shall consist primarily of organic material and shall include any of the following: shredded bark, stump grindings, composted bark or other acceptable products based on a similar raw source. Wood or bark chips, ground construction debris or reprocessed wood products shall not be acceptable as the organic component of the mix.
It can be used as a stand-alone reinforcement:
* On slopes 2 horizontal to 1 vertical or less.
* On frozen ground or forested areas.
* At the edge of gravel parking areas and areas under construction.

Other reinforcement BMPs (i.e. riprap) should be used:
* On slopes with groundwater seepage;
* At low points with concentrated flows and in gullies;
* At the bottom of steep perimeter slopes exceeding 100 feet in length;
* Below culvert outlet aprons; and
* Around catch basins and closed storm systems.

Composition
Erosion control mix shall contain a well-graded mixture of particle sizes and may contain rocks less than 4" in diameter. Erosion control mix must be free of refuse, physical contaminants, and material toxic to plant growth. The mix composition shall meet the following standards:
* The organic matter content shall be between 80 and 100%, dry weight basis.
* Particle size by weight shall be 100 % passing a 6" screen and a minimum of 70 %, maximum of 85%, passing a 0.75" screen.
* The organic portion needs to be fibrous and elongated.
* Large portions of silts, clays or fine sands are not acceptable in the mix.

Installation
* Erosion control mix shall not be used on slopes steeper than 2:1.
* On slopes of 3:1 or less; 2 inches plus an additional 1/2 inch per 20 feet of slope up to 100 feet.
* On slopes between 3:1 and 2:1, 4 inch plus an additional 1/2 inch per 20 feet of slope up to 100 feet.

The thickness of the mulch at the bottom of the slope needs to be:

| | < 3:1 slope | slopes between 3:1 and 2:1 |
|---|---|---|
| < 20' of slope | 2.0" | 4.0" |
| < 60' of slope | 3.0" | 5.0" |
| < 100' of slope | 4.0" | 6.0" |

* It shall be placed evenly and must provide 100 % soil coverage, with the soil totally invisible.

Any required repairs shall be made immediately, with additional erosion control mix placed on top of the mulch to reach the recommended thickness. When the mix is decomposed, clogged with sediment, eroded or ineffective, it shall be replaced or repaired. Erosion control mix mulch shall be left in place. If the mulch needs to be removed spread it out into the landscape.

Maintenance
All mulches must be inspected periodically, in particular after rainstorms, to check for rill erosion. If less than 90% of the soil surface is covered by mulch, additional mulch shall be immediately applied. Nets shall be inspected after rain events for dislocation or failure. If washouts or breakage occur, re-install the nets as necessary after repairing damage to the slope. Inspections shall take place until grasses are firmly established (95% soil surface covered with grass). Where mulch is used in conjunction with ornamental plantings, inspect periodically throughout the year to determine if mulch is maintaining coverage of the soil surface. Repair as needed.

C. TEMPORARY VEGETATION

Considerations

* Proper seedbed preparation and the use of quality seed are important in this practice just as in permanent seeding. Failure to carefully follow sound agronomic recommendations will often result in an inadequate stand of vegetation that provides little or no erosion control.
* Nutrients and pesticides used to establish and maintain a vegetation cover shall be managed to protect the surface and ground water quality.
* Temporary seeding shall be used extensively in sensitive areas (ponds and lake watersheds, steep slopes, streambanks, etc.).
* Late fall seeding may fail and cause water quality deterioration in spring runoff events, thus other measures such as mulching shall be implemented.

Specifications

Seedbed Preparation
Apply limestone and fertilizer according to soil test recommendations. If soil testing is not feasible on small or variable sites, or where timing is critical, fertilizer may be applied at the rate of 600 pounds per acre or 13.8 pounds per 1,000 square feet of 10–10–10 (N–P2O5–K20) or equivalent. Apply limestone (equivalent to 50 percent calcium plus magnesium oxide) at a rate of 3 tons per acre (138 lb. per 1,000 square feet).

Seeding
* Select seed from recommendations in enclosed table.
* Where the soil has been compacted by construction operations, loosen soil to a depth of 2 inches before applying fertilizer, lime and seed.
* Apply seed uniformly by hand, cyclone seeder, drill, cultipacker type seeder or hydroseeder (slurry including seed and fertilizer). Hydroseeding that includes mulch may be left on soil surface. Seeding rates must be increased 10% when hydroseeding.

Mulching
Apply mulch over seeded area according to the TEMPORARY MULCHING BMP.

Maintenance
Temporary seeding shall be periodically inspected. At a minimum, 95% of the soil surface should be covered by vegetation. If any evidence of erosion or sedimentation is apparent, repairs shall be made and other temporary measures used in the interim (mulch, filter barriers, check dams, etc.).

Temporary Seeding Rates and Dates

| Seed | Lb./Ac | Seeding Depth | Recommended Seeding Dates | Remarks |
|---|---|---|---|---|
| Winter Rye | 112 (2.0 bu) | 1–1.5 in | 8/15–10/1 | Good for fall seeding. Select a hardy species, such as Aroostook Rye. |
| Oats | 80 (2.5 bu) | 1–1.5 in | 4/1–7/1<br>8/15–9/15 | Best for spring seeding. Early fall seeding will die when winter weather moved in, but mulch will provide protection. |
| Annual Ryegrass | 40 | .25 in | 4/1–7/1 | Grows quickly but is of short duration. Use where appearance is impertant. With mulch, seeding may be done throughout growing season. |
| Sudangrass | 40 (1.0 bu) | .5–1 in | 5/15–8/15 | Good growth during hot summer periods. |
| Perennial | 40 (2.0 bu) | .25 in | 8/15–9/15 | Good cover, longer lasting than Annual Ryegrass. Mulching will allow seeding throughout growing season. |
| Temporary mulch with or without dormant seeding | | | 10/1–4/1 | Refer to TEMPORARY MULCHING BMP and/or PERMANENT VEGETATION BMP. |

D. FILTERS

Silt Fences

a. Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester or ethylene yarn and shall be certified by the manufacturer or supplier as conforming to the following requirements:

| Physical Property | Test | Requirements |
|---|---|---|
| Filtering Efficiency | VTM–51 | 75% minimum |
| Tensile Strength at 20% Maximum Elongation ** | VTM–52 | Extra Strength – 50 lb/lin in (min.)<br>Standard Strength – 30 lb/lin in (min.) |
| Flow Rate | VTM–51 | 0.3 gal/sf/min |

** Requirements reduced by 50% after 6 months on installations.

Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of six (6) months of expected usable construction life at a temperature range of 0 degrees F to 120° F.

b. Posts shall be spaced a maximum of ten (10) feet apart at the barrier location or as recommended by the manufacturer and driven securely into the ground (minimum of 16 inches).
c. A trench shall be excavated approximately six (6) inches wide and six (6) inches deep along the line of posts and upslope from the barrier.
d. When standard strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least one (1) inch long, tie wires or hog rings. The wire shall extend no more than 36 inches above the original ground surfaces.
e. The "standard strength" filter fabric shall be stapled or wired to the fence, and eight (8) inches of the fabric shall be extended into the trench. The fabric shall not extend more than 36 inches above the original ground surface. Filter fabric shall not be stapled to existing trees.
f. When extra strength filter fabric and closer post spacing are used, the wire mesh support fence may be eliminated. In such a case, the filter fabric is stapled or wired directly to the posts with all other provisions of item (g) applying.
g. The trench shall be backfilled and the soil compacted over the filter fabric.
h. Silt fences shall be removed when they have served their useful purpose but not before the upslope areas has been permanently stabilized.

Straw/Hay Bales

* Bales shall be placed in a single row, lengthwise on the contour, with ends of adjacent bales tightly abutting one another.
* All bales shall be either wire-bound or string-tied. Bales shall be installed so that bindings are oriented around the sides, parallel to the ground surface to prevent deterioration of the bindings.
* The barrier shall be entrenched and backfilled. A trench shall be excavated the width of a bale and the length of the proposed barrier to a minimum depth of 4 inches.
* After the bales are staked and chinked, the excavated soil shall be backfilled against the barrier. Backfill soil shall conform to the ground level on the downhill side and shall be build up to 4 inches against the uphill side of the barrier.
* At least two stakes or rebars driven through the bale shall securely anchor each bale. The first stake in each bale shall be driven toward the previously laid bale to force the bales together. Stakes or re-bars shall be driven deep enough into the ground to securely anchor the bales.
* The gaps between bales shall be chinked (filled by wedging) with hay to prevent water from escaping between the bales.

Installation
* Sediment barriers shall be installed prior to any soil disturbance of the contributing drainage uplope of them.
* The barrier must be placed along a relatively level contour.

Maintenance
* Hay bale barriers, silt fences and filter berms shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. They shall be repaired immediately if there are any signs of erosion or sedimentation below them. If there are signs of undercutting at the center or the edges of the barrier, or impounding of large volumes of water behind them, sediment barriers shall be replaced with a temporary check dam.
* Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier still is necessary, the fabric shall be replaced promptly.
* Sediment deposits should be removed when deposits reach approximately one third (1/3) the height of the barrier.
* Filter berms should be reshaped as needed.
* Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed or removed to conform to the existing grade, prepared and seeded.
* Additional stone may have to be added to the construction stabilized entrance, rock barriers, stone lined swales, etc., periodically to maintain proper function of the erosion control structure.

E. PERMANENT SEEDING

* Seeding shall be performed in accordance with USDA, Soil Conservation Service guidelines.
* Bedding – stones larger than 1 1/8", trash, roots, and other debris that will interfere with seeding and future maintenance of the area shall be removed. Where feasible, the soil should be tilled to a depth of 4" to prepare a seedbed and mix fertilizer into the soil.
* Fertilizer – lime and fertilizer should be applied evenly over the area prior to or at the time of seeding and incorporated into the soil. Kinds and amounts of lime and fertilizer shall be based on an evaluation of soil tests. When a soil test is not available, the following minimum amounts should be applied: Limestone @ 3 tons per acre
10–20–20 fertilizer (N–P205–K201) @ 800 lbs. per acre
* Seed Mixture (recommended):
See Specifications

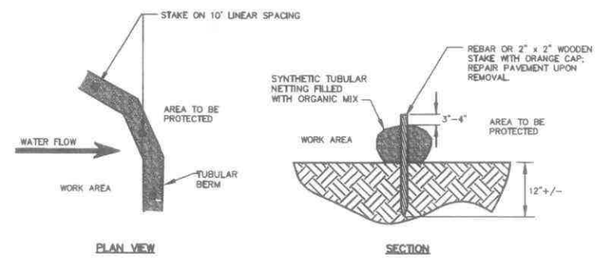
F. OVER WINTER STABILIZATION

a. If a construction site is not stabilized with pavement, a road gravel base, 75 % mature vegetation cover or riprap by November 15 then the site shall be protected with over-winter stabilization. An area considered open is any area not stabilized with pavement; vegetation, mulching, erosion control mix, erosion control mats, riprap or gravel base on a road. The winter construction period is from November 1 through April 15.
b. Winter excavation and earthwork shall be completed such that no more than 1 acre of the site is without stabilization at any one time. Limit the exposed area to those areas in which work is to occur during the following 15 days and that can be mulched in one day prior to any snow event.
c. During winter construction, a double row of sediment barriers (i.e. silt fence backed with hay bales or erosion control mix) shall be placed between any natural resource and the disturbed area.
d. During frozen conditions, sediment barriers shall consist of erosion control mix berms or any other recognized sediment barriers.
e. Hay and straw mulch shall be applied at a rate of 150 lb. per 1,000 square feet or 3 tons/acre (twice the normal accepted rate of 75–1lbs./1,000 s.f. or 1.5 tons/acre) and shall be properly anchored. Erosion control mix shall be applied with a minimum 4 inch thickness. Mulch shall not be spread on top of snow.
f. Between the dates of November 1 and April 15, all mulch shall be anchored by either mulch netting, asphalt emulsion chemical, tracking or wood cellulose fiber. After November 1st, mulch and anchoring of all exposed soil shall occur at the end of each final grading workday.
g. Stockpiles of soil or subsoil will be mulched for over winter protection with hay or straw at twice the normal rate or with a four-inch layer of erosion control mix.
h. Seeding – Between the dates of October 15 and April 1st, loam or seed will not be required. If the date is after November 1st, and if the exposed area has been loamed, final graded with a uniform surface, then the area may be dormant seeded at a rate of 3 times higher than specified for permanent seed and then mulched. If dormant seeding is used for the site, all disturbed areas shall receive 4" of loam and seed at an application rate of 5lbs/1000 s.f. All areas seeded during the winter will be inspected in the spring for adequate catch. All areas insufficiently vegetated (less than 75 % catch) shall be revegetated by replacing loam, seed and mulch. If dormant seeding is not used for the site, all disturbed areas shall be revegetated in the spring.
i. All stone-lined ditches and channels shall be constructed and stabilized by November 15. All grass-lined ditches and channels shall be constructed and stabilized by September 1. If a ditch or channel is not grass-lined by September 1, then one of the following actions must be taken to stabilize the ditch for late fall and winter.
Install a sod lining in the ditch: A ditch must be lined with properly installed sod by October 1.
Install a stone lining in the ditch: A ditch must be lined with stone riprap by November 15.
j. All stone-covered slopes must be constructed and stabilized by November 15. And all slopes to be vegetated must be seeded and mulched by September 1. If a slope to be vegetated is not stabilized by September 1, then one of the following actions must be taken to stabilize the slope for late fall and winter.
Stabilize the soil with temporary vegetation and erosion control mats: By October 1 the disturbed slope shall be seeded with winter rye at a seeding rate of 3 pounds per 1000 square feet and install erosion control mats or anchored mulch over the seeding. If the rye fails to grow at least three inches or fails to cover at least 75% of the slope by November 1, then the contractor shall cover the slope with a layer of erosion control mix or with stone riprap as described in the following standards.
Stabilize the soil with sod: The disturbed slope shall be stabilized with properly installed sod by October 1. Proper installation includes pinning the sod onto the slope with wire pins, rolling the sod to guarantee contact between the sod and underlying soil, and watering the sod to promote root growth into the disturbed soil. The contractor will not use late-season sod installation to stabilize slopes having a grade greater than 33% (3H:1V) or having groundwater seeps on the slope face.
Stabilize the soil with erosion control mix: Erosion control mix shall be properly installed by November 15. The contractor shall not use erosion control mix to stabilize slopes having grades greater than 50% (2H:1V) or having groundwater seeps on the slope face.
Stabilize the soil with stone riprap: Place a layer of stone riprap on the slope by November 15.
k. By September 15, all disturbed soils on areas having a slope less than 15% shall be seeded and mulched. If the disturbed areas are not stabilized by this date, then one of the following actions shall be taken to stabilize the soil for late fall and winter.
Stabilize the soil with temporary vegetation: By October 1, seed the disturbed soil with winter rye at a seeding rate of 3 pounds per 1000 square feet, lightly mulch the seeded soil with hay or straw at 75 pounds per 1000 square feet, and anchor the mulch with plastic netting. Monitor growth of the rye over the next 30 days. If the rye fails to grow at least three inches or fails to cover at least 75% of the disturbed soil before November 1, then mulch the area for over-winter protection as described below.
Stabilize the soil with sod: Stabilize the disturbed soil with properly installed sod by October 1. Proper installation includes pinning the sod onto the soil with wire pins, rolling by the sod to guarantee contact between the sod and underlying soil, and watering the sod to promote root growth into the disturbed soil.
Stabilize the soil with mulch: By November 15, mulch the disturbed soil by spreading hay or straw at a rate of at least 150 pounds per 1000 square feet on the area so that no soil is visible through the mulch. Immediately after applying the mulch, anchor the mulch with plastic netting to prevent wind from moving the mulch off the disturbed soil.

Maintenance
Maintenance measures shall be applied as needed during the entire construction season. After each rainfall, snow storm or period of thawing and runoff, the site contractor shall perform a visual inspection of all installed erosion control measures and perform repairs as needed to insure their continuous function. Following the temporary and/or final seeding and mulching, the contractor shall, in the spring, inspect and repair any damages and/or bare spots. An established vegetative cover means a minimum of 85 to 90 % of areas vegetated with vigorous growth.

Stabilization Schedule before Winter

| | |
|---|---|
| September 15 | All disturbed areas shall be seeded and mulched.<br>All slopes shall be stabilized, seeded and mulched.<br>All grass-lined ditches and channels shall be stabilized with mulch or an erosion control blanket. |
| October 1 | If the slope is stabilized with an erosion control blanket and seeded.<br>All disturbed areas to be protected with an annual grass shall be seeded at a seeding rate of 3 pounds per 1000 square feet and mulched. |
| November 15 | All stone-lined ditches and channels shall be constructed and stabilized.<br>Slopes that are covered with riprap shall be constructed by that date. |
| December 1 | All disturbed areas where the growth of vegetation fails to be at least three inches tall or at least 75% of the disturbed soil is covered by vegetation, shall be protected for over-winter. |




NOTES:
1. ALL MATERIAL TO MEET MANUFACTURER'S SPECIFICATIONS.
2. FILL SHALL MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPOSED OFF SITE.

FILTER SOCK DETAIL
NOT TO SCALE

THIS DRAWING HAS NOT BEEN RELEASED FOR CONSTRUCTION

P4639


ALTUS ENGINEERING, INC.
133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com


JEFFREY K. CLIFFORD No. 9697 LICENSED PROFESSIONAL ENGINEER STATE OF MAINE

ISSUED FOR: APPROVAL
ISSUE DATE: MAY 21, 2015

REVISIONS

| NO. | DESCRIPTION | BY | DATE |
|---|---|---|---|
| 0 | PRELIMINARY SUBMISSION | JKC | 5/21/15 |

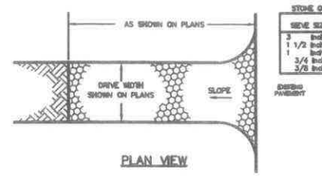
DRAWN BY: RMB
APPROVED BY: JKC
DRAWING FILE: 4639SITE.DWG
SCALE: N.T.S.

OWNER/APPLICANT:
HGC, LLC
37 CHAUNCEY CREEK ROAD
KITTERY POINT, MAINE 03905

PROJECT:
OFFICE/RESIDENTIAL BUILDING
MAP 3
LOTS 5, 6 & 7
42 STATE ROAD
KITTERY, MAINE

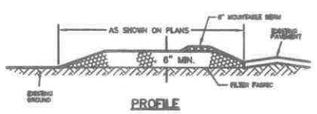
TITLE:
EROSION CONTROL NOTES

SHEET NUMBER:
C - 5




| STONE GRADATION TABLE | |
|---|---|
| SIEVE SIZE | % PASSING BY WEIGHT |
| 3 inch | 100 |
| 1 1/2 inch | 90-100 |
| 1 inch | 20-55 |
| 3/4 inch | 0-15 |
| 3/8 inch | 0-5 |

PLAN VIEW

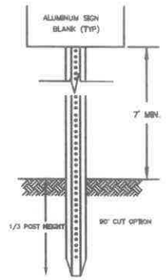


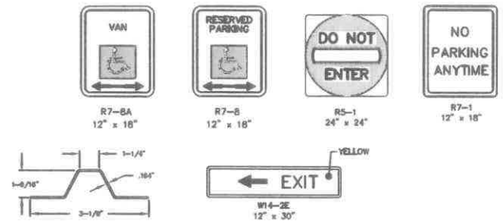

PROFILE

## CONSTRUCTION SPECIFICATIONS

1. STONE SIZE – NHDOT STANDARD STONE SIZE #4 – SECTION 703 OF NHDOT STANDARD.
2. LENGTH – DETAILED ON PLANS (50 FOOT MINIMUM).
3. THICKNESS – SIX (6) INCHES (MINIMUM).
4. WIDTH – FULL DRIVE WIDTH UNLESS OTHERWISE SPECIFIED.
5. FILTER FABRIC – MIRAFI 600X OR EQUAL APPROVED BY ENGINEER.
6. SURFACE WATER CONTROL – ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS–OF–WAY MUST BE REMOVED IMMEDIATELY.
8. WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS–OF–WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. STABILIZED CONSTRUCTION EXITS SHALL BE INSTALLED AT ALL ENTRANCES TO PUBLIC RIGHTS–OF–WAY, AT LOCATIONS SHOWN ON THE PLANS, AND/OR WHERE AS DIRECTED BY THE ENGINEER.

## STABILIZED CONSTRUCTION EXIT
NOT TO SCALE



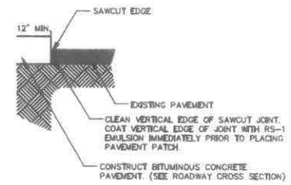




NOTE:
ALL SIGNS TO BE INSTALLED AS INDICATED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

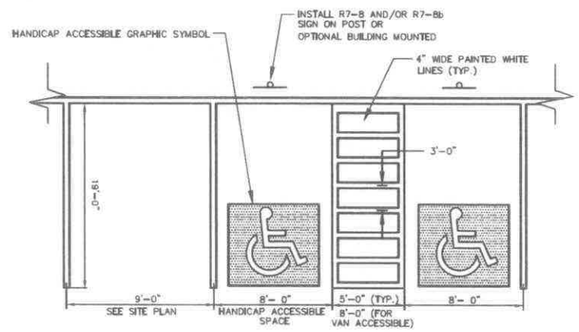
## SIGN LEGEND
NOT TO SCALE

LENGTH: AS REQUIRED
WEIGHT PER LINEAR FOOT: 2.50 LBS (MIN.)
HOLES: 3/8" DIAMETER, 1" C-C FULL LENGTH
STEEL: SHALL CONFORM TO ASTM A-499 (GRADE 60) OR ASTM A-576 (GRADE 1070 – 1080)
FINISH: SHALL BE PAINTED WITH TWO COATS OF AN APPROVED MEDIUM GREEN BAKED ON OR AIR DRIED, PAINT OF WEATHER RESISTANT QUALITY. ALL FABRICATION SHALL BE COMPLETE BEFORE PAINTING.

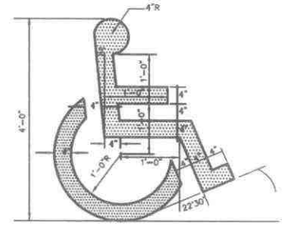
## SIGN POST DETAIL
NOT TO SCALE




## TYPICAL PAVEMENT SAWCUT DETAIL
NOT TO SCALE

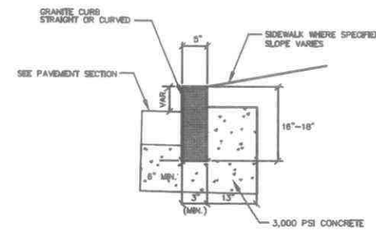



## STALL PARKING
NOT TO SCALE




NOTE:
SYMBOL TO BE PAINTED IN ALL HANDICAPPED ACCESSIBLE SPACES

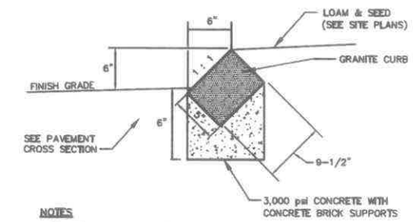
## HANDICAP SYMBOL
NOT TO SCALE




| RADIUS | MAX. LENGTH |
|---|---|
| 21' | 3' |
| 22'–28' | 4' |
| 29'–35' | 5' |
| 36'–42' | 6' |
| 43'–49' | 7' |
| 50'–56' | 8' |
| 57'–60' | 9' |
| OVER 60' | 10' |

NOTES:
1. SEE PLANS FOR CURB LOCATION.
2. ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
3. MINIMUM LENGTH OF CURB STONES = 3'
4. MAXIMUM LENGTH OF CURB STONES = 10'
5. MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES – SEE CHART.
6. CURB ENDS TO ROUNDED AND BATTERED FACES TO BE CUT WHEN CALLED FOR ON THE PLANS.

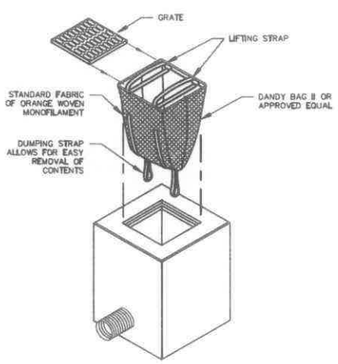
## VERTICAL GRANITE CURB
NOT TO SCALE




NOTES
1. SEE SITE PLAN FOR LIMITS OF CURBING
2. ADJOINING STONES OF STRAIGHT CURB LAID ON CURVES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH
3. MINIMUM LENGTH OF STRAIGHT CURB STONES = 18"
4. MAXIMUM LENGTH OF STRAIGHT CURB STONES = 8'
5. MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES – SEE CHART

| RADIUS FOR STONES WITH SQUARE JOINTS | MAXIMUM LENGTH |
|---|---|
| 16'–28' | 1'–6" |
| 29'–41' | 2' |
| 42'–55' | 3' |
| 56'–68' | 4' |
| 69'–82' | 5' |
| 83'–96' | 6' |
| 97'–110' | 7' |
| OVER 110' | 8' |

## SLOPED GRANITE CURB
NOT TO SCALE




INSTALLATION AND MAINTENANCE:

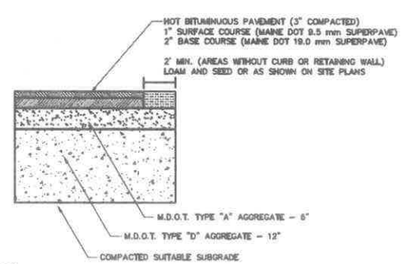
INSTALLATION: REMOVE THE GRATE FROM CATCH BASIN. IF USING OPTIONAL OIL ABSORBENTS; PLACE ABSORBENT PILLOW IN UNIT. STAND GRATE ON END. MOVE THE TOP LIFTING STRAPS OUT OF THE WAY AND PLACE THE GRATE INTO CATCH BASIN INSERT SO THE GRATE IS BELOW THE TOP STRAPS AND ABOVE THE LOWER STRAPS. HOLDING THE LIFTING DEVICES, INSERT THE GRATE INTO THE INLET.

MAINTENANCE: REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM VICINITY OF THE UNIT AFTER EACH STORM EVENT. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE CATCH BASIN INSERT. IF THE CONTAINMENT AREA IS MORE THAN 1/3 FULL OF SEDIMENT, THE UNIT MUST BE EMPTIED. TO EMPTY THE UNIT, LIFT THE UNIT OUT OF THE INLET USING THE LIFTING STRAPS AND REMOVE THE GRATE. IF USING OPTIONAL ABSORBENTS; REPLACE ABSORBENT WHEN NEAR SATURATION.

UNACCEPTABLE INLET PROTECTION METHOD:

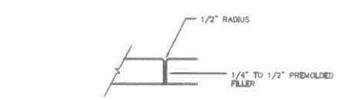
A SIMPLE SHEET OF GEOTEXTILE UNDER THE GRATE IS NOT ACCEPTABLE

## STORM DRAIN INLET PROTECTION
NOT TO SCALE

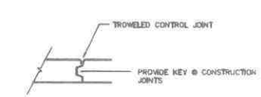



NOTES:
1. ALL EXISTING FILL, BURIED ORGANIC MATTER, LOAM, AND/OR OTHER QUESTIONABLE MATERIAL SHALL BE REMOVED FROM BELOW ALL PAVEMENT, SHOULDERS AND UNDERGROUND PIPING/UTILITIES TO DEPTHS RECOMMENDED IN GEOTECHNICAL REPORT.
2. SUBGRADE SHALL BE PROOFROLLED A MINIMUM OF 6 PASSES WITH A VIBRATORY COMPACTOR OPERATING AT PEAK RATED FREQUENCY OR BY MEANS APPROVED BY THE ENGINEER.
3. FILL BELOW PAVEMENT GRADES SHALL BE GRANULAR BORROW COMPACTED PER MDOT REQUIREMENTS.
4. SITEWORK CONTRACTOR SHALL COORDINATE GEOTECHNICAL ENGINEERING INSPECTIONS WITH THE CONSTRUCTION MANAGER PRIOR TO PLACING GRAVELS.
5. TACK COAT SHALL BE APPLIED BETWEEN SUCCESSIVE LIFTS OF ASPHALT.
6. THE BITUMINOUS PAVEMENT SHALL BE COMPACTED TO 92 TO 97 PERCENT OF ITS THEORETICAL MAXIMUM DENSITY AS DETERMINED BY ASTM D-2041. THE BASE AND SUBBASE MATERIALS SHOULD BE COMPACTED TO AT LEAST 95 PERCENT OF THEIR MAXIMUM DRY DENSITIES AS DETERMINED BY ASTM D-1557.

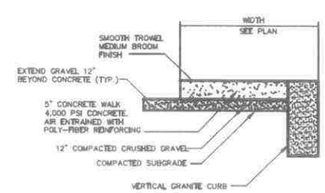
## BITUMINOUS CONCRETE PAVEMENT DETAIL
NOT TO SCALE



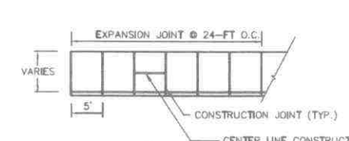

EXPANSION JOINT




CONSTRUCTION/CONTROL JOINT




SECTION




PLAN

## CONCRETE SIDEWALK DETAIL
NOT TO SCALE

THIS DRAWING HAS NOT BEEN RELEASED FOR CONSTRUCTION

P4639

ALTUS ENGINEERING, INC.
133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2338 www.ALTUS-ENG.com

STATE OF MAINE JEFFREY K. CLIFFORD No. 8887 LICENSED PROFESSIONAL ENGINEER

ISSUED FOR: APPROVAL
ISSUE DATE: JULY 2, 2015

REVISIONS

| NO. | DESCRIPTION | BY | DATE |
|---|---|---|---|
| 0 | PRELIMINARY SUBMISSION | JKC | 5/21/15 |
| 1 | TOWN COMMENTS | JKC | 7/02/15 |

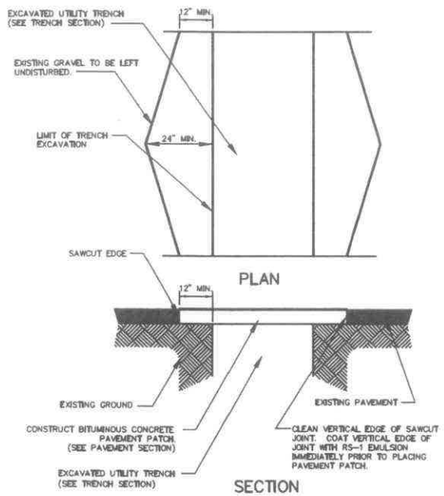
DRAWN BY: RMB
APPROVED BY: JKC
DRAWING FILE: 4639SITE.DWG
SCALE: N.T.S.

OWNER/APPLICANT:
HGC, LLC
37 CHAUNCEY CREEK ROAD
KITTERY POINT, MAINE 03905

PROJECT:
OFFICE/RESIDENTIAL BUILDING
MAP 3
LOTS 5, 6 & 7
42 STATE ROAD
KITTERY, MAINE

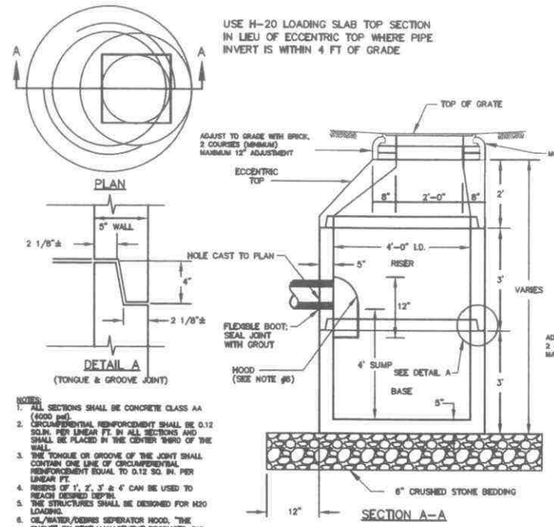
TITLE:
DETAIL SHEET

SHEET NUMBER:
C - 6




## TYPICAL TRENCH PATCH

NOT TO SCALE

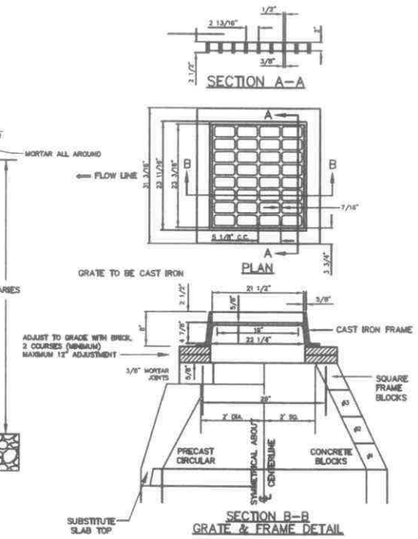



NOTES:

1. ALL SECTIONS SHALL BE CONCRETE CLASS AA (4000 psi).
2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ.IN. PER LINEAR FT. IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
3. THE TONGUE OR GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER LINEAR FT.
4. RISERS OF 1', 2', 3' & 4' CAN BE USED TO REACH DESIRED DEPTH.
5. THE STRUCTURES SHALL BE DESIGNED FOR H20 LOADING.
6. OIL/WATER/DEBRIS SEPERATOR HOOD, "THE SNOUT" BY BEST MANAGEMENT PRODUCTS, INC. (WWW.BESTMP.COM) OR APPROVAL EQUAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

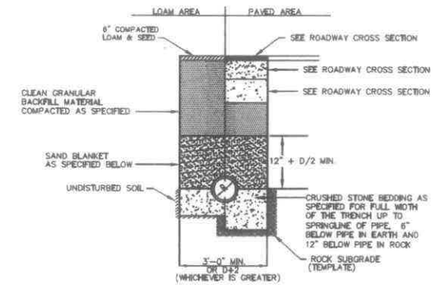
## CATCH BASIN

NOT TO SCALE




## CATCH BASIN FRAME & GRATE

NOT TO SCALE




| SAND BLANKET | | CRUSHED GRAVEL BEDDING | |
|---|---|---|---|
| SIEVE SIZE | % FINER BY WEIGHT | SIEVE SIZE | % PASSING BY WEIGHT |
| 1/2" | 90 – 100 | 3" | 100 |
| 200 | 0 – 15 | 2" | 95 – 100 |
| | | 1" | 55 – 85 |
| | | #4 | 27 – 52 |
| | | #200 | 0 – 12 |

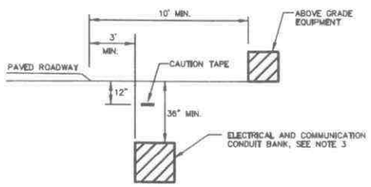
MDOT TYPE A, CRUSHED GRAVEL.

*(IN SAND PORTION) FRACTION PASSING THE #4 SIEVE.

BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.

## UTILITY TRENCH SECTION

NOT TO SCALE




NOTES:

1) ELECTRICAL AND COMMUNICATION CONDUIT SIZE, MATERIALS AND SPACING SHALL BE IN ACCORDANCE WITH THE APPLICABLE UTILITY COMPANY STANDARDS.

2) CONDUIT SHALL CROSS PAVED AREAS AT 90°.

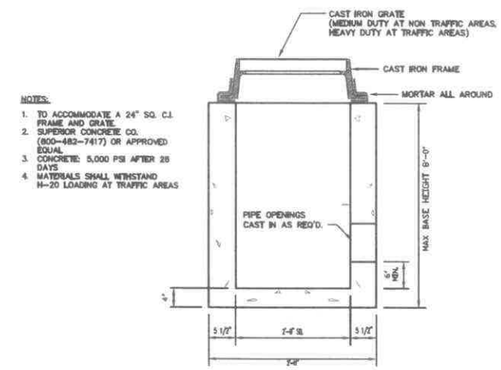
3) BACKFILL NOTES:
A) SELECTED SAND BACKFILL SHALL CONSIST OF A FINE GRANULAR MATERIAL OF WHICH 100% SHALL PASS THROUGH A 1/4" SIEVE.

B) EXCEPTION: NATURALLY OCCURRING SMOOTH ROUND PEBBLES NO GREATER THAN 3/8" IN DIAMETER ARE PERMITTED AS LONG AS THEIR TOTAL VOLUME PER CUBIC FOOT OF SAND DOES NOT EXCEED 1%.

C) THE SAND SHALL BE COMPLETELY FREE OF FROZEN LUMPS, ROCKS, STONES, DEBRIS AND RUBBISH.

## UNDERGROUND CONDUIT BANK DETAIL

NOT TO SCALE

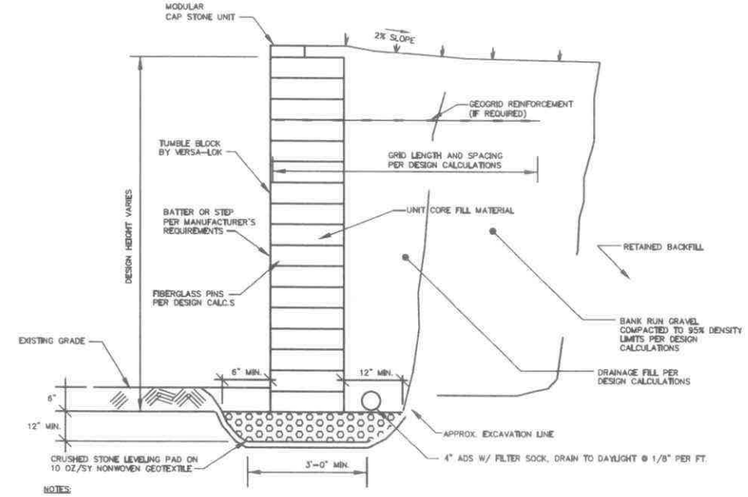



NOTES:

1. TO ACCOMMODATE A 24" SQ. C.I. FRAME AND GRATE.
2. SUPERIOR CONCRETE CO. (800-482-7417) OR APPROVED EQUAL.
3. CONCRETE: 5,000 PSI AFTER 28 DAYS
4. MATERIALS SHALL WITHSTAND H-20 LOADING AT TRAFFIC AREAS

## DROP INLET

NOT TO SCALE

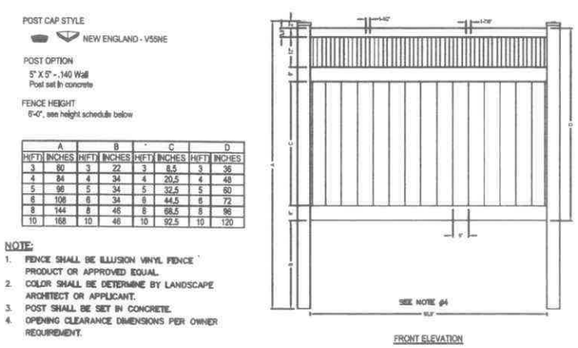



NOTES:

1. MCR WALL COMPONENTS TO BE MANUFACTURED BY VERSA-LOK(603) 883-3042), OR APPROVED EQUAL.
2. CONSTRUCTION DRAWINGS AND DESIGN CALCULATIONS SHALL BE PREPARED AND STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF MAINE. THE CONTRACTOR SHALL SUBMIT THE CONSTRUCTION DRAWINGS AND DESIGN CALCULATIONS TO THE ENGINEER FOR APPROVAL PRIOR TO BEGINNING CONSTRUCTION.
3. ALL RETAINING WALL SYSTEM COMPONENTS, EARTHEN MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE MANUFACTURER REQUIREMENTS.
4. CONCRETE BLOCKS COLOR TO BE SELECTED BY OWNER.
5. CHANGES IN GRADE SHALL BE AT EQUAL INTERVALS FOR THE ENTIRE LENGTH OF WALL.

## MODULAR CONCRETE RETAINING (MCR) WALL

NOT TO SCALE



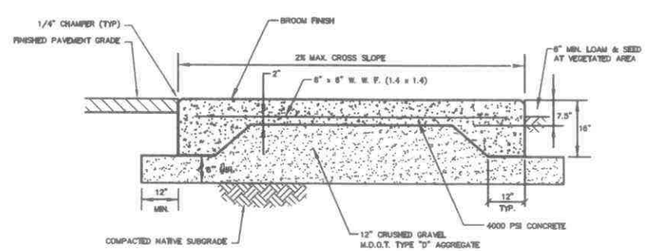

| A | | B | | C | | D | |
|---|---|---|---|---|---|---|---|
| H(FT) | INCHES | H(FT) | INCHES | H(FT) | INCHES | H(FT) | INCHES |
| 3 | 60 | 3 | 22 | 3 | 8.5 | 3 | 36 |
| 4 | 84 | 4 | 34 | 4 | 20.5 | 4 | 48 |
| 5 | 96 | 5 | 34 | 5 | 32.5 | 5 | 60 |
| 6 | 108 | 6 | 34 | 6 | 44.5 | 6 | 72 |
| 8 | 144 | 8 | 46 | 8 | 68.5 | 8 | 96 |
| 10 | 168 | 10 | 46 | 10 | 92.5 | 10 | 120 |

NOTE:

1. FENCE SHALL BE ILLUSION VINYL FENCE PRODUCT OR APPROVED EQUAL.
2. COLOR SHALL BE DETERMINE BY LANDSCAPE ARCHITECT OR APPLICANT.
3. POST SHALL BE SET IN CONCRETE.
4. OPENING CLEARANCE DIMENSIONS PER OWNER REQUIREMENT.

## SOLID WASTE SCREENING DETAIL

NOT TO SCALE




## SOLID WASTE ENCLOSURE SLAB DETAILS

NOT TO SCALE

THIS DRAWING HAS NOT BEEN RELEASED FOR CONSTRUCTION

P4639


ALTUS ENGINEERING, INC.

133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com


STATE OF MAINE JEFFREY K. CLIFFORD No. 8987 LICENSED PROFESSIONAL ENGINEER

ISSUED FOR: APPROVAL

ISSUE DATE: MAY 21, 2015

REVISIONS

| NO. | DESCRIPTION | BY | DATE |
|---|---|---|---|
| 0 | PRELIMINARY SUBMISSION | JKC | 5/21/15 |

DRAWN BY: RMB
APPROVED BY: JKC
DRAWING FILE: 4639SITE.DWG

SCALE: N.T.S.

OWNER/APPLICANT:

HGC, LLC
37 CHAUNCEY CREEK ROAD
KITTERY POINT, MAINE 03905

PROJECT:

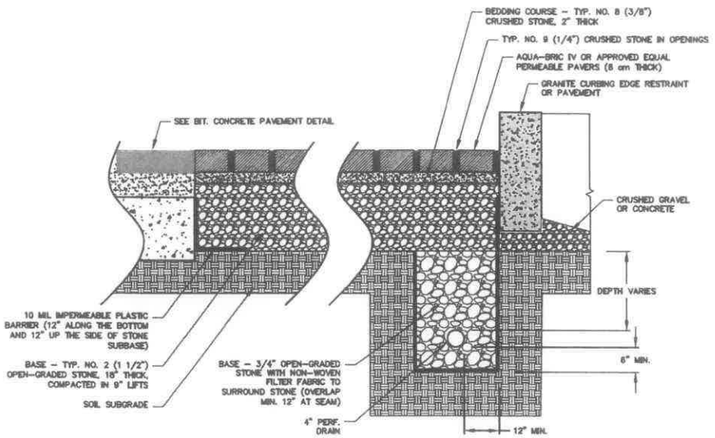
OFFICE/RESIDENTIAL BUILDING
MAP 3
LOTS 5, 6 & 7
42 STATE ROAD
KITTERY, MAINE

TITLE:

DETAIL SHEET

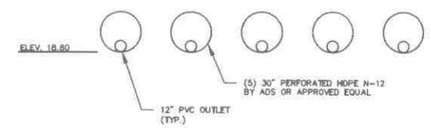
SHEET NUMBER:

C - 7

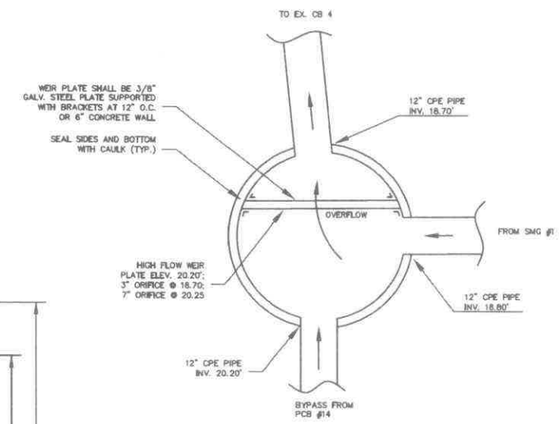



## PERMEABLE PAVERS DETAIL

NOT TO SCALE

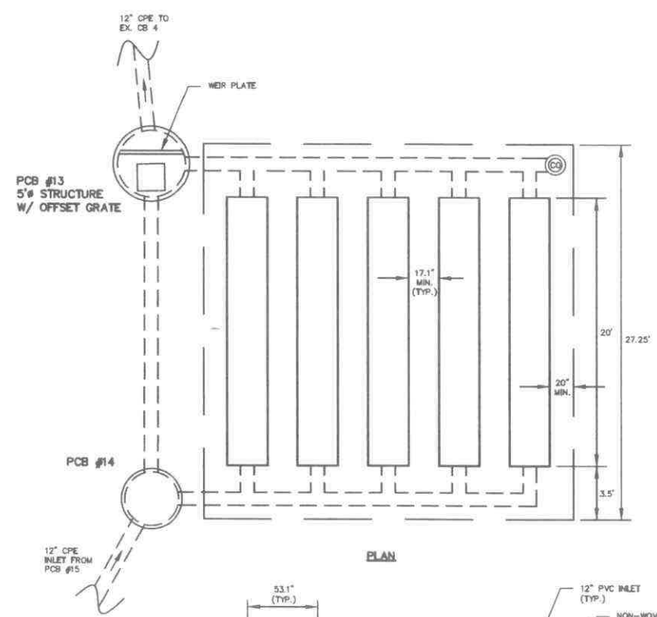



END SECTION – OUTLET TO PCB #12




## OUTLET CONTROL (PCB #13) STRUCTURE DETAIL

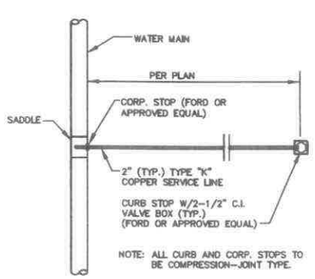
NOT TO SCALE




END SECTION – INLET FROM PDMH #14

## STORMWATER MANAGEMENT GALLERY #2

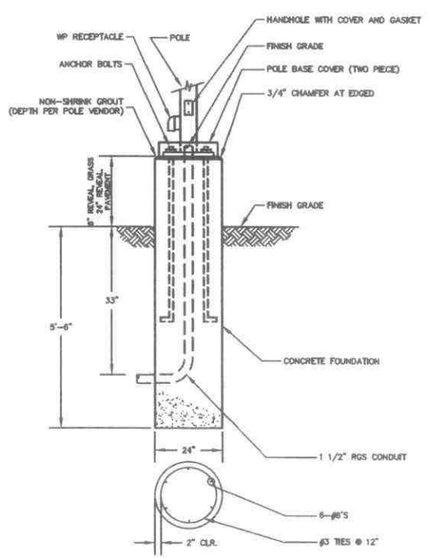
NOT TO SCALE




NOTE: ALL MATERIALS AND SPECIFICATIONS SHALL CONFORM TO TOWN OF KITTERY WATER DEPARTMENT STANDARDS AND REQUIREMENTS. VERIFY PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.

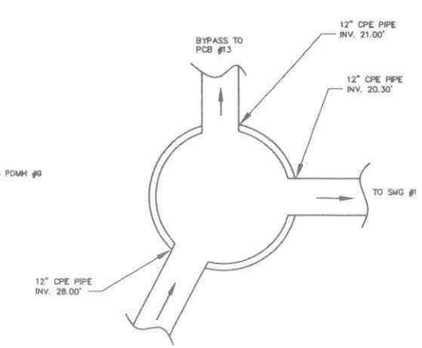
## WATER SERVICE CONNECTION

NOT TO SCALE




## LIGHT POLE BASE DETAIL

NOT TO SCALE




## INLET CONTROL (PCB #14) STRUCTURE DETAIL

NOT TO SCALE

*THIS DRAWING HAS NOT BEEN RELEASED FOR CONSTRUCTION*

P4639


ALTUS ENGINEERING, INC.

133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2333 www.ALTUS-ENG.com


STATE OF MAINE JEFFREY K. CLIFFORD No. 9867 LICENSED PROFESSIONAL ENGINEER

ISSUED FOR: APPROVAL

ISSUE DATE: JULY 2, 2015

REVISIONS

| NO. | DESCRIPTION | BY | DATE |
|---|---|---|---|
| 0 | PRELIMINARY SUBMISSION | JKC | 5/21/15 |
| 1 | TOWN COMMENTS | JKC | 7/02/15 |

DRAWN BY: RMB
APPROVED BY: JKC
DRAWING FILE: 4639SITE.DWG

SCALE: N.T.S.

OWNER/APPLICANT:

*HGC, LLC*
*37 CHAUNCEY CREEK ROAD*
*KITTERY POINT, MAINE 03905*

PROJECT:

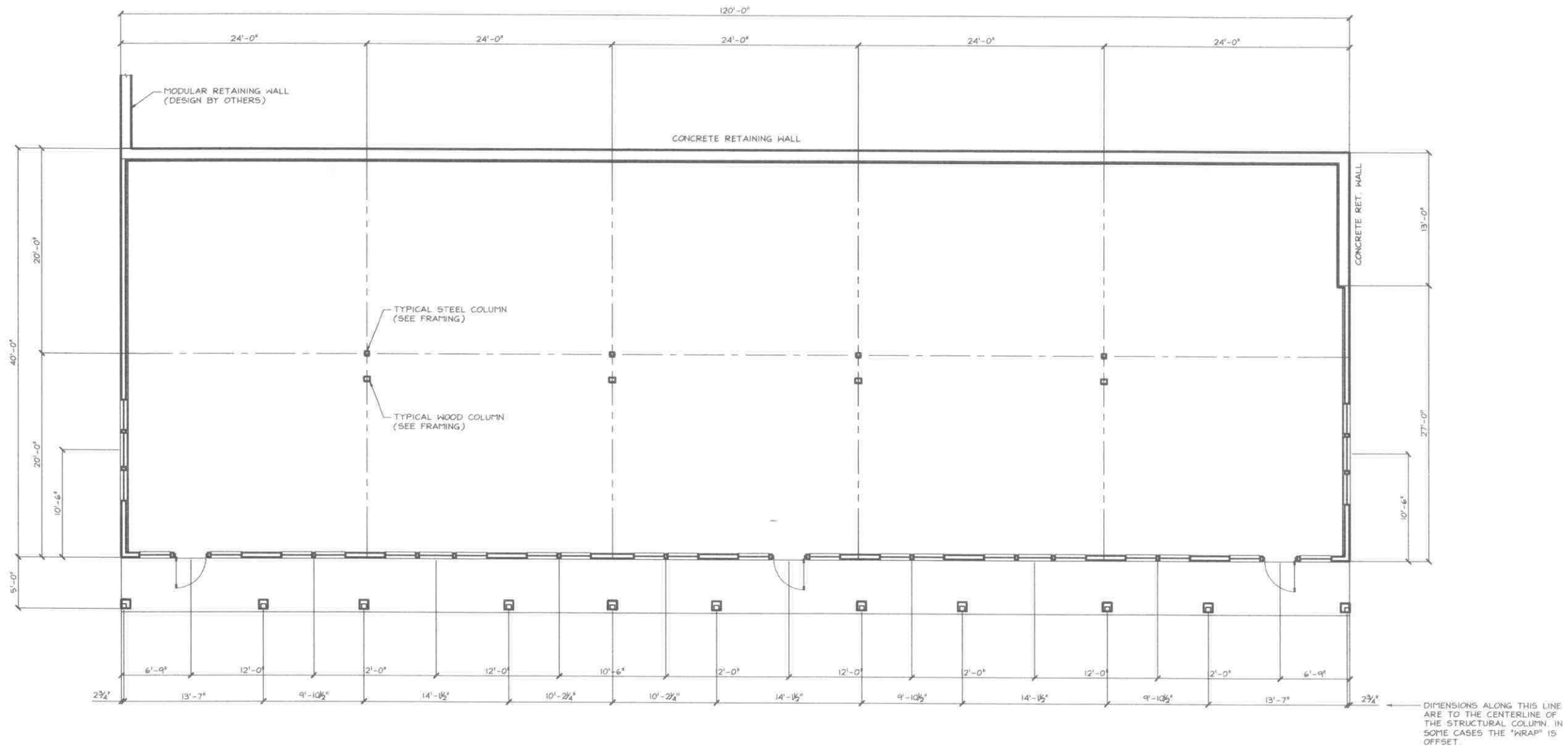
*OFFICE/RESIDENTIAL BUILDING*
*MAP 3*
*LOTS 5, 6 & 7*
*42 STATE ROAD*
*KITTERY, MAINE*

TITLE:

DETAIL SHEET

SHEET NUMBER:

C - 8




1 A1.0 FIRST FLOOR PLAN
Scale: 3/16" = 1'

JSN Associates, Inc.
Consulting Structural Engineers
One Autumn Street
Portsmouth, NH 03801
Phone: (603) 433 - 8639
Fax: (603) 431 - 2611
www.jsneng.com

Client:
HGC, LLC
Kittery, Maine

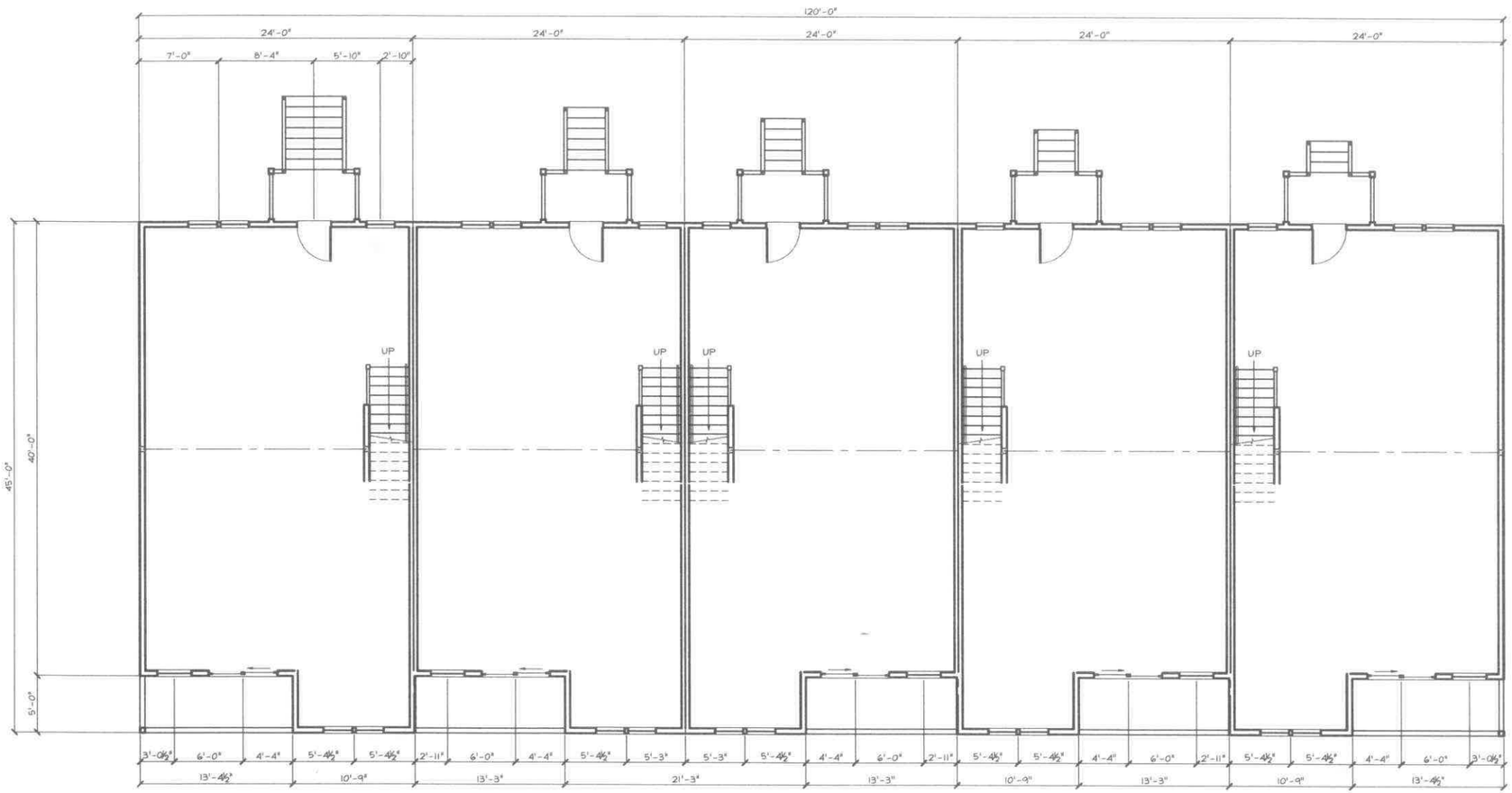
Mixed Use Building
42 State Road
Kittery, Maine

-Preliminary-
Not for Construction
3-31-15

| | |
|---|---|
| Date: | x |
| Scale: | As Noted |
| Design By: | RB |
| Approved By: | - |

Revisions

First
Floor Plan
A1.0
Project No: 150117




1 A1.1 SECOND FLOOR PLAN
Scale: 3/16" = 1'


JSN Associates, Inc.
Consulting Structural Engineers
One Autumn Street
Portsmouth, NH 03801
Phone: (603) 433 - 8639
Fax: (603) 431 - 2511
www.jsneng.com


Client:
HGC, LLC
Kittery, Maine

Mixed Use Building
42 State Road
Kittery, Maine

-Preliminary-
Not for Construction
3-31-15

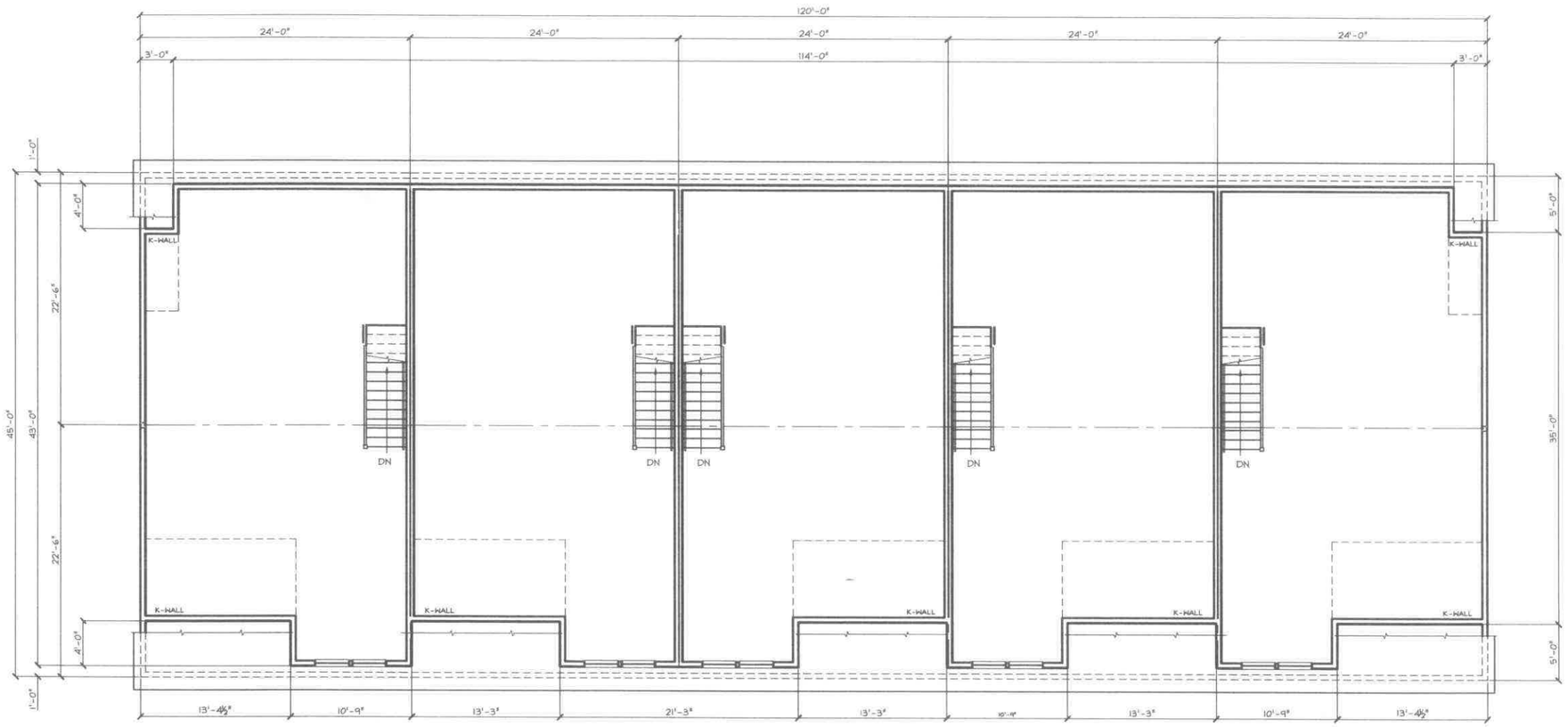
| | |
|---|---|
| Date: | 8 |
| Scale: | As Noted |
| Design By: | RB |
| Approved By: | - |

Revisions

Second Floor Plan

A1.1

Project No: 150117




1 A1.1 THIRD FLOOR PLAN
Scale: 3/16" = 1'

JSN Associates, Inc.
Consulting Structural Engineers
One Autumn Street
Portsmouth, NH 03801
Phone: (603) 433 - 8639
Fax: (603) 431 - 2811
www.jsneng.com

Client:
HGC, LLC
Kittery, Maine

Mixed Use Building
42 State Road
Kittery, Maine

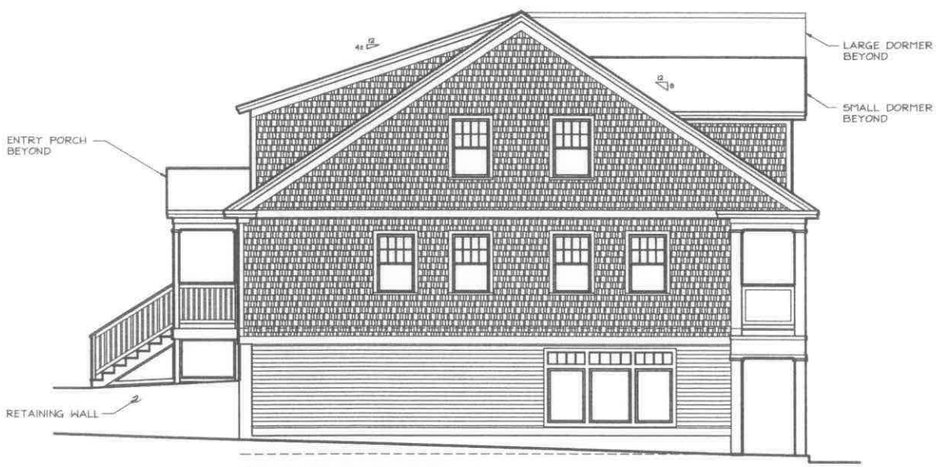
-Preliminary-
Not for Construction
3-31-15

| | |
|---|---|
| Date: | x |
| Scale: | As Noted |
| Design By: | RB |
| Approved By: | - |

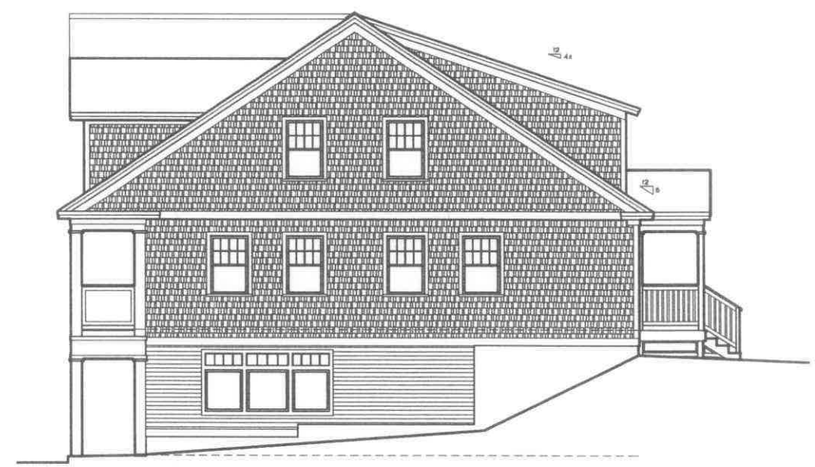
Revisions

Third
Floor Plan
A1.2
Project No: 150117

1 A2.0 FRONT ELEVATION
Scale: 3/16" = 1'




2 A2.0 LEFT SIDE ELEVATION
Scale: 3/16" = 1'



3 A2.0 RIGHT SIDE ELEVATION
Scale: 3/16" = 1'

4 A2.0 BACK ELEVATION
Scale: 3/16" = 1'

JSN Associates, Inc.
Consulting Structural Engineers
One Autumn Street
Portsmouth, NH 03801
Phone: (603) 433 - 8639
Fax: (603) 431 - 2611
www.jsneng.com

Client:
HGC, LLC
Kittery, Maine

Mixed Use Building
42 State Road
Kittery, Maine

-Preliminary-
Not for Construction
4-1-15

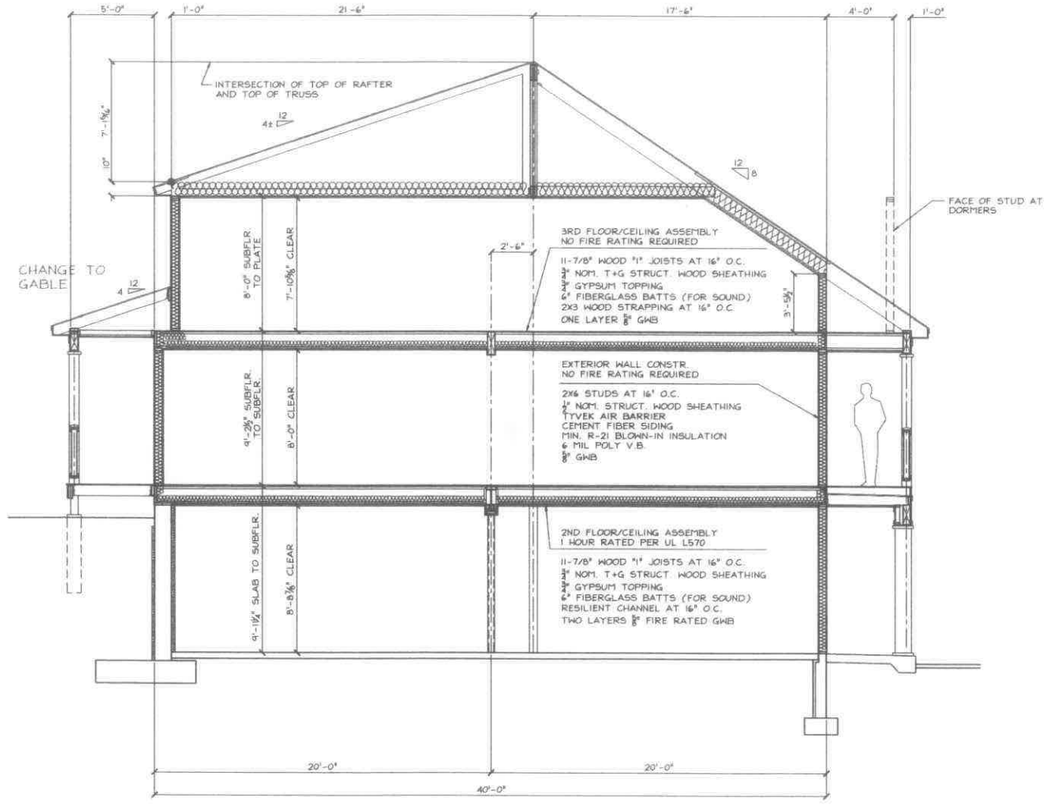
| | |
|---|---|
| Date: | x |
| Scale: | As Noted |
| Design By: | RB |
| Approved By: | - |

Revisions

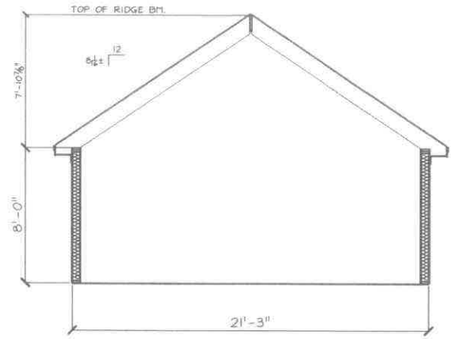
Elevations

A2.0

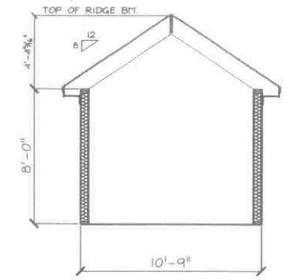
Project No: 150117




1 A3.0 BUILDING SECTION
Scale: 1/4" = 1'




2 A3.0 LARGE DORMER
Scale: 1/4" = 1'




3 A3.0 SMALL DORMER
Scale: 1/4" = 1'

JSN Associates, Inc.
Consulting Structural Engineers
One Autumn Street
Portsmouth, NH 03801
Phone: (603) 433 - 8639
Fax: (603) 431 - 2811
www.jsneng.com

Client:
HGC, LLC
Kittery, Maine

Mixed Use Building
42 State Road
Kittery, Maine

-Preliminary-
Not for Construction
3-31-15

| | |
|---|---|
| Date: | x |
| Scale: | As Noted |
| Design By: | RB |
| Approved By: | - |

Revisions

Sections

A3.0

Project No: 150117

CMA ENGINEERS, INC.
CIVIL/ENVIRONMENTAL ENGINEERS
35 Bow Street
Portsmouth, New Hampshire
03801-3819

Phone: 603/431-6196
Fax: 603/431-5376

E-mail: info@cmaengineers.com
Web Site: www.cmaengineers.com

S, INC.
NGINEERS
35 Bow Street
Portsmouth, New Hampshire
03801-3819
Phone: 603/431-6196

June 18, 2015

Mr. Chris Dimatteo, Town Planner
Town of Kittery
P.O. Box 808
Kittery, Maine 03904

**RE: Town of Kittery, Planning Board Services**
**42 State Road (Tax Map 3 Lots 5, 6 & 7) Review #1**
**CMA #591.86**

Dear Chris:

CMA Engineers received the following information for Assignment #86, review #1 of the site plan for the Office/Residential Building at 42 State Road (Tax Map 3 Lots 5, 6 & 7):

1) "Office/Residential Building, Tax Map 3 Lots 5, 6 & 7, 42 State Road, Kittery, Maine", for HGC, LLC, 37 Chauncey Creek Road, Kittery Point, Maine 03905 by Altus Engineering, Inc., 133 Court Street, Portsmouth, NH, 03801, (603) 433-2335, www.altus-eng.com, Preliminary Submission Issued May 21, 2015."
2) "Drainage Analysis for Proposed Office/Residential Building 42 State Road, Exeter, New Hampshire (sic), May 2015, Prepared for HGC, LLC, 37 Chauncey Creek Road, Kittery Point, Maine 03905, #(207) 438-9258, Prepared by Altus Engineering, Inc., 133 Court Street, Portsmouth, NH 03801-4413, Telephone: (603) 433-2335, Fax: (603) 433-4194."
3) "Subdivision (sic) Review Application Office/Residential Building, Tax Map 3, Lots 5, 6 & 7, 42 State Road, Kittery, Maine, May 21, 2015, Prepared for HGC, LLC, 37 Chauncey Creek Road, Kittery Point, Maine 03905, #(207) 438-9258, Prepared by Altus Engineering, Inc., 133 Court Street, Portsmouth, NH 03801-4413, Telephone: (603) 433-2335, Fax: (603) 433-4194."

We have reviewed the information submitted for conformance with the Kittery Land Use and Development Code Zoning Ordinance and general engineering practices and offer the following comments below that correspond directly to the Town's Ordinances.

The applicant is proposing demolition of existing structures and construction of a multi-use 3 office unit and 5 residential unit building. The overall concept is an efficient and innovative plan for the use of the property, that appears consistent with the nature of other developments in the area.

**Chapter 16.3 Land Use Zone Regulations**

16.3.2.9 Business-Local l (B-L1)

D.4.f. Seven street trees are required for the 178 feet of street frontage. Only 5 are indicated on the plans.

**Chapter 16.8 Design and Performance Standards-Built Environment**

Article VIII. Surface Drainage

A stormwater gallery is part of the proposed stormwater management system. The following comments relate to the stormwater gallery:

- If infiltration of stormwater is desired, the applicant should provide test pit or other subsurface information that provides a measurement of the hydraulic conductivity of the underlying soils and incorporates that performance in the drainage calculations.
- The detail on Sheet C-8 should specify the stone bedding material.

16.8.8.2.2.C.2. Has the Applicant provided notice of BMP discharge to the Town's MS4?

16.8.8.2.2.D.c. The post-construction stormwater management plan does not include providing a yearly certification to the Code Enforcement Officer by July 1st regarding stormwater management inspections.

Article IX. Parking, Loading and Traffic

16.8.9.4.G. It is not clear that the requirements of parking landscaping have been met. There is no interior landscaping shown for portions of the parking areas. If it is not possible to accommodate this requirement, a waiver should be requested.

Article XVIII. Landscaping

16.8.18.1 There needs to be a "Life Maintenance" note should be included on the landscape plan.

Article XXIV. Exterior Lighting

16.8.24.3.A.&D. Uniformity ratios should be provided as average to maximum luminance and maximum to minimum luminance (only average to maximum luminance is provided) to show conformance with the ordinance.

Article V. Preliminary Plan Application Review and Approval Process Phase
The following items are required for a preliminary plan application:

16.10.5.2.C.6. Endorsement of erosion and sedimentation control plan by York County soil and water conservation district. (Could be waived with finalization of the stormwater plan).

Should you have any questions, please do not hesitate to call.

Very truly yours,
CMA ENGINEERS, INC.

Jodie Bray Strickland

Jodie Bray Strickland, P.E.
Project Engineer

cc: Jeff Clifford, P.E., Altus Engineering, Inc.

# Town of Kittery Maine
# Town Planning Board Meeting
# July 9, 2015

**ITEM 2 – 73 Tower Road – Shoreland Development Plan Review**
Action: hold a public hearing; approve or deny plan. Owners/applicants Robert & Megan Ramos request consideration of a shoreland development plan to demolish an existing, non-conforming single-family dwelling and construct a new, more conforming single-family dwelling at 73 Tower Road (Tax Map 58, Lot 42) in the Residential – Rural Conservation (R-RLC), Shoreland Overlay (OZ-SL-250'), and Resource Protection Overlay (OZ-RP) Zones. Agent is Robert MacDonald, Detail Design Builders, LLC.

**Please refer to materials from the June 11 meeting—**
**the application form and HHE 200 septic system application form are still valid.**
**Please disregard previous plans.**

**PROJECT TRACKING**

| REQ'D | ACTION | COMMENTS | STATUS |
|---|---|---|---|
| NO | Sketch Plan Review | | NA |
| NO | Site Visit | At the Board's discretion | |
| YES | Determination of Completeness/Acceptance | | Scheduled for 6/11 |
| NO | Public Hearing | At the Board's discretion | Scheduled for 7/9 |
| YES | Final Plan Review and Decision | | |

Plan Review Notes reflect comments and recommendations regarding applicability of Town Land Use Development Code, and standard planning and development practices. Only the PB makes final decisions on code compliance and approves, approves with conditions or denies final plans. Prior to the signing of the approved Plan any **Conditions of Approval related to the Findings of Fact along with waivers and variances (by the BOA) must be placed on the Final Plan and recorded at the York County Registry of Deeds. PLACE THE MAP AND LOT NUMBER IN 1/4" HIGH LETTERS AT LOWER RIGHT BORDER OF ALL PLAN SHEETS.** As per Section 16.4.4.13 - Grading/Construction Final Plan Required. - Grading or construction of roads, grading of land or lots, or construction of buildings is prohibited until the original copy of the approved final plan endorsed has been duly recorded in the York County registry of deeds when applicable.

## Background

Planning Board review of this project is required by 16.10.3.2 Other Development Review because it is located in the Shoreland Overlay Zone. The existing use is a nonconforming single-family dwelling on a nonconforming lot. Part of the existing house is located within the 100-foot setback from the ocean, but front and side setbacks are met.

The proposal is to demolish the existing home and construct a new single-family dwelling with attached garage. The existing house contains 3,196 square feet of floor area and has a volume of 26,193 cubic feet. Of that, 1,766.16 square feet and 14,390.88 cubic feet are within the 100-foot setback.

The proposed home contains 6,662.7 square feet of floor area and has a volume of 55,902.86 cubic feet. Part of this proposed area and volume is located within the 100-foot setback, largely within the footprint of the existing building. Expansion of less than 30% in floor area and volume is permitted based *only* on the portion of the existing building that is within the 100-foot setback. For example, if half of a 2,000 sf home fell within the 100-foot setback (1,000 sf nonconforming), and was demolished for construction of a new structure, 1,333 square feet of the new structure could be located within the 100-foot setback.

The Board scheduled a public hearing at the last meeting and conducted a site visit on June 30th .

**Staff Comments**

The applicant has revised the plan and based on the new information it appears that floor area within the 100-foot setback will decrease by 19.66%, and decrease by 30.71% which is all below the threshold of less than a 30% increase.

The maximum building coverage in the Residential Rural Conservation Zone is 6% and this may not be increased if nonconforming. It appears this standard is met by decreasing the nonconforming condition from 8.4% to 7.6% as noted on the revised plan. Devegetated area is limited to 20% in the Shoreland Overlay Zone—this also appears to be met at 12.6% as now noted on the plan.

All of the plan changes requested at the June 11 review have been addressed on the revised plan. Additional plan changes needed:

1. The proposed volume calculations need to be revised to reflect the definition of *Volume of structure* per 16.2.2. which includes all space between roof and exterior walls. The exhibits provided show that there is some interior space not accounted for. This issue has a negligible effect on the total volume within the setback and the proposed development would remain in conformance to 16.7.3.6.
2. Revise the title block to include *Chair* rather than *Chairman*.

**Maine DEP and pertinent Town Code provisions**

The last meeting raised a question regarding the applicability of 16.7.3.5.6.C Nonconforming Structure Reconstruction to the proposed development and if there was any deliberation allowed by the Board to determine if the new structure can be located in the 100-foot setback while there is space to locate it further back. The provision in question reads:

*C. If the total amount of floor area and volume of the original structure can be relocated or reconstructed beyond the required setback area, no portion of the relocated or reconstructed structure may be replaced or constructed at less than the setback requirement for a new structure. When it is necessary to remove vegetation to reconstruct a structure, vegetation must be replanted in accordance with Section 16.7.3.5.4.C, Nonconforming Structure Relocation. Application for a demolition permit for any structure that has been partially damaged must be made to the Code Enforcement Officer.*

With considering the state's Chapter 1000 regulations, reviewing the nonconforming section of the Town Code, and speaking with Michael Morse, the Board might consider the following:

1) The MDEP Chapter 1000, Section 12C (3) Relocation and (4) Reconstruction or Replacement provides the context for Town Code Title 16.7.3.5.6.C. You will find similar language to 16.7.3.5.6.C , however, it is clear from the structure that it is part of a as a single section rather than a separate provision. Even within the town code the provision in question is part of the larger section 16.7.3.5.6 Nonconforming Structure Reconstruction. This same section includes 16.7.3.5.6.E that references 16.7.3.5.4 Nonconforming Structure Relocation which provides direction on how the Board determines "…whether the building reconstruction or replacement meets the setback to the greatest practical extent…"

2) A discussion with Michael Morse, MDEP Shoreland Zoning Unit, included insight on:

a) The intent of 16.7.3.5.6.C (and similar language in Chapter 1000, 12C (3)). Mr. Morse explained that the intent is not for the provision to stand alone but to be applied in consideration with the other subsections. The requirement that 16.7.3.5.6.C, that if possible *no portion of the relocated or reconstructed structure may be replaced or constructed at less than the setback requirement for a new structure* is applied after the Board makes a determination that the location for the reconstructed or

relocated structure *meets the setback to the greatest practical extent* per 16.7.3.5.6.E which in turns references 16.7.3.5.4 where B. of the same section includes:

*B. In determining whether the structure relocation meets the setback to the greatest practical extent, the Board of Appeals or Planning Board (in cases where the structure is located in a Shoreland Overlay or Resources Protection Overlay Zone.), must consider the size of the lot, the slope of the land, the potential for soil erosion, the location of other structures on the property and on adjacent properties, the location of the septic system and other on-site soils suitable for septic systems, and the type and amount of vegetation to be removed to accomplish the relocation.*

Here seven factors are described for the Board to consider when determining how far back the reconstructed building should be. If this exercise leads the Board to determine that the entire reconstructed building can be moved out of the 100-foot setback, then 16.7.3.5.6.C underlines that no portion of the reconstructed building is allowed in the setback.

b) Existing vegetation that provides canopy cover. Included in subsection B above, vegetation is one of the factors the Board uses in their determination. Mr. Morse explained that such vegetation can be used to determine the location of the reconstructed building when it is protected. As discussed in the property at 100 Pepperrell Road regarding the Bray House, 16.9.2.2.D. restricts the clearing of vegetation that would be in excess of 25% of the lot or 10,000 s.f., whichever is greater. This type of vegetation is an example of what can be considered. It appears from fairly recent aerial imagery that there was such vegetation, however, it was removed. More on this under item 4 below.

c) The proximity of the abutting buildings is another factor the Board can consider. Maintaining the general location of the principle structure sustains the status quo for distance between buildings for the northerly portion of the property and for the south side the distance is changed in a limited way with the addition of the garage. Locating the entire building within the building envelope may impact the abutting building to the south. The Board would need to determine to what degree.

d) FEMA Flood Hazard Area. Mr. Morse felt that though it is compelling to think that not building in the floodplain would be cause to keep the proposed building location moving out of the setback, since it is not explicitly listed among the seven factors mentioned in subsection B. above he advised against the Board considering it in their determination. The applicant contacted the State's floodplain management coordinator and she contacted Michael Morse at MDEP, explaining from their perspective that it doesn't make sense and asked for clarification. Mr. Morse reiterated what he explained to staff, however, agreed that is would be reasonable, though not legal, to consider a known floodplain where the current building is out of the floodplain. He also added that if the Board did use this in their determination, the MDEP would not likely challenge it.

The applicant has provided a depiction of where the preliminary FEMA flood zone is on the property. The exhibit seems to show that the floodplain is not located inside the building envelope. Staff has provided the applicant data that they may be able to use to provide more information as to the exact location and if it actually is within the building envelope.

3) Removal of Vegetation within the Shoreland.
After speaking to the previous owner it was evident that trees had been removed and there should have been a permit obtained. While the trees may have been diseased or destroyed by a storm, since they are part of the protected vegetation discussed in 2-b above, they need to be replaced. The town's Shoreland and Resource Protection Officer had the following input:

*Storm-damaged or diseased trees are permitted to be removed in the SZ, however replanting is required in this case because more than 40% of the volume of trees 4" or more in diameter have been removed on the lot within the last ten years (16.9.2.2.C) and the lot clearing has exceeded the 25% of the lot or 10,000 sq. whichever is greater (16.9.2.2.D). Based on the pictures provided by Mary Thron, a total of five large trees (1 conifer and 4 evergreens) have been removed, so the equivalent basal area (if known or could be determined by an arborist) or equivalent points (5 trees x 8 points per table below= 40 pts) need to be replanted. I would require a replanting plan be submitted for approval that show what species of trees, the diameter size of the trees and location of replanting.*

| *Diameter of Tree at 4.5' above ground* | *Points* |
|---|---|
| *2-<4"* | *1* |
| *4-<8"* | *2* |
| *8-<12"* | *4* |
| *12" or greater* | *8* |

Staff is recommending a planting plan is required as a condition of approval.

**Recommendations**

The applicant has addressed the calculations for existing and proposed floor area and volume in the 100-foot setback. With consideration of staff's discussion with MDEP and knowledge from visiting the site the Board should feel comfortable deliberating on where the new location of the reconstructed building should be and not construe from a strict reading of 16.7.3.5.6.C that that determination is moot since the proposed building can physically fit in the area behind the setback.

If the Board finds the shoreland development plan conforms to the Town Code they could consider the following motion:

***Move to approve with conditions the Shoreland Development Plan application dated May 21, 2015 from Robert and Megan Ramos for 73 Tower Road (Tax Map 58, Lot 42) in the Residential – Rural Conservation and Shoreland Overlay Zones.***

The following findings of fact were drafted in anticipation of an approval that finds the setback has been met to the greatest practical extent. As always, the Board may add, remove, or modify conditions and may make other findings as it sees fit.

**FINDINGS OF FACT**
**For 73 Tower Road**
**Shoreland Development Plan Review**

**WHEREAS:** Robert and Megan Ramos request approval of their Shoreland Development Plan for reconstruction of an existing, nonconforming structure located at 73 Tower Road (Tax Map 58, Lot 42) in the Residential – Rural Conservation (R-RLC), Shoreland Overlay (OZ-SL-250') and Resource Protection Overlay (OZ-RP) Zones, hereinafter the "Development," and

Pursuant to the Plan Review meetings conducted by the Town Planning Board as noted;

| | |
|---|---|
| Shoreland Development Plan Review | 6/11, 7/9 |
| Site Walk | 6/30 |
| Public Hearing | 7/9 |

And pursuant to the Application and Plan and other documents considered to be a part of the plan review decision by the Town Planning Board in this Finding of Fact consisting of the following (hereinafter the "Plan"):

1. Shoreland Development Plan Application, May 21, 2015.
2. Shoreland Development Plan, Frank Emery, PLS, May 5, 2015 revised June 3 and June 11, 2015.
3. Architectural Plans, Detail Design Builders, May 27, 2015.

**NOW THEREFORE,** based on the entire record before the Town Planning Board and pursuant to the applicable standards in the Land Use and Development Code, the Town Planning Board makes the following factual findings and conclusions:

**FINDINGS OF FACT**

## Chapter 16.3 LAND USE ZONE REGULATIONS

| |
|---|
| **16.3.2.17. D Shoreland Overlay Zone** |
| *1.d The total footprint of areas devegetated for structures, parking lots and other impervious surfaces, must not exceed twenty (20) percent of the lot area, including existing development, except in the following zones…*<br>Findings: Existing conditions on the 30,469-square-foot lot include 3,959 square feet (13%) of devegetated area. 3,836 square feet (12.6% of the lot) is proposed to be devegetated area.<br>Conclusion: This standard appears to be met. |
| **Vote: _ in favor _ against _ abstaining** |

## Chapter 16.7 GENERAL DEVELOPMENT REQUIREMENTS
## Article III Nonconformance

**16.7.3.1 Prohibitions and Allowances**

*A. Except as otherwise provided in this Article, a nonconforming condition must not be permitted to become more nonconforming.*

Finding: This is an existing, nonconforming lot with an existing single-family dwelling structure located entirely within 100 feet of a waterbody.

The proposed development does not increase nonconformity.

Conclusion: The requirement appears to be met.

**Vote: _ in favor _ against _ abstaining**

**16.7.3.5.6 Nonconforming Structure Reconstruction.** (Effective 2/28/15)

*A. Any nonconforming structure which is located less than the required setback from a water body, tributary stream, or wetland and which is removed, damaged or destroyed, regardless of the cause, by more than 50% of the market value of the structure before such damage, destruction or removal, may be reconstructed or replaced provided that a permit is obtained within eighteen (18) months of the date of said damage, destruction, or removal, and provided that such reconstruction or replacement is in compliance with the water body, tributary stream or wetland setback requirement to the greatest practical extent as determined by the Planning Board (in cases where the structure is located in a Shoreland Overlay of Resources Protection Overlay Zone) or Code Enforcement Officer, in accordance with this Code.*

*B. In no case will a structure be reconstructed or replaced so as to increase its non-conformity. If the reconstructed or replacement structure is less than the required setback it may not be any larger than the original structure, except as allowed pursuant to Section 16.7.3.5.5, Nonconforming Structures Repair and Expansion and 16.7.3.6.1 Nonconforming Structure Expansion, as determined by the nonconforming floor area and volume of the reconstructed or replaced structure at its new location.*

*C. If the total amount of floor area and volume of the original structure can be relocated or reconstructed beyond the required setback area, no portion of the relocated or reconstructed structure may be replaced or constructed at less than the setback requirement for a new structure. When it is necessary to remove vegetation to reconstruct a structure, vegetation must be replanted in accordance with Section 16.7.3.5.4.C, Nonconforming Structure Relocation. Application for a demolition permit for any structure that has been partially damaged must be made to the Code Enforcement Officer.*

*D. Any nonconforming structure which is located less than the required setback from a water body, tributary stream, or wetland and removed, damaged or destroyed by any cause through no fault of action by the owner by 50% or less of the market value of the structure before such damage, destruction or removal, may be reconstructed in-place if a permit is obtained from the Code Enforcement Officer or the Planning Board (in cases where the structure was located in the Shoreland Overlay or Resources Protection Overlay Zone) within twelve (12) months of the established date of damage, destruction, or removal.*

*E. In determining whether the structure reconstruction or replacement meets the setback to the greatest practical extent the Planning Board or Code Enforcement Officer must consider, in addition to the criteria in Section 16.7.3.5.4, Nonconforming Structure Relocation, the physical condition and type of foundation present, if any.*

Finding: The existing nonconforming structure will be destroyed by more than 50% of its market value. The proposed structure does not expand in area or volume within the required setback from the water and does not increase nonconformity.
Conclusion: With the proposed conditions (#5), the standards of 16.7.3.5.6 appear to be met.

**Vote: _ in favor _ against _ abstaining**

**16.7.3.5.4 Nonconforming Structure Relocation**

*B. In determining whether the structure relocation meets the setback to the greatest practical extent, the Board of Appeals or Planning Board (in cases where the structure is located in a Shoreland Overlay or Resources Protection Overlay Zone.), must consider the size of the lot, the slope of the land, the potential for soil erosion, the location of other structures on the property and on adjacent properties, the location of the septic system and other on-site soils suitable for septic systems, and the type and amount of vegetation to be removed to accomplish the relocation.*

Finding:
1. Lot. The lot is 30,469 square feet, which is comparable to adjacent properties but nonconforming to the 80,000-square-foot minimum.
2. Slope. The lot slopes toward the ocean and toward the road. The existing house is built into the slope, with a portion of the basement level accessible from the outside.
3. Soil erosion. Increased soil disturbance increases the potential for soil erosion. Proposed development limits the total amount of necessary excavation and thus the increased potential for soil erosion.
4. Other Structures. There are no other structures on the property. Structures on abutting properties meet the side setbacks and are nonconforming to the 100-foot setback from the ocean.
5. Septic System. The applicant proposes an expansion of the existing septic system.
6. Vegetation. No removal of vegetation is proposed or permitted.

Conclusion: The structure relocation meets the setback to the greatest practical extent.

**Vote: _ in favor _ against _ abstaining**

**16.7.3.6 Nonconforming Structures in Shoreland and Resource Protection Zones**

**16.7.3.6.1 Nonconforming Structure Expansion**

*A nonconforming structure may be added to, or expanded, after obtaining Planning Board approval and a permit from the Code Enforcement Officer. Such addition or expansion must not increase the non-conformity of the structure and must be in accordance with the subparagraphs* [A through C] *below.*

*A. After January 1, 1989, if any portion of a structure is less than the required setback from the normal high-water line of a water body or tributary stream or the upland edge of a wetland, that portion of the structure will not be permitted to expand, as measured in floor area or volume, by thirty percent (30%) or more during the lifetime of the structure.*

*B. If a replacement structure conforms to the requirements of Section 16.7.3.6.1.A and is less than the required setback from a water body, tributary stream or wetland, the replacement structure will not be permitted to expand if the original structure existing on January 1, 1989, has been expanded by 30% in floor area and volume since that date.*

*C. Whenever a new, enlarged or replacement foundation is constructed under a nonconforming structure, the structure and new foundation must be placed such that the setback requirement is met to the greatest practical extent as determined by the Planning Board, basing its decision on the criteria specified in Section 16.7.3.5.2 – Relocation, below. If the completed foundation does not extend beyond the exterior dimensions of the structure, except for expansion in conformity with Section 16.7.3.5.3, above, and the foundation does not cause the structure to be elevated by more than three (3) additional feet, as measured from the uphill side of the structure (from original ground level to the bottom of the first*

*floor sill), it will not be considered to be an expansion of the structure.*

Finding: The proposed reconstruction *reduces* floor area and volume within the setback from the water.

Conclusion: The requirements of this section appear to be met.

**Vote: _ in favor _ against _ abstaining**

## Chapter 10 DEVELOPMENT PLAN APPLICATION AND REVIEW
## Article 10 Shoreland Development Review

**16.10.10.2 Procedure for Administering Permits**
D. *An Application will be approved or approved with conditions if the reviewing authority makes a positive finding based on the information presented. It must be demonstrated the proposed use will:*

***1. Maintain safe and healthful conditions;***
Finding: The proposed development does not appear to have an adverse impact.
Conclusion: This requirement appears to be met.

**Vote: _ in favor _ against _ abstaining**

***2. Not result in water pollution, erosion or sedimentation to surface waters;***
Finding: Maine DEP Best Management practices will be followed for erosion and sedimentation control during site preparation and building construction. (see conditions #2 and #3) to avoid impact on adjacent surface waters.
Conclusion: The proposed development does not appear to have an adverse impact. With the suggested conditions #2, #3, this requirement appears to be met.

**Vote: _ in favor _ against _ abstaining**

***3. Adequately provide for the disposal of all wastewater;***
Finding: The applicant has submitted a HHE 200 septic system application for the proposed expansion to the existing septic system.
Conclusion: This requirement appears to be met.

**Vote: _ in favor _ against _ abstaining**

***4. Not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat;***
Finding: Maine DEP Best Management practices will be followed for erosion and sedimentation control during site preparation and building construction. (see conditions #2 and #3) to avoid impact on adjacent surface waters.
Conclusion: The proposed development does not appear to have an adverse impact. With the suggested conditions #2 and #3, this standard appears to be met.

**Vote: _ in favor _ against _ abstaining**

***5. Conserve shore cover and visual, as well as actual, points of access to inland and coastal waters;***
Finding: Shore cover is not affected by this development. Vegetation will be increased. There are no points of access.
Conclusion: The requirement appears to be met.

**Vote: _ in favor _ against _ abstaining**

| |
|---|
| ***6. Protect archaeological and historic resources;***<br>Finding: The proposed development does not appear to have an adverse impact.<br>Conclusion: The requirement appears to be met. |
| **Vote: _ in favor _ against _ abstaining** |
| ***7. Not adversely affect existing commercial fishing or maritime activities in a commercial fisheries/ maritime activities district;***<br>Finding: The proposed development does not appear to have an adverse impact.<br>Conclusion: This requirement appears to be met. |
| **Vote: _ in favor _ against _ abstaining** |
| ***8. Avoid problems associated with floodplain development and use;***<br>Finding: The existing development is within the floodplain. The proposed development is not within the floodplain.<br>Conclusion: This requirement appears to be met. |
| **Vote: _ in favor _ against _ abstaining** |
| ***9. Is in conformance with the provisions of this Code;***<br>Finding: The proposed development appears to be in conformance with the provisions of this Code.<br>Conclusion: This requirement appears to be met. |
| **Vote: _ in favor _ against _ abstaining** |
| ***10. Be recorded with the York County Registry of Deeds.***<br>Conclusion: As stated in the Notices to Applicant contained herein, Shoreland Development plans must be recorded with the York County Registry of Deeds prior to the issuance of a building permit. |
| **Vote: _ in favor _ against _ abstaining** |

Based on the foregoing Findings, the Planning Board finds the applicant has satisfied each of the review standards for approval and, therefore, the Planning Board approves the Shoreland Development Plan Application for Robert and Megan Ramos, owners and applicants, for reconstruction of a nonconforming single-family dwelling located at 73 Tower Road (Tax Map 58, Lot 42) subject to any conditions or waivers, as follows:

**Waivers:** None

**Conditions of Approval** (not to be included on final plan):

1. Minor plan revisions as described in staff review notes will be made prior to signing.

**Conditions of Approval** (to be included on final plan to be recorded):

1. No changes, erasures, modifications, or revisions may be made to any Planning Board approved final plan. (Title 16.10.9.1.2)
2. Applicant/contractor will follow Maine DEP *Best Management Practices* for all work associated with site and building construction to ensure adequate erosion control and slope stabilization.
3. Prior to the commencement of grading and/or construction within a building envelope, as shown on the Plan, the owner and/or developer must stake all corners of the envelope. These markers must remain in place until the Code Enforcement Officer determines construction is completed

and there is no danger of damage to areas that are, per Planning Board approval, to remain undisturbed.

4. All Notices to Applicant contained herein (Findings of Fact dated 6/11/15).

5. A replanting plan to mitigate past tree removal in the Shoreland Zone without approval by the Town showing tree species, sizes, and planting locations will be submitted to and approved by the Town of Kittery Shoreland Resource Officer.

The Planning Board authorizes the Planning Board Chair to sign the Final Plan and the Findings of Fact upon confirmation of compliance with any conditions of approval.

**Vote of _in favor_against _abstaining**

APPROVED BY THE KITTERY PLANNING BOARD ON 7/9/15

Ann Grinnell, Planning Board Chair

**Notices to Applicant:**

1. Incorporate any plan revisions on the final plan as recommended by Staff, Planning Board, or Peer Review Engineer, and submit for Staff review prior to presentation of final Mylar.

2. Prior to the release of the signed plans, the applicant must pay all outstanding fees associated with the permitting, including, but not limited to, Town Attorney fees, peer review, newspaper advertisements and abutter notification.

3. One (1) Mylar copy of the final plan and all related state/federal permits or legal documents that may be required must be submitted to the Town Planning Department for signing. Date of Planning Board approval shall be included on the final plan in the Signature Block. After the signed plan is recorded with the York County Registry of Deeds, a Mylar copy of the signed original must be submitted to the Town Planning Department.

4. This approval by the Town Planning Board constitutes an agreement between the Town and the Developer, incorporating as elements the Development Plan and supporting documentation, the Findings of Fact, and any Conditions of Approval.

Per Title 16.6.2.A - An aggrieved party with legal standing may appeal a final decision of the Planning Board to the York County Superior Court in accordance with Maine Rules of Civil Procedures Section 80B, within forty-five (45) days from the date the decision by the Planning Board was rendered.

# TOWN OF KITTERY MAINE

*TOWN PLANNING AND DEVELOPMENT DEPARTMENT*

200 Rogers Road, Kittery, Maine 03904
Phone: (207) 475-1307
Fax: (207) 439-6806
www.kittery.org

## APPLICATION: SHORELAND OVERLAY ZONE PROJECT PLAN REVIEW

| FEE FOR REVIEW | ☑ $200.00 | Amount Paid: $ 200.00 Date: |
|---|---|---|

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| PROPERTY DESCRIPTION | Parcel ID | Map | 58 | Base Zone | R- RLC | Total Land Area | 30,469 SQ FT |
| | | Lot | 42 | Overlay Zone | Resource Protection | | |
| | Physical Address | 73 Tower Rd Kittery | | | | | |

| | | | | |
|---|---|---|---|---|
| PROPERTY OWNER'S INFORMATION | Name | Robert Ramos | Mailing Address | 37 Howethorne Dr Bedford NH |
| | Phone | 603-494-8948 | | |
| | Fax | | | |
| | Email | RRAMOS@PRIMEmotorgroup.com | | |
| APPLICANT'S AGENT INFORMATION | Name | Robert L. MacDonald | Name of Business | Detail Design Builders, LLC |
| | Phone | 603-809-8062 | Mailing Address | 13 Columbia, Unit 3 Amherst, NH 03031 |
| | Fax | 603-554-1863 | | |
| | Email | bob@detailDesignBuilders.com | | |

PROJECT DESCRIPTION

*See reverse side regarding information to be provided.*

Existing Land Use: Single Family Home

Proposed Land Use and Development: Single Family Home

## TOWN OF KITTERY MAINE – SHORELAND PROJECT PLAN REVIEW (continued)

## EXPANSION ANALYSIS OF CONSTRUCTION ONLY WITHIN THE SETBACK (100 FT/75 FT) IN THE SHORELAND OVERLAY ZONE

| | AREA - SQUARE FEET | VOLUME - CUBIC FEET | CONSTRUCTION TYPE * (DR or MR) | VALUE $ |
|---|---|---|---|---|
| PROPOSED ADDITION | | | | |
| CHANGE – TOTAL | 540.11 SF | 5453.52 CF | DR | NA |
| CHANGE – PERCENT | 27.83 % | 37.89 % | NA | NA |
| CONSTRUCTION VALUE | NA | NA | | $ 675,000 |
| EXISTING – | | | | |
| PRIOR TO SHORELAND LAW – 1987 | 1940.54 SF | 14,390.88 CF | NA | NA |
| ADDITION(S) –AFTER INITIAL SHORELAND LAW ADOPTION | | | | |
| CHANGE - TOTAL | ____ SF | ____ CF | NA | NA |
| CHANGE – PERCENT | ____ % | ____ CF | NA | NA |
| VALUE OF CONSTRUCTION | NA | NA | NA | $____ |
| VALUE OF INCREASE – PERCENT | NA | NA | NA | ____ % |
| TOTAL – EXISTING PLUS PROPOSED | | | | |
| CHANGE – AMOUNT | 2480.65 SF | 19844.4 CF | NA | NA |
| CHANGE – PERCENT | 27.83 % ** | 8042.28 CF** | NA | NA |
| **(Note: May not exceed 30%) | | | | |
| VALUE OF CONSTRUCTION - $ | NA | NA | NA | $ 675,000 |
| VALUE OF INCREASE – PERCENT | NA | NA | BA | ____ % |

* KEY - TYPE OF ADDTION

-DEMOLITION AND RE-BUILD - DR

-MAINTENCE OR REPAIR - MR

END

Table 1

| | | Sq. Ft. Total | Cubic Foot Total | % Increase |
|---|---|---|---|---|
| **Existing Non-Conforming Size** | From | 1940.54 | 14,390.88 | |
| **Existing Conforming Size** | | 1255.46 | 11,802.12 | |
| **New Home Non-Conforming Size** | To | 2480.65 | 19844.4 | 27.83 |
| **New Home Conforming Size** | | 4182.05 | 35154.76 | 69.97 |

April 30, 2015

Planning Board
Town of Kittery
200 Rogers Rd Ext
Kittery ME 03904

Dear Kittery Planning Board:

As owners of 71 Tower Rd, we are abutters to 73 Tower Rd (and are in the process of selling that property to new owners Robert and Megan Ramos).

We have reviewed the proposed plan for renovations to 73 Tower Rd, and are wholeheartedly in support of this project.

Sincerely,

Raymond J Arris

Mary Thron

71 Tower Rd
PO Box 96
Kittery Point ME 03905

May 2, 2015

Planning Board
Town of Kittery
200 Rogers Rd Ext
Kittery ME 03904

Dear Kittery Planning Board:

As owners of 77 Tower Rd, we are abutters to 73 Tower Rd.

We have reviewed the proposed plan for renovations to 73 Tower Rd, and are wholeheartedly in support of this project.

Sincerely,

Dick & Carole Dauphinais

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
Div of Environmental Health , 11 SHS
(207) 287-5672 FAX (207) 287-3165

## PROPERTY LOCATION

| | |
|---|---|
| City, Town, or Plantation | KITTERY |
| Street or Road | 73 TOWER ROAD |
| Subdivision, Lot # | |

## >>CAUTION: LPI APPROVAL REQUIRED<<

Town/City _____ Permit # _____

Date Permit Issued __/__/__ Fee $ _____ Double Fee Charged [ ]

_____ LPI # _____

Local Plumbing Inspector Signature

The Subsurface Wastewater Disposal System *shall not* be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

Municipal Tax Map # 58 Lot # 42

## OWNER/APPLICANT INFORMATION

| | |
|---|---|
| Name (last, first, MI) | RAMOS ROBERT ☐ Owner ■ Applicant |
| Mailing Address of Owner/Applicant | C/O SHANNON BAKER<br>31 LONG SANDS ROAD<br>YORK, ME 03909 |
| Daytime Tel. # | 252-6067 |

### OWNER OR APPLICANT STATEMENT

I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a permit.

Signature of Owner/Applicant _____ Date _____

### CAUTION: INSPECTION REQUIRED

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.

(1st) Date Approved _____

Local Plumbing Inspector Signature _____ (2nd) Date Approved _____

## PERMIT INFORMATION

### TYPE OF APPLICATION

- ☐ 1. First Time System
- ☐ 2. Replacement System
  - Type Replaced: _____
  - Year Installed: _____
- ■ 3. Expanded System
  - ■ a. <25% Expansion
  - ☐ b. >25% Expansion
- ☐ 4. Experimental System
- ☐ 5. Seasonal Conversion

### THIS APPLICATION REQUIRES

- ■ 1. No Rule Variance
- ☐ 2. First Time System Variance
  - ☐ a. Local Plumbing Inspector Approval
  - ☐ b. State & Local Plumbing Inspector Approval
- ☐ 3. Replacement System Variance
  - ☐ a. Local Plumbing Inspector Approval
  - ☐ b. State & Local Plumbing Inspector Approval
- ☐ 4. Minimum Lot Size Variance
- ☐ 5. Seasonal Conversion Permit

### DISPOSAL SYSTEM COMPONENTS

- ☐ 1. Complete Non-Engineered System
- ☐ 2. Primitive System(graywater & alt toilet)
- ☐ 3. Alternative Toilet, specify: _____
- ■ 4. Non-Engineered Treatment Tank (only)
- ☐ 5. Holding Tank, _____ gallons
- ☐ 6. Non-Engineered Disposal Field (only)
- ☐ 7. Separated Laundry System
- ☐ 8. Complete Engineered System(2000gpd+)
- ☐ 9. Engineered Treatment Tank (only)
- ☐ 10. Engineered Disposal Field (only)
- ■ 11. Pre-treatment, specify: MicroFAST . 5 (OR EQUIVALENT)
- ☐ 12. Miscellaneous components

### SIZE OF PROPERTY

0.81+/- ☐ SQ. FT. ■ ACRES

### DISPOSAL SYSTEM TO SERVE

- ■ 1. Single Family Dwelling Unit, No. of Bedrooms: 4
- ☐ 2. Multiple Family Dwelling, No of Units: _____
- ☐ 3. Other: _____ (specify)

Current Use ☐ Seasonal ■ Year Round ☐ Undeveloped

### SHORELAND ZONING

■ Yes ☐ No

### EXISTING TYPE OF WATER SUPPLY

■ 1. Drilled Well ☐ 2. Dug Well ☐ 3. Private
☐ 4. Public ☐ 5. Other:

## DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

### TREATMENT TANK

- ■ 1. Concrete
  - ■ a. Regular
  - ☐ b. Low Profile
- ☐ 2. Plastic
- ☐ 3. Other: _____

CAPACITY: 1000 GAL.

### DISPOSAL FIELD TYPE & SIZE

EXISTING

- ☐ 1. Stone Bed ☐ 2. Stone Trench
- ■ 3. Proprietary Device
  - ■ a. Cluster array ☐ c. Linear
  - ☐ b. Regular ☐ d. H-20 loaded
- ☐ 4. Other: _____

SIZE: N/A ☐ sq. ft. ☐ lin. ft.

12 CONCRETE CHAMBERS

### GARBAGE DISPOSAL UNIT

■ 1. No ☐ 2. Yes ☐ 3. Maybe

If Yes or Maybe, specify one below:

- ☐ a. Multi-compartment tank
- ☐ b. _____ tanks in series
- ☐ c. Increase in tank capacity
- ☐ d. Filter on tank outlet

### DESIGN FLOW

360 gallons per day

BASED ON:

- ■ 1. Table 4A (dwelling unit(s))
- ☐ 2. Table 4C (other facilities)

SHOW CALCULATIONS for other facilities

EXISTING 3 BEDROOM EXPANDED TO 4 BEDROOMS AT 90 GALLONS PER DAY EACH= 360 GPD

- ☐ 3. Section 4G (meter readings)

ATTACH WATER-METER DATA

### SOIL DATA & DESIGN CLASS

PROFILE CONDITION

_____ / N/A

at Observation Hole # _____

Depth _____ "

of Most Limiting Soil Factor

### DISPOSAL FIELD SIZING

N/A

- ☐ 1. Medium - 2.6 sq.ft./gpd
- ☐ 2. Medium-Large - 3.3 sq.ft./gpd
- ☐ 3. Large - 4.1 sq.ft./gpd
- ☐ 4. Extra-Large - 5.0 sq.ft./gpd

### EFFLUENT/EJECTOR PUMP

- ☐ 1. Not required
- ■ 2. May be required
- ☐ 3. Required

Specify only for engineered systems:

DOSE: _____ gallons

### LATITUDE AND LONGITUDE

at center of disposal area

Lat. 43 d 04 m 59 s

Lon. 70 d 39 m 59 s

If g.p.s., state margin of error

## SITE EVALUATOR STATEMENT

I Certify that on 4-14-15 (date) I completed a site evaluation on this property and state that the data reported is accurate and that the proposed sytem is in compliance with the Subsurface Wastewater Disposal Rules (10-144A CMR 241).

Albert Frick _____ 163 _____ 4/28/2015

Site Evaluator Signature SE # Date

ALBERT FRICK (207) 839-5563 ALBERT@ALBERTFRICK.COM

Site Evaluator Name Printed Telephone Number E-mail Address

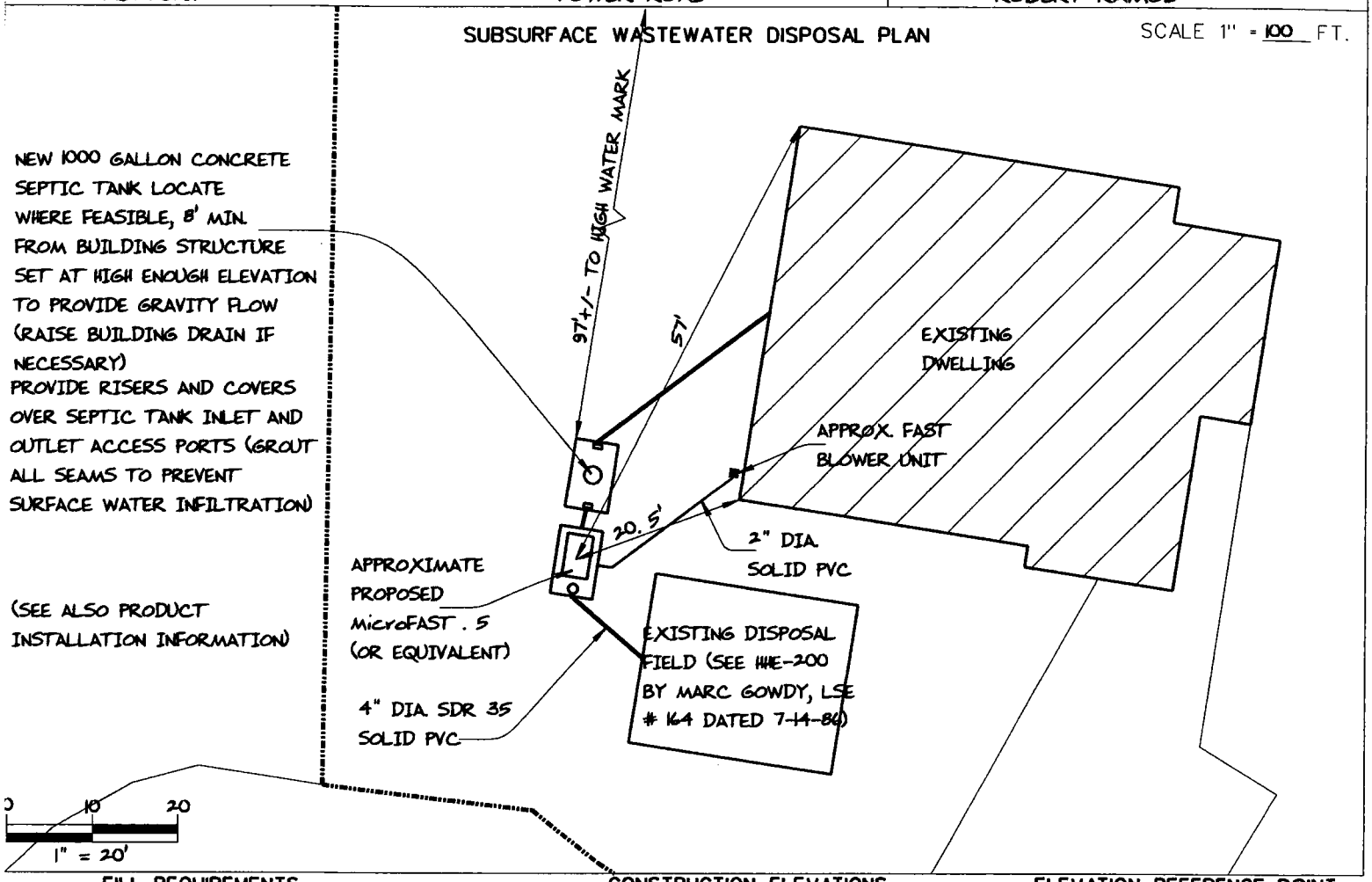
# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
Division of Health Engineering, Station 10 SHS
(207) 287-5672 FAX (207) 287-4172

| Town, City, Plantation | Street, Road, Subdivision | Owner's Name |
|---|---|---|
| KITTERY | 73 TOWER ROAD | ROBERT RAMOS |

## SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE 1" = 100 FT.




| FILL REQUIREMENTS | | CONSTRUCTION ELEVATIONS | | ELEVATION REFERENCE POINT |
|---|---|---|---|---|
| Depth of Fill (Upslope) | : N/A | Finished Grade Elevation | N/A | Location & Description N/A |
| Depth of Fill (Downslope) | : N/A | Top of Distribution Pipe or Proprietary Device | N/A | Reference Elevation is: 0.0" or _____ |
| DEPTHS AT CROSS-SECTION (shown below) | | Bottom of Disposal Area | N/A | |

DISPOSAL AREA CROSS SECTION

SCALE:
VERTICAL: 1" =
HORIZONTAL: 1" =

N/A

Albert Frick
Site Evaluator Signature

163
SE #

4/28/2015
Date



ALBERT FRICK ASSOCIATES – 95A COUNTY ROAD ROAD GORHAM, MAINE 04038 – (207) 839-5563

**Albert Frick Associates, Inc.**
Soil Scientists & Site Evaluators
95A County Road Gorham, Maine 04038
(207) 839-5563

| KITTERY | 73 TOWER ROAD | ROBERT RAMOS |
|---|---|---|
| TOWN | LOCATION | APPLICANT'S NAME |

1) The Plumbing and Subsurface Wastewater Disposal Rules adopted by the State of Maine, Division of Health and Human Services pursuant to 22 M.R.S.A. § 42 (the "Rules") are incorporated herein by reference and made a part of this application and shall be consulted by the owner/applicant, the system installer and/or building contractor for further construction details and material specifications. The system Installer should contact Albert Frick Associates, Inc. 839-5563, if there are any questions concerning materials, procedures or designs. The system installer and/or building contractor installing the system shall be solely responsible for compliance with the Rules and with all state and municipal laws and ordinances pertaining to the permitting, inspection and construction of subsurface wastewater disposal systems.

2) This application is intended to represent facts pertinent to the Rules only. It shall be the responsibility of the owner/applicant, system Installer and/or building contractor to determine compliance with and to obtain permits under all applicable local, state and/or federal laws and regulations (including, without limitation, Natural Resources Protection Act, wetland regulations, zoning ordinances, subdivision regulations, Site Location of Development Act and Minimum Lot Size law) before installing this system or considering the property on which the system is to be installed a "buildable" lot. It is recommended that a wetland scientist be consulted regarding wetland regulations. Prior to the commencement of construction/installation, the local plumbing inspector or Code Enforcement Officer shall inform the owner/applicant and Albert Frick Associates, Inc of any local ordinances which are more restrictive than the Rules in order that the design may be amended. All designs are subject to review by local, state and/or federal authorities. Albert Frick Associates, Inc.'s liability shall be limited to revisions required by regulatory agencies pursuant to laws or regulations in effect at the time of preparation of this application.

3) All information shown on this application relating to property lines, well locations, subsurface structures and underground facilities (such as utility lines, drains, septic systems, water lines, etc.) are based upon information provided by the owner/applicant and has been relied upon by Albert Frick Associates, Inc. in preparing this application. The owner/applicant shall review this application prior to the start of construction and confirm this information. Well locations on abutting properties but not readily visible above grade should be confirmed by the owner/applicant prior to system installation to assure minimum setbacks.

4) Installation of a garbage (grinder) disposal is not recommended. If one is installed, an additional 1000 gallon septic tank or a septic tank filter shall be connected in series to the proposed septic tank. Risers and covers should be installed over the septic tank outlet per the "Rules" to allow for easy maintenance of filter.

5) The septic tank should be pumped within two years of installation and subsequently as recommended by the pump service, but in no event should the septic tank be pumped less often than every three years.

The system user shall avoid introducing kitchen grease or fats into this system. Chemicals such as septic tank cleaners and/or chlorine (such as from water treatment units) and controlled or hazardous substances shall not be disposed of in this system. Additives such as yeast or enzymes are discouraged, since they have not been proven to extend system life.

6) All septic tanks, pump stations and additional treatment tanks shall be installed to prevent ground water and surface water infiltration. Risers and covers should be properly installed to provide access while preventing surface water intrusion to within 6" of a finished ground surface.

Vehicular traffic over disposal system is prohibited unless specifically designed with H-20 rated components.

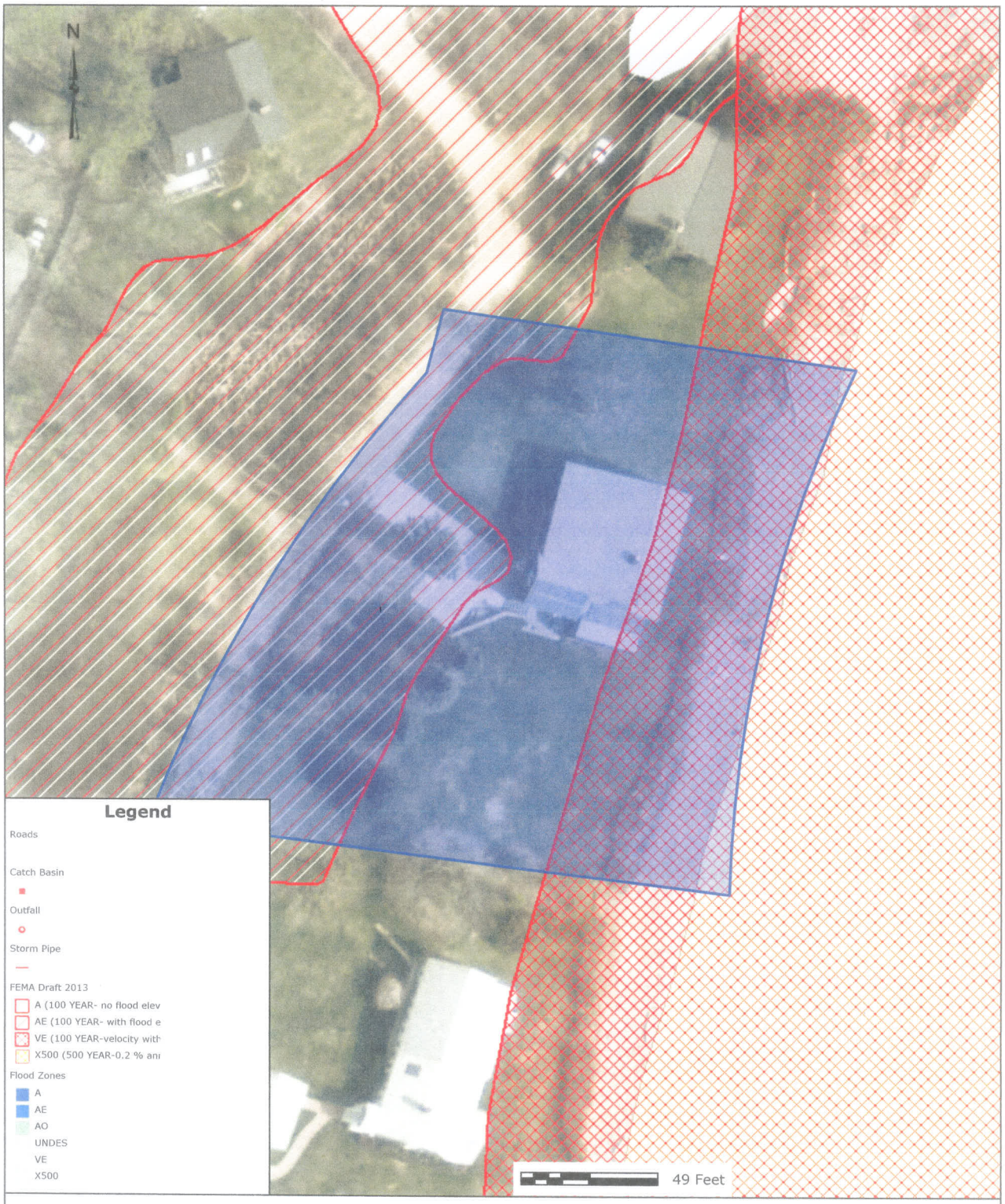
## FAST Treatment Unit

## Professional Disclosure

Professional ethics require disclosure that *Albert Frick Associates, Inc.* receives revenue from the sale of a FAST Wastewater Treatment Unit. Our company is authorized to sell the FAST products through J & R Sales & Service, Inc., who is an authorized reseller for Bio-Microbics, the manufacturer of FAST Wastewater Treatment Units.

It is the opinion of *Albert Frick Associates, Inc.*, that the FAST Treatment Units have advantages over other treatment units in some situations. Based on our review of the FAST products we believe that they have a proven track record and are quality products.

*Albert Frick Associates Inc.* is first and foremost an environmental consulting firm which strives to provide sound and objective advice regarding wastewater design, and permitting based on the site specific needs of our clients. To avoid the appearance of a conflict of interest, any FAST Treatment Unit that is specified on a HHE-200 Application provided by *Albert Frick Associates, Inc.* may be substituted with an equivalent advanced wastewater treatment unit produced by a different manufacturer, per the State of Maine Subsurface Wastewater Disposal Rules.




**FLOOD ZONE (FEMA DRAFT 2013)**

***Town of Kittery, Maine***

RECEIVED
JUL 0 2 2015
BY:

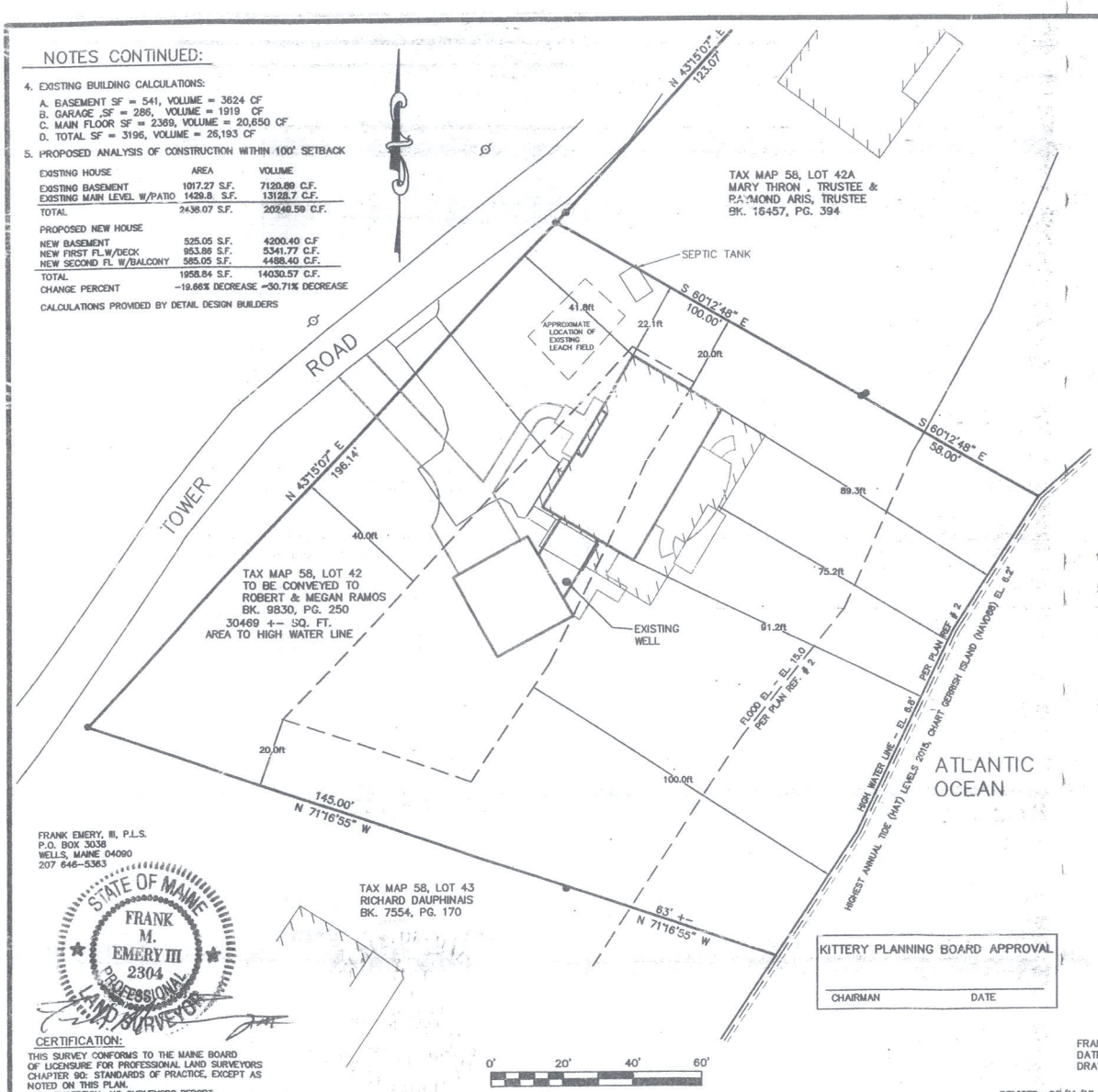
*This information has been compiled from various public and private sources. While every attempt has been made to provide*

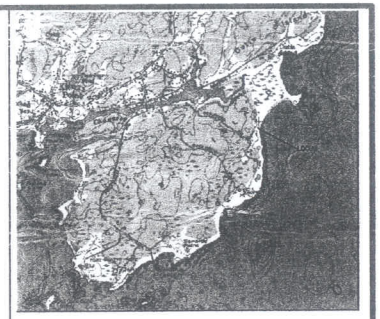
## NOTES CONTINUED:

4. EXISTING BUILDING CALCULATIONS:
   A. BASEMENT SF = 541, VOLUME = 3624 CF
   B. GARAGE ,SF = 286, VOLUME = 1919 CF
   C. MAIN FLOOR SF = 2369, VOLUME = 20,650 CF
   D. TOTAL SF = 3196, VOLUME = 26,193 CF
5. PROPOSED ANALYSIS OF CONSTRUCTION WITHIN 100' SETBACK

| EXISTING HOUSE | AREA | VOLUME |
|---|---|---|
| EXISTING BASEMENT | 1017.27 S.F. | 7120.89 C.F. |
| EXISTING MAIN LEVEL W/PATIO | 1429.8 S.F. | 13128.7 C.F. |
| TOTAL | 2438.07 S.F. | 20249.59 C.F. |
| PROPOSED NEW HOUSE | | |
| NEW BASEMENT | 525.05 S.F. | 4200.40 C.F |
| NEW FIRST FL.W/DECK | 953.86 S.F. | 5341.77 C.F. |
| NEW SECOND FL W/BALCONY | 585.05 S.F. | 4488.40 C.F. |
| TOTAL | 1958.84 S.F. | 14030.57 C.F. |
| CHANGE PERCENT | -19.66% DECREASE | -30.71% DECREASE |

CALCULATIONS PROVIDED BY DETAIL DESIGN BUILDERS



## LOCATION MAP

## PLAN REFERENCES:

1. TOWN OF KITTERY TAX MAP 58, LOT 42.
2. RECONFIGURATION OF LOTS, FOR RAYMOND J. ARRIS & MARY THRON , TOWER ROAD, KITTERY, MAINE REVISED DATE: 04/03/15 RECORDED IN THE Y.C.R.D. MAY 15, 2015 IN BK. 376, PG. 1

## DEED REFERENCE:

1. WARRANTY DEED FROM RAYMOND J. ARRIS, TRUSTEE & MARY THRON TRUSTEE TO ROBERT RAMOS DATED: JUNE 3, 2015 RECORDED IN THE Y.C.R.D.BOOK 17028, PAGE 871

## NOTES:

1. THERE WERE NO EXPANSIONS AFTER JANUARY 1, 1989.
2. ZONING DISTRICT – ZONE – R-RLC , RESOURCE PROTECTION OVERLAY ZONE – WATERBODY/WETLAND PROTECTION – 250'

| R-RC | OZ-SL-250' |
|---|---|
| MIN LOT SIZE 80,000 S.F. | MIN SHORE FRONT 150' |
| MIN. STREET FRONTAGE 200' | MAX. NON-VEGETATED COV 20% |
| SETBACKS FRONT YARD 40' | FROM NORMAL HIGH WATER 100' |
| SIDE & REAR YARD 20' | |
| MAX BUILDING COVERAGE 6% | |
| MAX BUILDING HEIGHT 35' | |

3. LOT COVERAGE (NON-VEGETATIVE)– LOT AREA: 30,469 S.F.

EXISTING LOT COVERAGE –

BUILDING WITH OVERHANG 2554 S.F. 8.4%
PATIO AND STEPS 270 S.F. 0.9%
CONCRETE DRIVEWAY 1135 S.F. 3.7%
TOTAL 3959 / 30469 S.F. = 13%

PROPOSED LOT COVERAGE (NON VEGETATIVE) –

NEW HOUSE 2315 S.F. 7.6%
NEW DECKS & STEPS 659 S.F. 2.1%
NEW DRIVEWAY & WALKWAY 862 S.F. 2.8%
TOTAL 3836 S.F / 30469. = 12.6%


FRANK EMERY, III, P.L.S.
P.O. BOX 3038
WELLS, MAINE 04090
207 646-5363


STATE OF MAINE
FRANK M. EMERY III
2304
PROFESSIONAL LAND SURVEYOR

CERTIFICATION:

THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CHAPTER 90: STANDARDS OF PRACTICE, EXCEPT AS NOTED ON THIS PLAN.
WITH EXCEPTION: NO SURVEYORS REPORT AND DEED DESCRIPTION PREPARED.

KITTERY PLANNING BOARD APPROVAL

CHAIRMAN DATE

# SHORELAND DEVELOPMENT PLAN
## FOR
## ROBERT & MEGAN RAMOS
## 73 TOWER ROAD
## KITTERY, MAINE

OWNER OF RECORD
ROBERT RAMOS
9 KNOLLCREST DRIVE
BEDFORD, N.H. 03110

FRANK EMERY, III, P.L.S.
DATE: MAY 5, 2015
DRAWN BY: F.E. III

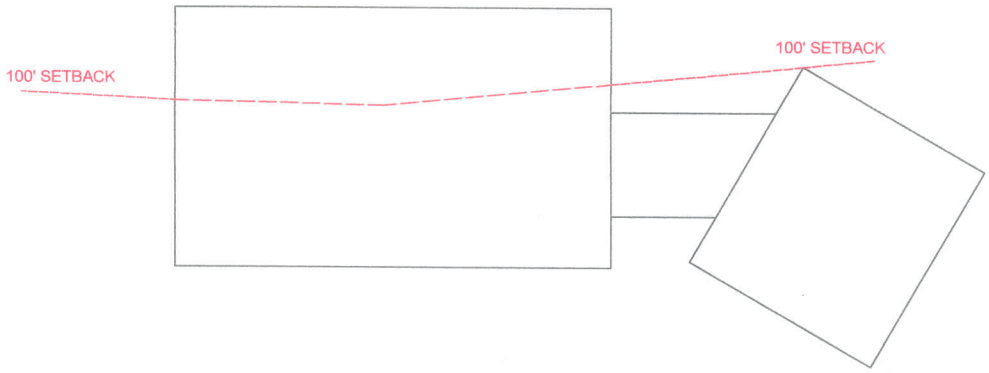
LAND SURVEYORS
SCALE: 1 IN.= 20 FT.
DRAWING No. 050515

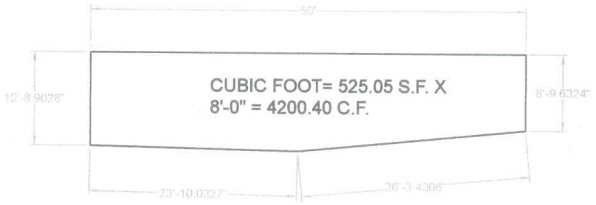
REVISED: 06/11/15 PER TOWN COMMENTS
REVISED: 08/03/15 SHOW SETBACK LINES

**TAX MAP 58, LOT 42**

## REVISED AREA CALCULATIONS

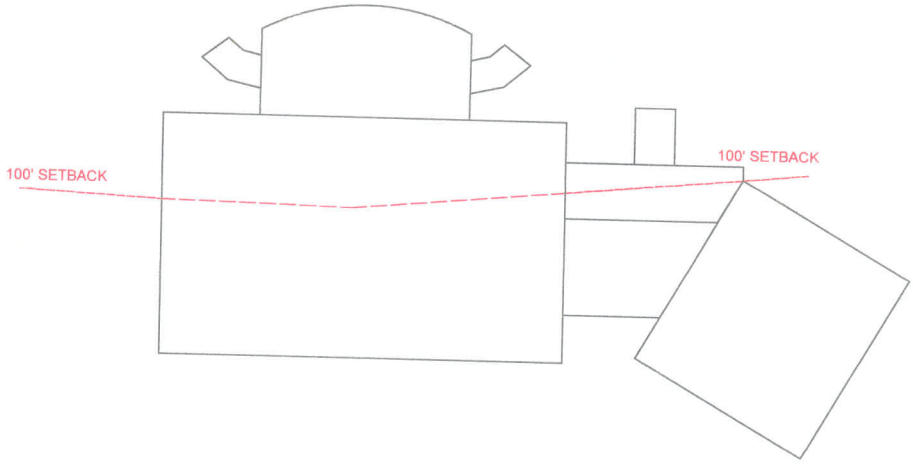
BASEMENT

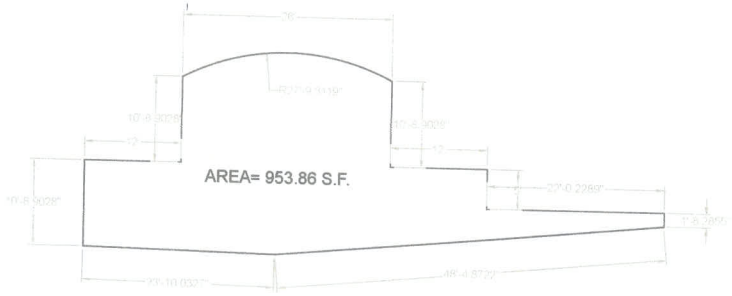


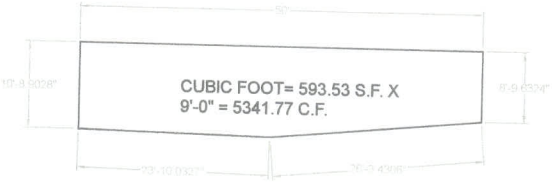


## REVISED AREA CALCULATIONS

FIRST FLOOR

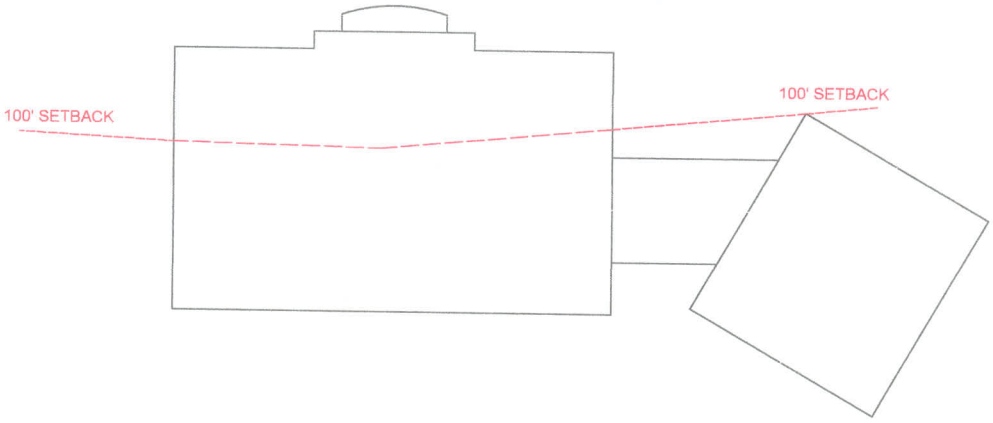


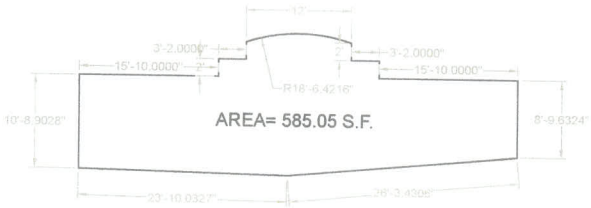



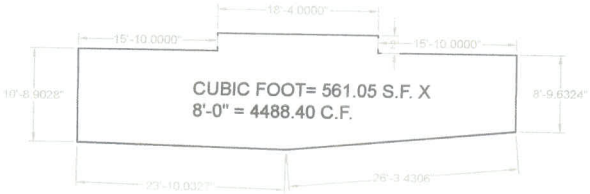



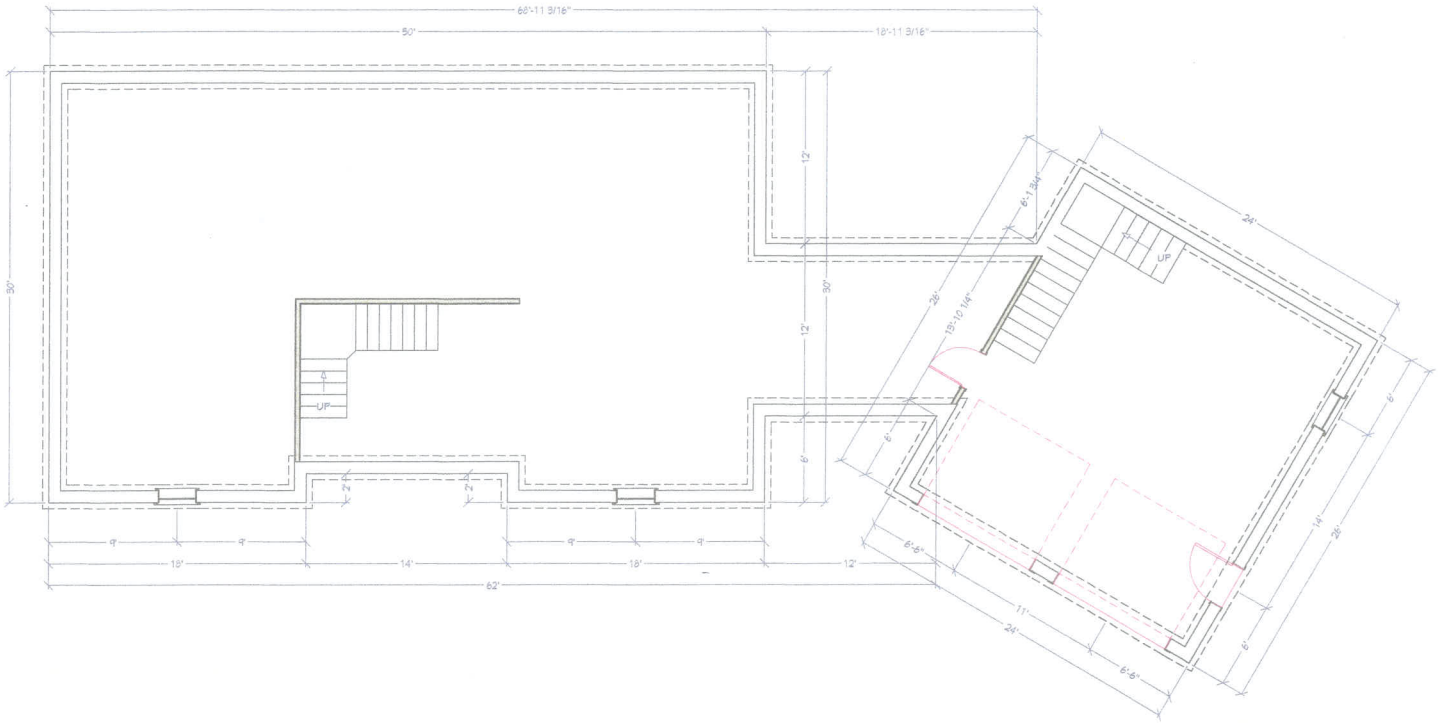
# REVISED AREA CALCULATIONS

SECOND FLOOR






LIVING AREA
2282 sq ft

Foundation Layout

| REVISION TABLE | | | |
|---|---|---|---|
| NUMBER | DATE | REVISED BY | DESCRIPTION |

DETAIL DESIGN BUILDERS

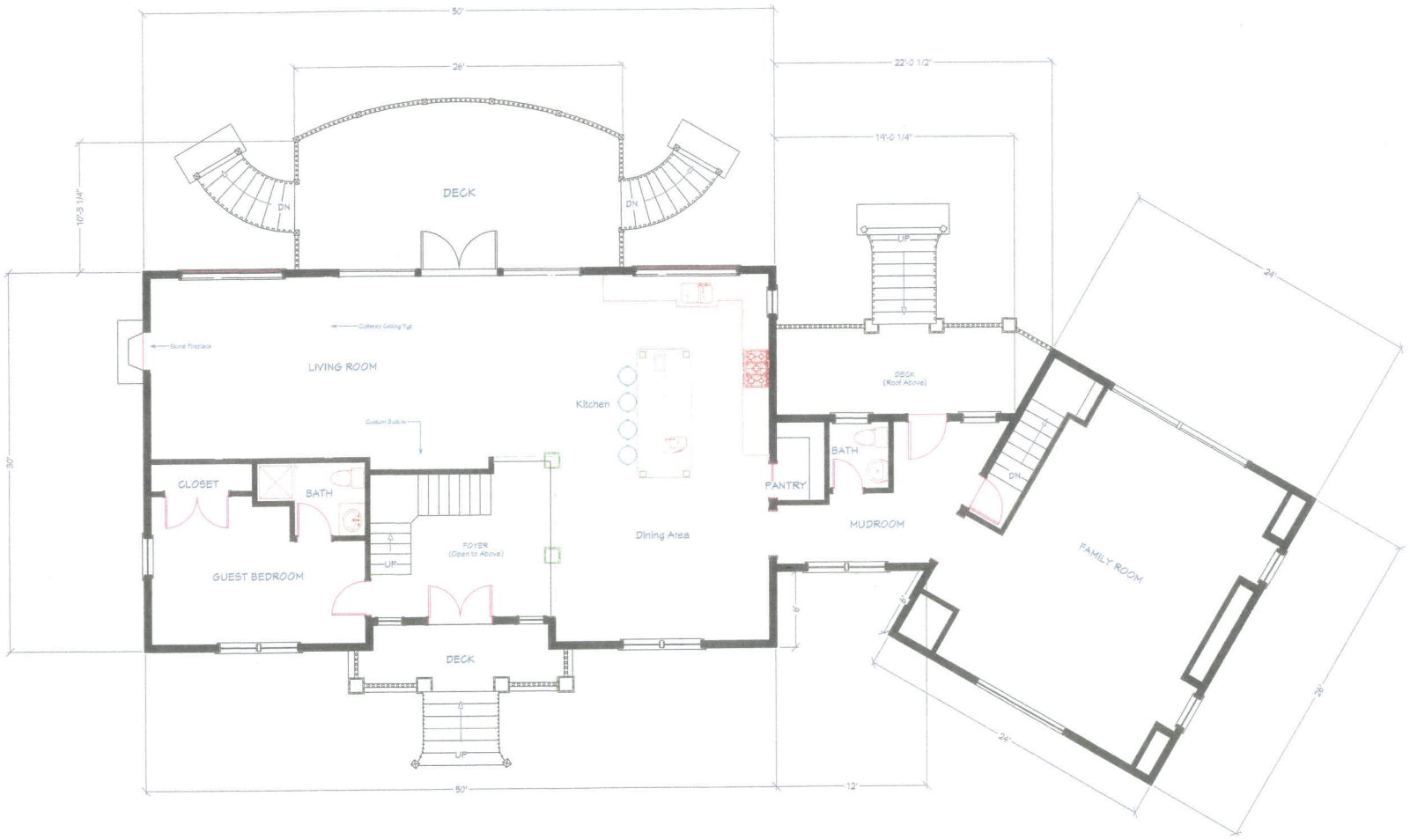
DRAWINGS PREPARED FOR:
Robert & Megan Gannon
73 Tower Road
Kittery Point, Maine

DRAWINGS PROVIDED BY:
Robert L. MacDonald Jr.
Detail Design Builders, LLC
13 Columbia Drive, Unit #3
Amherst, NH 03031

DATE:
7/2/15

SCALE:

SHEET:
A-1




LIVING AREA
2184 sq ft

1st Floor Layout

| REVISION TABLE | | | |
|---|---|---|---|
| NUMBER | DATE | REVISED BY | DESCRIPTION |

DETAIL DESIGN BUILDERS

DRAWINGS PREPARED FOR:
Robert & Megan Ramos
73 Tower Road
Kittery Point, Maine

DRAWINGS PROVIDED BY:
Robert L. MacDonald Jr.
Detail Design Builders, LLC
13 Orlando Drive, Unit #3
Amherst, NH 03031

DATE:
7/2/15

SCALE:
1/4"=1'-0"

SHEET:
A-2

LIVING AREA
1146 sq ft

2nd Floor Layout

| NUMBER | DATE | REVISED BY | DESCRIPTION |
|---|---|---|---|
| | | | |

REVISION TABLE

DETAIL DESIGN BUILDERS

DRAWINGS PREPARED FOR:
Robert & Megan Ramos
73 Tower Road
Kittery Point, Maine

DRAWINGS PROVIDED BY:
Robert L. MacDonald Jr.
Detail Design Builders, LLC
13 Columbia Drive, Unit #3
Amherst, NH 03031

DATE:
7/2/15

SCALE:
1/4"=1'-0"

SHEET:
A-3

| REVISION TABLE | | | |
|---|---|---|---|
| NUMBER | DATE | REVISED BY | DESCRIPTION |
| | | | |

DETAIL DESIGN BUILDERS

DRAWINGS PREPARED FOR:

Robert & Megan Ramos
73 Tower Road
Kittery Point, Maine

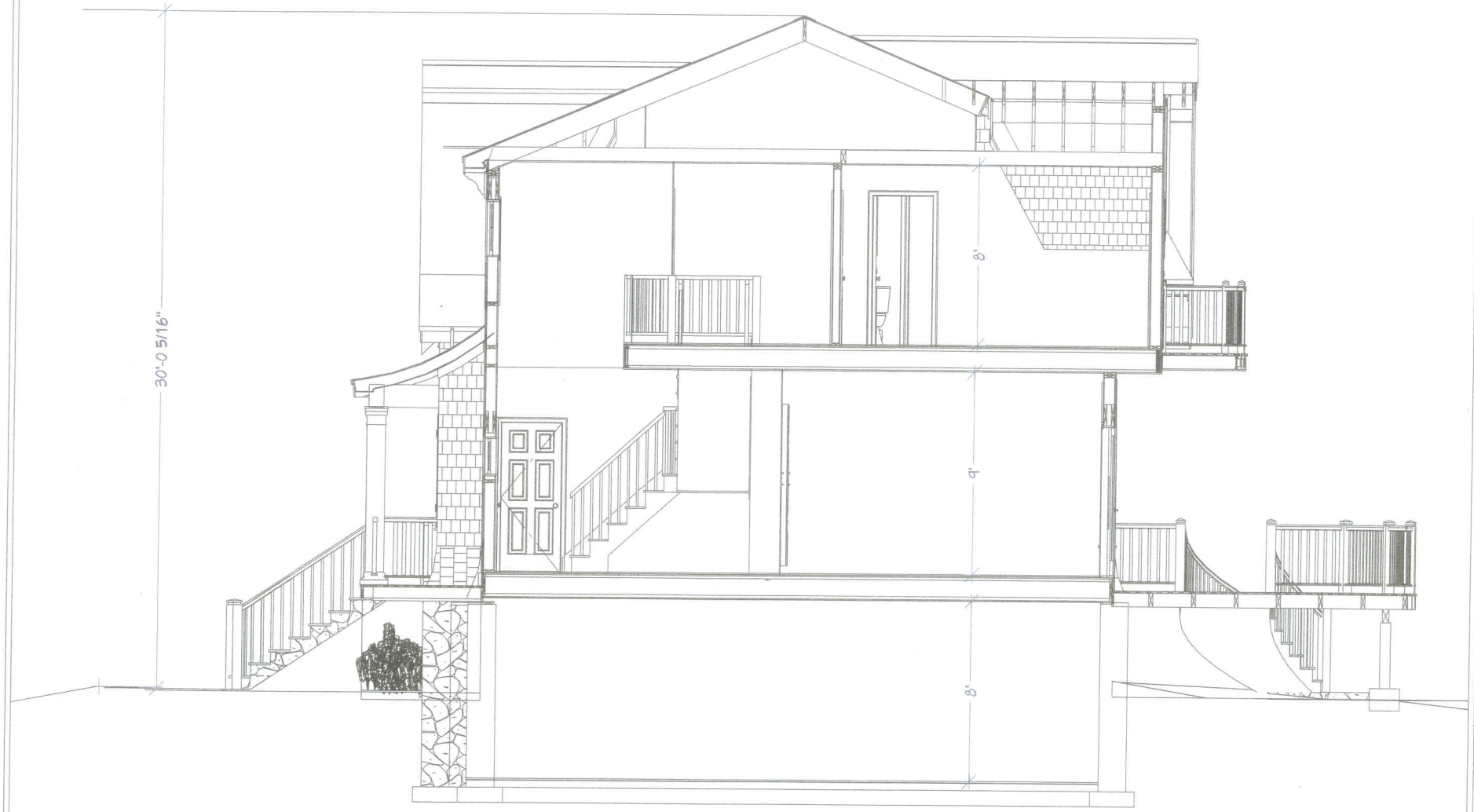
DRAWINGS PROVIDED BY:

Robert L. MacDonald Jr.
Detailed Design Builders, LLC
13 Columbia Drive, Unit #3
Amherst, NH 03031

DATE: 7/2/15

SCALE:

SHEET: A-4




Building Section

| NUMBER | DATE | REVISED BY | DESCRIPTION |
|---|---|---|---|
| | | | |

REVISION TABLE

DETAIL DESIGN BUILDERS

DRAWINGS PREPARED FOR:

Robert & Megan Ramos
73 Tower Road
Kittery Point, Maine

DRAWINGS PROVIDED BY:

Robert L. MacDonald Jr.
Detail Design Builders, LLC
13 Columbia Drive, Unit #3
Amherst, NH 03031

DATE: 7/2/15

SCALE:

SHEET: A-5

# Town of Kittery Maine
# Town Planning Board Meeting
# July 9, 2015

**ITEM 6 – 43 Tower Road – Shoreland Development Plan Review**
Action: accept or deny plan application; approve or deny plan. Owner/applicant Theodore H. Curtis Trust requests consideration of a shoreland development plan for a 360-square-foot garage and 48-square-foot addition to an existing, nonconforming single-family dwelling located at 43 Tower Road (Tax Map 58, Lot 34) in the Residential – Rural Conservation (R-RLC) and Shoreland Overlay (OZ-RP) Zones. Agent is Ken Markley, North Easterly Surveying, Inc.

**Please discard the previous packet (Item 6 from June 11).**
**The application and plans have all been resubmitted.**

**PROJECT TRACKING**

| REQ'D | ACTION | COMMENTS | STATUS |
|---|---|---|---|
| NO | Sketch Plan Review | | NA |
| NO | Site Visit | At the Board's discretion | |
| YES | Determination of Completeness/Acceptance | | Scheduled for 7/9 |
| NO | Public Hearing | At the Board's discretion | |
| YES | Final Plan Review and Decision | | Feasible for 7/9 |

Plan Review Notes reflect comments and recommendations regarding applicability of Town Land Use Development Code, and standard planning and development practices. Only the PB makes final decisions on code compliance and approves, approves with conditions or denies final plans. Prior to the signing of the approved Plan any **Conditions of Approval related to the Findings of Fact along with waivers and variances (by the BOA) must be placed on the Final Plan and recorded at the York County Registry of Deeds. PLACE THE MAP AND LOT NUMBER IN 1/4" HIGH LETTERS AT LOWER RIGHT BORDER OF ALL PLAN SHEETS.** As per Section 16.4.4.13 - Grading/Construction Final Plan Required. - Grading or construction of roads, grading of land or lots, or construction of buildings is prohibited until the original copy of the approved final plan endorsed has been duly recorded in the York County registry of deeds when applicable.

## Review

Planning Board review of this project is required by 16.10.3.2 Other Development Review because it is located in the Shoreland Overlay Zone. The existing use is a nonconforming single-family dwelling on a nonconforming lot. The entire house and nearly the entire lot are located within the 100-foot setback from the water. The house also encroaches slightly into the front yard setback.

The applicant proposes to expand the structure with the addition of an attached garage measuring 18 feet by 20 feet. It is less nonconforming to the Chauncey Creek setback compared to the existing house. It meets the front yard setback.

To determine a side setback of 10 feet for the garage, the applicant applied subsection C of 16.7.3.5.5 Nonconforming Structure Repair and/or Expansion:

*C. Except in the Residential - Village (R-V) zone, minimum setbacks of residential storage sheds that are less than one hundred-twenty-one (121) square feet one-story residential garages that are less than five hundred and seventy-seven (577) square feet, and decks less than two hundred fifty-one (251) square feet, may be one-half the minimum rear and side yard setbacks providing the lots are legally nonconforming.*

Siting a 360-square-foot one-story garage at 10 feet from the property line is permissible.

Maximum building coverage in the zone is 6%; the existing condition is 4.5% and the proposed is 6%. Maximum devegetated area is 20%. Both the existing and proposed conditions plan list devegetated area at 7.2%--the shoreland development plan should include an existing and a proposed figure.

Expansion of a nonconforming structure within 100 feet of the highest annual tide is also governed by the 30% expansion rule (16.7.3.6.1 Nonconforming Structure Expansion). An expansion of 15.0% percent in floor area and 30.0% in volume is proposed.

**Staff Comments**

A check of Town records confirms that there have been no previous expansions after January 1, 1989. The proposed expansion meets the dimensional requirements but should be revised slightly to meet the 30% expansion rule. 16.7.3.6.1 Nonconforming Structure Expansion, as well as all Maine DEP guidance, make it clear that the expansion can approach 30% but not equal or exceed 30%.

The lack of clarity around devegetated area raises the question of how the existing driveway relates to the garage on the far side of the house. Will there be a new driveway? Will the existing pavement be removed?

A few minor plan changes for clarity should be made a condition of approval:

- Clarify existing vs. proposed devegetated area.
- Clarify in the Expansion Analysis table that "area" is specifically floor area. Remove the "Change – Percent" lines under "Total – Existing Plus Proposed Conditions" section which can be confused with the expansion percentages. Change "Prior to Shoreland Zoning Law – 1987" to 1989. These are flaws carried from the Town's application form and we will be revising the form.
- The 100-foot setback line should be labeled as such, not as "Resource Protection Zone Boundary."
- "Non-vegetated" should be "devegetated."
- Add a note that "There have been no additions or expansions of the structure since January 1, 1989."

**Recommendations**

Staff opinion is that the application is complete and the proposal appears to meet the requirements of Title 16, as described in the draft findings of fact and with the proposed conditions below.

The Board should first accept the plan application.

***Move to accept the Shoreland Development Plan application dated May 21, 2015 from Theodore H. Curtis Trust for 43 Tower Road (Tax Map 58, Lot 34) in the Residential – Rural Conservation and Shoreland Overlay Zones…***

The Board may move to approve with conditions (suggestions provided below) and proceed to reading and voting on the Findings of Fact.

***Move to grant conditional approval for the Shoreland Development Plan application dated May 21, 2015 from Theodore H. Curtis Trust for 43 Tower Road (Tax Map 58, Lot 34) in the Residential – Rural Conservation and Shoreland Overlay Zones…***

KITTERY PLANNING BOARD

**FINDINGS OF FACT** **UNAPPROVED**
**For 43 Tower Road**
**Shoreland Development Plan Review**

---

**WHEREAS:** Theodore H. Curtis Trust requests approval of their Shoreland Development Plan for an attached garage expansion of an existing, nonconforming structure located at 43 Tower Road (Tax Map 58, Lot 34) in the Residential – Rural Conservation and Shoreland Overlay Zones, hereinafter the "Development," and

Pursuant to the Plan Review meetings conducted by the Town Planning Board as noted;

| | |
|---|---|
| Shoreland Development Plan Review | 7/9 |
| Site Walk | |
| Public Hearing | |

And pursuant to the Application and Plan and other documents considered to be a part of the plan review decision by the Town Planning Board in this Finding of Fact consisting of the following (hereinafter the "Plan"):

1. Shoreland Development Plan Application, May 21, 2015.
2. Existing Conditions Plan and Shoreland Development Plan, Easterly Surveying, June 16, 2015.

**NOW THEREFORE,** based on the entire record before the Town Planning Board and pursuant to the applicable standards in the Land Use and Development Code, the Town Planning Board makes the following factual findings and conclusions:

**FINDINGS OF FACT**

**Chapter 16.3 LAND USE ZONE REGULATIONS**

| **16.3.2.17. D Shoreland Overlay Zone** |
|---|
| *1.d The total footprint of areas devegetated for structures, parking lots and other impervious surfaces, must not exceed twenty (20) percent of the lot area, including existing development, except in the following zones…*<br>Findings: Existing conditions on the 27,205-square-foot lot include 1,955 square feet of devegetated area (7.2%).<br><br>Conclusion: With the proposed condition #1, this standard appears to be met. |
| **Vote: __ in favor __ against __ abstaining** |

## Chapter 16.7 GENERAL DEVELOPMENT REQUIREMENTS
## Article III Nonconformance

**16.7.3.1 Prohibitions and Allowances**

*A. Except as otherwise provided in this Article, a nonconforming condition must not be permitted to become more nonconforming.*

Finding: This is an existing, nonconforming lot with an existing single-family dwelling structure located entirely within 100 feet of Chauncey Creek. It is nonconforming to the front setback.

The proposed development does not increase nonconformity.

Conclusion: The requirement appears to be met.

**Vote: __ in favor __ against __ abstaining**

**16.7.3.5 Types of Nonconformance**

**16.7.3.5.5 Nonconforming Structure Repair and/or Expansion**

*A. A nonconforming structure may be repaired or maintained and may be expanded in conformity with the dimensional requirements, such as setback, height, etc., as contained in this Code. If the proposed expansion of a nonconforming structure cannot meet the dimensional requirements of this Code, the Board of Appeals or the Planning Board (in cases where the structure is located in a Shoreland Overlay or Resources Protection Overlay Zone) will review such expansion application and may approve proposed changes provided the changes are no more nonconforming than the existing condition and the Board of Appeals or the Planning Board (in cases where the structure is located in a Shoreland Overlay or Resources Protection Overlay Zone) makes its decision per section 16.6.6.2.*

Finding: The proposed development is no more nonconforming than the existing condition.
Conclusion: The requirement appears to be met

**Vote: __ in favor __ against __ abstaining**

**16.7.3.6 Nonconforming Structures in Shoreland and Resource Protection Zones**

**16.7.3.6.1 Nonconforming Structure Expansion**

*A nonconforming structure may be added to, or expanded, after obtaining Planning Board approval and a permit from the Code Enforcement Officer. Such addition or expansion must not increase the non-conformity of the structure and must be in accordance with the subparagraphs* [A through C] *below.*

*A. After January 1, 1989, if any portion of a structure is less than the required setback from the normal high-water line of a water body or tributary stream or the upland edge of a wetland, that portion of the structure will not be permitted to expand, as measured in floor area or volume, by thirty percent (30%) or more during the lifetime of the structure.*

*B. If a replacement structure conforms to the requirements of Section 16.7.3.6.1.A and is less than the required setback from a water body, tributary stream or wetland, the replacement structure will not be permitted to expand if the original structure existing on January 1, 1989, has been expanded by 30% in floor area and volume since that date.*

*C. Whenever a new, enlarged or replacement foundation is constructed under a nonconforming structure, the structure and new foundation must be placed such that the setback requirement is met to the greatest practical extent as determined by the Planning Board, basing its decision on the criteria specified in Section 16.7.3.5.2 – Relocation, below. If the completed foundation does not extend beyond the exterior dimensions of the structure, except for expansion in conformity with Section 16.7.3.5.3,*

*above, and the foundation does not cause the structure to be elevated by more than three (3) additional feet, as measured from the uphill side of the structure (from original ground level to the bottom of the first floor sill), it will not be considered to be an expansion of the structure.*

Finding:
A. This proposal is the only expansion of the structure since January 1, 1989. The proposed increase in floor area is 15.0%. The proposed increase in volume is 30.0%.

Conclusion: With the proposed condition #2, 16.7.3.6.1.A appears to be met. B is not applicable. C appears to be met.

**Vote: __ in favor __ against __ abstaining**

**Chapter 10 DEVELOPMENT PLAN APPLICATION AND REVIEW**
**Article 10 Shoreland Development Review**

**16.10.10.2 Procedure for Administering Permits**
D. *An Application will be approved or approved with conditions if the reviewing authority makes a positive finding based on the information presented. It must be demonstrated the proposed use will:*

***1. Maintain safe and healthful conditions;***
Finding: The proposed development does not appear to have an adverse impact.
Conclusion: This requirement appears to be met.

**Vote: __ in favor __ against __ abstaining**

***2. Not result in water pollution, erosion or sedimentation to surface waters;***
Finding: Maine DEP Best Management practices will be followed for erosion and sedimentation control during site preparation and building construction to avoid impact on adjacent surface waters. The proposed development does not appear to have an adverse impact.
Conclusion: This requirement appears to be met.

**Vote: __ in favor __ against __ abstaining**

***3. Adequately provide for the disposal of all wastewater;***
Finding: There is no change requiring wastewater disposal.
Conclusion: The requirement is not applicable.

**Vote: __ in favor __ against __ abstaining**

***4. Not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat;***
Finding: Maine DEP Best Management practices will be followed for erosion and sedimentation control during site preparation and building construction to avoid impact on adjacent surface waters.
Conclusion: The proposed development does not appear to have an adverse impact. This requirement appears to be met.

**Vote: __ in favor __ against __ abstaining**

| |
|---|
| ***5. Conserve shore cover and visual, as well as actual, points of access to inland and coastal waters;***<br>Finding: Shore cover does not appear to be affected by this development. There are no points of access.<br>Conclusion: The requirement appears to be met. |
| **Vote: __ in favor __ against __ abstaining** |
| ***6. Protect archaeological and historic resources;***<br>Finding: The proposed development does not appear to have an adverse impact.<br>Conclusion: The requirement appears to be met. |
| **Vote: __ in favor __ against __ abstaining** |
| ***7. Not adversely affect existing commercial fishing or maritime activities in a commercial fisheries/ maritime activities district;***<br>Finding: The proposed development does not appear to have an adverse impact.<br>Conclusion: This requirement is not applicable. |
| **Vote: __ in favor __ against __ abstaining** |
| ***8. Avoid problems associated with floodplain development and use;***<br>Finding: The proposed development is not within the floodplain.<br>Conclusion: This requirement appears to be met. |
| **Vote: __ in favor __ against __ abstaining** |
| ***9. Is in conformance with the provisions of this Code;***<br>Finding: The proposed development appears to be in conformance with the provisions of this Code.<br>Conclusion: This requirement appears to be met. |
| **Vote: __ in favor __ against __ abstaining** |
| ***10. Be recorded with the York County Registry of Deeds.***<br>Conclusion: As stated in the Notices to Applicant contained herein, Shoreland Development plans must be recorded with the York County Registry of Deeds prior to the issuance of a building permit. |
| **Vote: __ in favor __ against __ abstaining** |

Based on the foregoing Findings, the Planning Board finds the applicant has satisfied each of the review standards for approval and, therefore, the Planning Board approves the Shoreland Development Plan Application for Theodore H. Curtis Trust, owner/applicant, for an addition to an existing, nonconforming single-family dwelling located at 43 Tower Road (Tax Map 58, Lot 34) subject to any conditions or waivers, as follows:

**Waivers:** None

**Conditions of Approval** (not to be included on final plan):

1. Minor plan revisions as described in staff review notes will be made prior to signing.
2. The plan will be revised so that expansion of volume totals less than 30%.

**Conditions of Approval** (to be included on final plan to be recorded):

3. No changes, erasures, modifications or revisions may be made to any Planning Board approved final plan. (Title 16.10.9.1.2)

4. Prior to the commencement of grading and/or construction within a building envelope, as shown on the Plan, the owner and/or developer must stake all corners of the envelope. These markers must remain in place until the Code Enforcement Officer determines construction is completed and there is no danger of damage to areas that are, per Planning Board approval, to remain undisturbed.

5. All Notices to Applicant contained herein (Findings of Fact dated 7/9/15).

The Planning Board authorizes the Planning Board Chair to sign the Final Plan and the Findings of Fact upon confirmation of compliance with any conditions of approval.

**Vote of __ in favor__ against __ abstaining**

APPROVED BY THE KITTERY PLANNING BOARD ON _____7/9/15_____

_____
Ann Grinnell, Planning Board Chair

**Notices to Applicant:**

1. Incorporate any plan revisions on the final plan as recommended by Staff, Planning Board or Peer Review Engineer, and submit for Staff review prior to presentation of final mylar.

2. Prior to the release of the signed plans, the applicant must pay all outstanding fees associated with the permitting, including, but not limited to, Town Attorney fees, peer review, newspaper advertisements and abutter notification.

3. One (1) mylar copy of the final plan and any and all related state/federal permits or legal documents that may be required, must be submitted to the Town Planning Department for signing. Date of Planning Board approval shall be included on the final plan in the Signature Block. After the signed plan is recorded with the York County Registry of Deeds, a mylar copy of the signed original must be submitted to the Town Planning Department.

4. This approval by the Town Planning Board constitutes an agreement between the Town and the Developer, incorporating as elements the Development Plan and supporting documentation, the Findings of Fact, and any Conditions of Approval.

Per Title 16.6.2.A - An aggrieved party with legal standing may appeal a final decision of the Planning Board to the York County Superior Court in accordance with Maine Rules of Civil Procedures Section 80B, within forty-five (45) days from the date the decision by the Planning Board was rendered.

North
W EASTERLY
SURVEYING, Inc.

191 State Road, Suite #1 • Kittery, Maine 03904 • (207) 439-6333 • Fax (207) 439-1354

JUN 17 2015 PM12:52

June 17, 2015

Kittery Planning Board
Chris DiMatteo – Acting Town Planner
200 Rogers Road
Kittery, ME 03904

Planning Board Review – Application for Garage and Breezeway – Shoreland Overlay Zone – Theodore H. Curtis Trust - 43 Tower Road, Kittery Point - Tax Map 58 Lot 34 - Job# 14741

Dear Chairman and Planning Board Members,

The Theodore H. Curtis Trust would like to add a small 18' by 20' garage and a 8' by 6' breezeway to the west side of their single family residence on Tower Road. The lot is nonconforming in size. The existing single family residence is nonconforming in it's setback from Chauncey Creek which is 39.9 feet and it's setback from Tower Road which is 38.3 feet. The proposed attached garage would be 40.0 feet from Chauncey Creek at its closest point and conforms with the 40.0 feet setback from Tower Road, making it less nonconforming than the existing house. Note: almost the entire lot is within the 100 foot setback from Chauncey Creek.

A silt fence has been added for erosion control and Soil Conservation Service best management practices will be utilized during construction.

Attached you will find the following:

1.) Letters and supporting documentation
   a.) Application: Shoreland Overlay Zone Project Plan Review

2.) Set of drawings including:
   a.) Existing Conditions Plan
   b.) Shoreland Development Plan

We would appreciate your review and comments on this project at your next Planning Board meeting. Please feel free to contact me should you have any questions.

Sincerely:

Kenneth D. Markley R.L.S. L.S.E
President – NorthEasterly Surveying, Inc.

# TOWN OF KITTERY MAINE

*TOWN PLANNING AND DEVELOPMENT DEPARTMENT*

200 Rogers Road, Kittery, Maine 03904
Phone: (207) 475-1307
Fax: (207) 439-6806
www.kittery.org

## APPLICATION: SHORELAND OVERLAY ZONE PROJECT PLAN REVIEW

| FEE FOR REVIEW | ☐ $200.00 | Amount Paid: $_____ Date: _____ |
|---|---|---|

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| PROPERTY DESCRIPTION | Parcel ID | Map | 58 | Base Zone | R-RLC | Total Land Area | 0.62 Acres |
| | | Lot | 34 | Overlay Zone | OZ-RP & OZ-SL-250' | | |
| | Physical Address | 43 Tower Road, Kittery Point, ME 03904 | | | | | |

| | | | | |
|---|---|---|---|---|
| PROPERTY OWNER'S INFORMATION | Name | Theodore H. Curtis Trust | Mailing Address | P.O. Box 222<br>Hubbardston, MA 01452 |
| | Phone | 978-928-4413 | | |
| | Fax | | | |
| | Email | carolc15@verizon.net | | |
| APPLICANT'S AGENT INFORMATION | Name | Kenneth Markley | Name of Business | North Easterly Surveying, Inc. |
| | Phone | 207-439-6333 | Mailing Address | 191 State Road<br>Kittery, ME 03904 |
| | Fax | 207-439-1354 | | |
| | Email | ken@easterlysurveying.com | | |

*See reverse side regarding information to be provided.*

**PROJECT DESCRIPTION**

**Existing Land Use:**

Residential

**Proposed Land Use and Development:**

Residential, Proposed Garage and Breezeway

| PROJECT DECSCRIPTION | Please describe any construction constraints (wetlands, shoreland overlay zone, flood plain, non-conformance, etc.) |
|---|---|
| | Land within Resource Protection and Shoreland Overlay Zones |
| | Portion of Property within Special Flood Hazard Area Zone A2 |
| | Property Abuts a Coastal Wetland (Chauncey Creek) |
| | Existing Building is 39.9' from Edge of Coastal Wetland |
| | Existing Building Crosses the Front Yard Setback 1.7' |
| | |
| | |

**I certify I have provided, to the best of my knowledge, information requested for this application that is true and correct and I will not deviate from the Plan submitted without notifying the Town Planning and Development Department of any changes.**

| | | | |
|---|---|---|---|
| **Applicant's Signature:** | [illegible] | **Owner's Signature:** | Carol L. Curtis Trustee |
| **Date:** | 5/21/15 | **Date:** | 5-20-2015 |

## MINIMUM PLAN SUBMITTAL REQUIREMENTS

☐ **15 Copies of this Application and the Project Plan and Vicinity Map**

**Shoreland Overlay Zone Project Plan format and content:**

A) Paper Size; no less than 11" X 17" or greater than 24" X 36"

B) Plan Scale
- ☐ Under 10 acres: no greater than 1" = 30'
- ☐ 10 + acres: 1" = 50'

C) Title Block
- ☐ Applicant's name and address
- ☐ Name of preparer of plan with professional information
- ☐ Parcel's Kittery tax map identification (map – lot) in bottom right corner

**Vicinity Map or aerial photo showing geographic features 5,000 feet around the site.**

**NOTE TO APPLICANT: PRIOR TO A TOWN PLANNING BOARD SITE WALK, TEMPORARY MARKERS MUST BE ADEQUATELY PLACED THAT ENABLE THE BOARD TO READILY LOCATE AND EVALUATE THE DEVELOPMENT'S DESIGN.**

**Project Plan must include the following existing and proposed information:**

**Existing:**
- ☐ Land Use Zone and boundary
- ☐ Topographic map (optional)
- ☐ Wetlands and flood plains
- ☐ Water bodies and water courses
- ☐ Parcel area
- ☐ Lot dimensions
- ☐ Utilities (Sewer/septic, water, electric, phone)
- ☐ Streets, driveways and rights-of-way
- ☐ Structures

**Proposed:** (Plan must show the lightened existing topography under the proposed project plan for comparison.)
- ☐ Recreation areas and open space
- ☐ Setback lines and building envelopes
- ☐ Lot dimensions
- ☐ Utilities (Sewer/septic, water, electric, phone)
- ☐ Streets, driveways and rights-of-way
- ☐ Structures
- ☐ Shoreland Project Expansion Analysis (see attached)

Distance to:
- ☐ Nearest driveways and intersections
- ☐ Nearest fire hydrant
- ☐ Nearest significant water body; ocean, wetland, stream.

**AN APPLICATION THE TOWN PLANNER DEEMS SUFFICIENTLY LACKING IN CONTENT WILL NOT BE SCHEDULED FOR PLANNING BOARD REVIEW.**

## TOWN OF KITTERY MAINE – SHORELAND PROJECT PLAN REVIEW (continued)

## EXPANSION ANALYSIS OF CONSTRUCTION ONLY WITHIN THE SETBACK (100 FT/75 FT) IN THE SHORELAND OVERLAY ZONE

| | AREA - SQUARE FEET | VOLUME - CUBIC FEET | CONSTRUCTION TYPE * (DR or MR) | VALUE $ |
|---|---|---|---|---|
| PROPOSED ADDITION | | | | |
| CHANGE – TOTAL | 408 SF | 6,480 CF | NEW | NA |
| CHANGE – PERCENT | 15.0 % | 30.0 % | NA | NA |
| CONSTRUCTION VALUE | NA | NA | | $ |
| EXISTING – PRIOR TO SHORELAND LAW – 1987 | 2,715 SF | 21,600 CF | NA | NA |
| ADDITION(S) –AFTER INITIAL SHORELAND LAW ADOPTION | | | | |
| CHANGE - TOTAL | 0 SF | 0 CF | NA | NA |
| CHANGE – PERCENT | 0 % | 0 CF | NA | NA |
| VALUE OF CONSTRUCTION | NA | NA | NA | $ |
| VALUE OF INCREASE – PERCENT | NA | NA | NA | 0 % |
| TOTAL – EXISTING PLUS PROPOSED | | | | |
| CHANGE – AMOUNT | 3,125 SF | 28,080 CF | NA | NA |
| CHANGE – PERCENT | 13.1 % ** | 23.1% CF** | NA | NA |
| **(Note: May not exceed 30%) | | | | |
| VALUE OF CONSTRUCTION - $ | NA | NA | NA | $ |
| VALUE OF INCREASE – PERCENT | NA | NA | BA | % |

* KEY - TYPE OF ADDTION

-DEMOLITION AND RE-BUILD - DR

-MAINTENCE OR REPAIR - MR

END

Issued March 18, 2013

Per Plan Ref. #1

ZONING INFORMATION: (SEE NOTE 6)

BASE ZONE: RESIDENTIAL–RURAL CONSERVATION (R–RC)

REQUIREMENTS:

| | |
|---|---|
| MINIMUM LAND AREA PER DWELLING UNIT: | 80,000 Sq Ft |
| MINIMUM LOT SIZE: | 80,000 Sq Ft |
| MINIMUM STREET FRONTAGE: | 200' |
| MINIMUM FRONT YARD: | 40' |
| MAXIMUM BUILDING COVERAGE: | 6% |
| MINIMUM REAR AND SIDE YARDS:* | 20' |
| MAXIMUM BUILDING HEIGHT:* | 35' |
| MINIMUM SETBACK FROM WATER BODY AND WETLAND DEPENDENT USES: | 0' |
| MINIMUM SETBACK FROM STREAMS, WATER BODIES AND WETLANDS: | 100' |

*See Section 16.3.2.6
Per Kittery Town Code, Title 16 Section 16.3.2.6, Table 16.9 and Section 16.3.2.17

ZONING INFORMATION CON'T: (SEE NOTE 6)

OVERLAY ZONE: SHORELAND (OZ–SL) & RESOURCE PROTECTION (OZ–RP)

REQUIREMENTS:

| | |
|---|---|
| MINIMUM LOT SIZE: | 80,000 Sq Ft |
| MINIMUM LAND AREA PER UNIT DWELLING: | 80,000 Sq Ft |
| MINIMUM SHORE FRONTAGE: | 250' |
| MAXIMUM IMPERVIOUS SURFACE: | 20% |

Per Kittery Town Code Title 16, Section 16.3.2.17

NON–VEGETATED COVERAGE:

| | |
|---|---|
| EXISTING LOT AREA: | 27,205± Sq Ft |
| NON–VEGETATED AREA: | 1,955 Sq Ft |
| NON–VEGETATED COVERAGE: | 7.2% |

BUILDING COVERAGE:

| | |
|---|---|
| EXISTING BUILDING COVERAGE: | 4.5% |

VOLUME:

| | |
|---|---|
| EXISTING BUILDING VOLUME: (Not Including Decks) | 21,600 CFT |

FLOOR AREA:

| | |
|---|---|
| EXISTING FLOOR AREA: (Includes Decks) | 2,715 Sq Ft |

PLAN REFERENCES:

1. "PROPOSED SITE PLAN FOR PROPERTY AT 9 TOWER ROAD, KITTERY POINT, YORK COUNTY, MAINE, OWNED BY DAVID B. HILL", PREPARED BY EASTERLY SURVEYING, INC., DATED 10/1/08. PROJECT No. 02718.

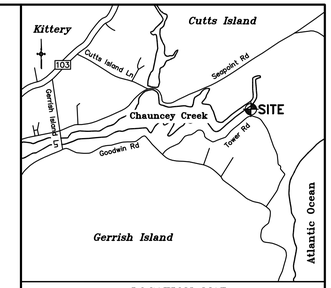
2. "PLAN 'B' OF CREEK SHORE AREA OF ISLAND ACRES, INC., GERRISH ISLAND, KITTERY, ME", PREPARED BY JOHN W. DURGIN, DATED JUNE 1950 AND RECORDED AT THE Y.C.R.D. IN PLAN BOOK 17 PAGE 55.

3. "AMENDED PLAN OF LAND OWNED BY MICHELLE LAB. CAMPBELL, LOCATED ON TOWER RD.–GERRISH ISLAND, KITTERY, MAINE", PREPARED BY NORWAY PLAINS ASSOCIATES, INC., DATED OCT. 1995 AND RECORDED AT THE Y.C.R.D. IN PLAN BOOK 225 PAGE 38.

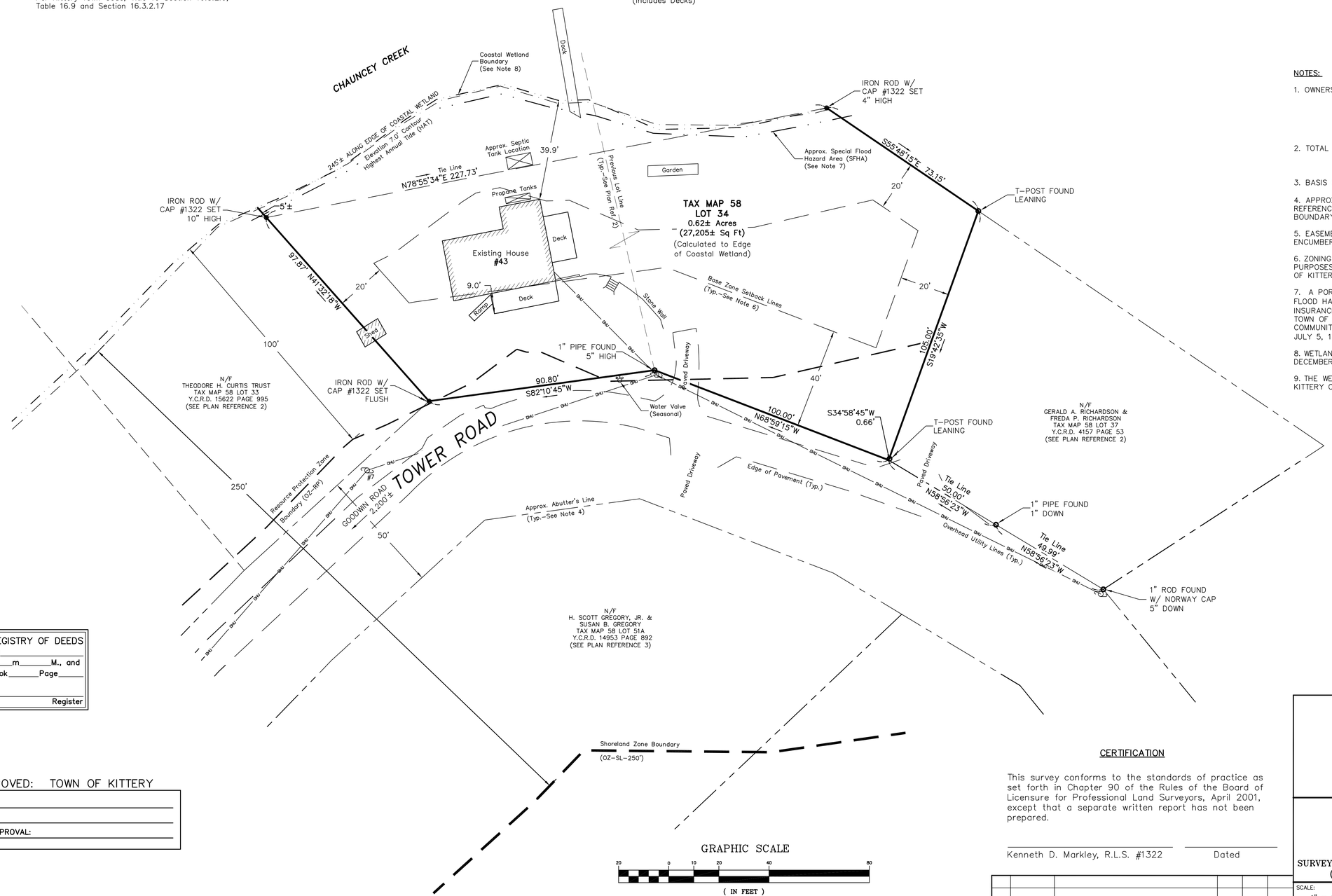
4. "PLAN OF LAND LOCATED IN KITTERY, MAINE, PREPARED FOR ROBERT GRANT OF KITTERY, MAINE", PREPARED BY KIMBALL CHASE COMPANY, INC., DATED MAN. 13, 1987 AND RECORDED AT THE Y.C.R.D. IN PLAN BOOK 160 PAGE 18.

5. "LOT LINE RELOCATION PLAN OF LAND OF JESSE P. WARE, TOWER ROAD, COUNTY OF YORK, GERRISH ISLAND, KITTERY, MAINE", PREPARED BY RICHARD P. MILLETTE AND ASSOCIATES, DATED JAN. 1982 AND RECORDED AT THE Y.C.R.D. IN PLAN BOOK 117 PAGE 33.

6. "LOT LINE ADJUSTMENT FOR TAX MAP NO. 58 LOTS NO. 51A & 51E, TOWER ROAD, GERRISH ISLAND, KITTERY POINT, MAINE, PREPARED FOR JON SCHROEDER", PREPARED BY J.A. DAVIS & ASSOCIATES, DATED 10/18/99 AND RECORDED AT THE Y.C.R.D. IN PLAN BOOK 259 PAGE 6.




LOCATION MAP
(not to scale)




NOTES:

1. OWNERS OF RECORD:
TAX MAP 58 LOT 34
THEODORE H. CURTIS, TRUSTEE OF
THE THEODORE H. CURTIS TRUST
Y.C.R.D. BOOK 15622 PAGE 995
DATED DECEMBER 9, 2013

2. TOTAL EXISTING PARCEL AREA:
TAX MAP 58 LOT 34
0.62± Acres (27,205± Sq Ft)

3. BASIS OF BEARING IS PER PLAN REFERENCE 1.

4. APPROXIMATE ABUTTER'S LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELIED UPON AS BOUNDARY INFORMATION.

5. EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.

6. ZONING INFORMATION SHOWN HEREON IS FOR REFERENCE PURPOSES ONLY. CONFIRM CURRENT REQUIREMENTS WITH THE TOWN OF KITTERY PRIOR TO DESIGN OF CONSTRUCTION.

7. A PORTION OF THIS PROPERTY IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREA (SFHA) ZONE A2 PER NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) TOWN OF KITTERY, MAINE, YORK COUNTY, PANEL 3 OF 10, COMMUNITY–PANEL NUMBER: 230 171 0003 C, EFFECTIVE DATE: JULY 5, 1984. BASE FLOOD ELEVATION (BFE)= 9' NGVD 29.

8. WETLANDS WERE DELINEATED BY JOE NOEL, SOIL SCIENTIST DECEMBER 2014.

9. THE WESTERLY SIDE SETBACK LINE WAS COMPUTED PER TOWN OF KITTERY CODE, ARTICLE 16 SECTION 16.7.3.5.5.C.

FOR REVIEW

YORK,ss REGISTRY OF DEEDS
Received
at____h____m____M., and
Filed in Plan Book____Page____
ATTEST:
Register

APPROVED: TOWN OF KITTERY

DATE OF APPROVAL:

GRAPHIC SCALE
20 0 10 20 40 80
( IN FEET )
1 inch = 20 ft.

CERTIFICATION

This survey conforms to the standards of practice as set forth in Chapter 90 of the Rules of the Board of Licensure for Professional Land Surveyors, April 2001, except that a separate written report has not been prepared.

Kenneth D. Markley, R.L.S. #1322 Dated

| REV. | DATE | STATUS | BY | CHKD | APPD. |
|---|---|---|---|---|---|
| | | | | | |

# EXISTING CONDITIONS PLAN

FOR PROPERTY AT
43 Tower Road
Kittery Point, York County, Maine
OWNED BY THE
Theodore H. Curtis Trust
P.O. Box 222, Hubbardston, MA 01452


North
EASTERLY SURVEYING, Inc.
SURVEYORS IN N.H. & MAINE
(207) 439–6333
191 STATE ROAD, SUITE #1
KITTERY, MAINE 03904


| SCALE: | PROJECT NO. | DATE: | SHEET: | DRAWN BY: | CHECKED BY: |
|---|---|---|---|---|---|
| 1" = 20' | 14741 | 5/21/15 | 1 OF 1 | B.M.K. | K.D.M. |

DRAWING No: 14741 SITE
FIELD BOOK No: "Kittery #11"

Tax Map 58 Lot 34

NON-VEGETATED COVERAGE:

| | |
|---|---|
| EXISTING LOT AREA: | 27,205± Sq Ft |
| NON-VEGETATED AREA: | 1,955 Sq Ft |
| NON-VEGETATED COVERAGE: | 7.2% |

BUILDING COVERAGE:

| | |
|---|---|
| EXISTING BUILDING COVERAGE: | 4.5% |
| PROPOSED BUILDING COVERAGE: | 1.5% |
| EXISTING PLUS PROPOSED BUILDING COVERAGE: | 6% |

VOLUME:

| | |
|---|---|
| EXISTING BUILDING VOLUME: (Not Including Decks) | 21,600 CFT |

FLOOR AREA:

| | |
|---|---|
| EXISTING FLOOR AREA: (Includes Decks) | 2,715 Sq Ft |

ZONING INFORMATION: (SEE NOTE 6)

BASE ZONE: RESIDENTIAL-RURAL CONSERVATION (R-RC)

REQUIREMENTS:

| | |
|---|---|
| MINIMUM LAND AREA PER DWELLING UNIT: | 80,000 Sq Ft |
| MINIMUM LOT SIZE: | 80,000 Sq Ft |
| MINIMUM STREET FRONTAGE: | 200' |
| MINIMUM FRONT YARD: | 40' |
| MAXIMUM BUILDING COVERAGE: | 6% |
| MINIMUM REAR AND SIDE YARDS: * | 20' |
| MAXIMUM BUILDING HEIGHT: * | 35' |
| MINIMUM SETBACK FROM WATER BODY AND WETLAND DEPENDENT USES: | 0' |
| MINIMUM SETBACK FROM STREAMS, WATER BODIES AND WETLANDS: | 100' |

*See Section 16.3.2.6
Per Kittery Town Code, Title 16 Section 16.3.2.6, Table 16.9 and Section 16.3.2.17

ZONING INFORMATION CON'T: (SEE NOTE 6)

OVERLAY ZONE: SHORELAND (OZ-SL) & RESOURCE PROTECTION (OZ-RP)

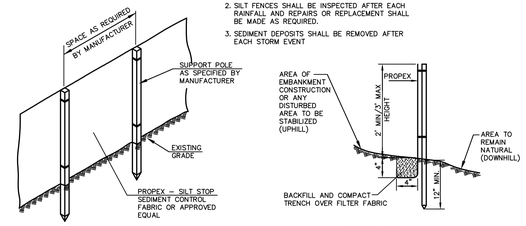
REQUIREMENTS:

| | |
|---|---|
| MINIMUM LOT SIZE: | 80,000 Sq Ft |
| MINIMUM LAND AREA PER UNIT DWELLING: | 80,000 Sq Ft |
| MINIMUM SHORE FRONTAGE: | 250' |
| MAXIMUM IMPERVIOUS SURFACE: | 20% |

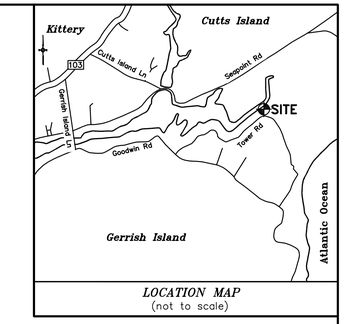
Per Kittery Town Code Title 16, Section 16.3.2.17

CONSTRUCTION DETAILS

1. WHEN JOINTS ARE NECESSARY, FILTER FABRIC SHALL BE SPLICED TOGETHER ONLY AT SUPPORT POST, WITH A MINIMUM 6" OVERLAP, AND SECURELY SEALED.
2. SILT FENCES SHALL BE INSPECTED AFTER EACH RAINFALL AND REPAIRS OR REPLACEMENT SHALL BE MADE AS REQUIRED.
3. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT




DETAIL - Silt Fence
NOT TO SCALE




LOCATION MAP
(not to scale)

W E
Per Plan Ref. #1

EXPANSION ANALYSIS:

PROPOSED ADDITION:

| | | |
|---|---|---|
| TYPE OF CONSTRUCTION: | | NEW CONSTRUCTION |
| CHANGE-TOTAL | AREA: | 408 SF |
| CHANGE-PERCENT | AREA: | 15.0% |
| CHANGE-TOTAL | VOLUME: | 6,480 CFT |
| CHANGE-PERCENT | VOLUME: | 30.0% |

EXISTING:

PRIOR TO SHORELAND LAW-1987

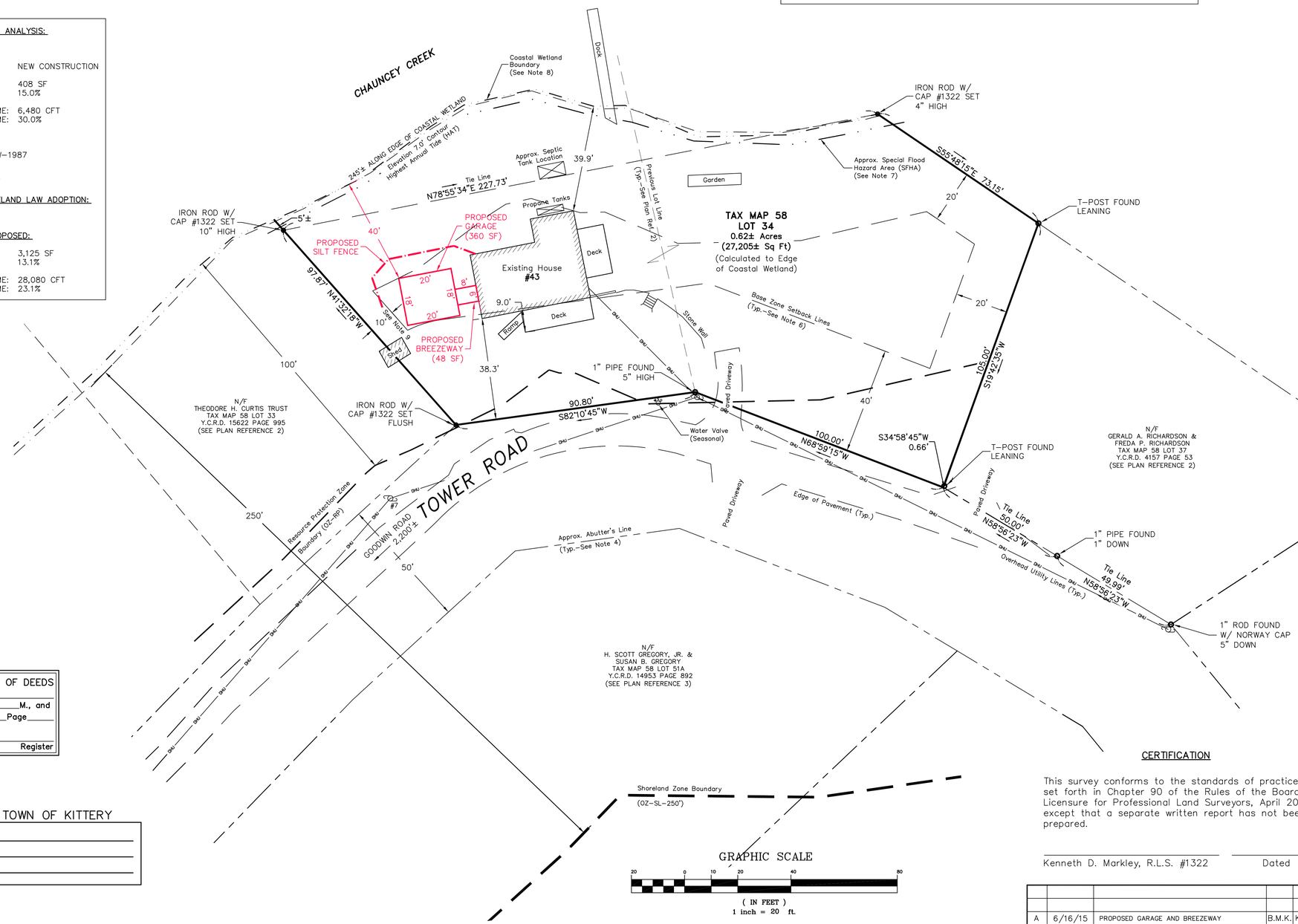
| | |
|---|---|
| AREA: | 2,715 SF |
| VOLUME: | 21,600 CFT |

ADDITION(S)-AFTER SHORELAND LAW ADOPTION:

NONE

TOTAL-EXISTING PLUS PROPOSED:

| | | |
|---|---|---|
| CHANGE-AMOUNT | AREA: | 3,125 SF |
| CHANGE-PERCENT | AREA: | 13.1% |
| CHANGE-AMOUNT | VOLUME: | 28,080 CFT |
| CHANGE-PERCENT | VOLUME: | 23.1% |




PLAN REFERENCES:

1. "PROPOSED SITE PLAN FOR PROPERTY AT 9 TOWER ROAD, KITTERY POINT, YORK COUNTY, MAINE, OWNED BY DAVID B. HILL", PREPARED BY EASTERLY SURVEYING, INC., DATED 10/1/08. PROJECT No. 02718.

2. "PLAN 'B' OF CREEK SHORE AREA OF ISLAND ACRES, INC., GERRISH ISLAND, KITTERY, ME", PREPARED BY JOHN W. DURGIN, DATED JUNE 1950 AND RECORDED AT THE Y.C.R.D. IN PLAN BOOK 17 PAGE 55.

3. "AMENDED PLAN OF LAND OWNED BY MICHELLE LAB. CAMPBELL, LOCATED ON TOWER RD.-GERRISH ISLAND, KITTERY, MAINE", PREPARED BY NORWAY PLAINS ASSOCIATES, INC., DATED OCT. 1995 AND RECORDED AT THE Y.C.R.D. IN PLAN BOOK 225 PAGE 38.

4. "PLAN OF LAND LOCATED IN KITTERY, MAINE, PREPARED FOR ROBERT GRANT OF KITTERY, MAINE", PREPARED BY KIMBALL CHASE COMPANY, INC., DATED MAN. 13, 1987 AND RECORDED AT THE Y.C.R.D. IN PLAN BOOK 160 PAGE 18.

5. "LOT LINE RELOCATION PLAN OF LAND OF JESSE P. WARE, TOWER ROAD, COUNTY OF YORK, GERRISH ISLAND, KITTERY, MAINE", PREPARED BY RICHARD P. MILLETTE AND ASSOCIATES, DATED JAN. 1982 AND RECORDED AT THE Y.C.R.D. IN PLAN BOOK 117 PAGE 33.

6. "LOT LINE ADJUSTMENT FOR TAX MAP NO. 58 LOTS NO. 51A & 51E, TOWER ROAD, GERRISH ISLAND, KITTERY POINT, MAINE, PREPARED FOR JON SCHROEDER", PREPARED BY J.A. DAVIS & ASSOCIATES, DATED 10/18/99 AND RECORDED AT THE Y.C.R.D. IN PLAN BOOK 259 PAGE 6.

NOTES:

1. OWNERS OF RECORD:
TAX MAP 58 LOT 34
THEODORE H. CURTIS, TRUSTEE OF
THE THEODORE H. CURTIS TRUST
Y.C.R.D. BOOK 15622 PAGE 995
DATED DECEMBER 9, 2013

2. TOTAL EXISTING PARCEL AREA:
TAX MAP 58 LOT 34
0.62± Acres (27,205± Sq Ft)

3. BASIS OF BEARING IS PER PLAN REFERENCE 1.

4. APPROXIMATE ABUTTER'S LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELIED UPON AS BOUNDARY INFORMATION.

5. EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.

6. ZONING INFORMATION SHOWN HEREON IS FOR REFERENCE PURPOSES ONLY. CONFIRM CURRENT REQUIREMENTS WITH THE TOWN OF KITTERY PRIOR TO DESIGN OF CONSTRUCTION.

7. A PORTION OF THIS PROPERTY IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREA (SFHA) ZONE A2 PER NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) TOWN OF KITTERY, MAINE, YORK COUNTY, PANEL 3 OF 10, COMMUNITY-PANEL NUMBER: 230 171 0003 C, EFFECTIVE DATE: JULY 5, 1984. BASE FLOOD ELEVATION (BFE)= 9' NGVD 29.

8. WETLANDS WERE DELINEATED BY JOE NOEL, SOIL SCIENTIST DECEMBER 2014.

9. THE WESTERLY SIDE SETBACK LINE WAS COMPUTED PER TOWN OF KITTERY CODE, ARTICLE 16 SECTION 16.7.3.5.5.C.

10. APPLICANT/CONTRACTOR WILL FOLLOW MAINE D.E.P. BEST MANAGEMENT PRACTICES FOR ALL WORK ASSOCIATED WITH SITE AND BUILDING CONSTRUCTION TO ENSURE ADEQUATE EROSION CONTROL AND SLOPE STABILIZATION.

FOR REVIEW

YORK,ss REGISTRY OF DEEDS
Received _____
at ____h____m____M., and
Filed in Plan Book ____Page____
ATTEST:
_____
Register

APPROVED: TOWN OF KITTERY

_____
_____
DATE OF APPROVAL: _____

CERTIFICATION

This survey conforms to the standards of practice as set forth in Chapter 90 of the Rules of the Board of Licensure for Professional Land Surveyors, April 2001, except that a separate written report has not been prepared.

Kenneth D. Markley, R.L.S. #1322 Dated

| REV. | DATE | STATUS | BY | CHKD | APPD. |
|---|---|---|---|---|---|
| A | 6/16/15 | PROPOSED GARAGE AND BREEZEWAY | B.M.K. | K.D.M. | K.D.M. |

*SHORELAND DEVELOPMENT PLAN*
FOR PROPERTY AT
43 Tower Road
Kittery Point, York County, Maine
OWNED BY THE
Theodore H. Curtis Trust
P.O. Box 222, Hubbardston, MA 01452

North
EASTERLY SURVEYING, Inc.
SURVEYORS IN N.H. & MAINE
(207) 439-6333
191 STATE ROAD, SUITE #1
KITTERY, MAINE 03904

| SCALE: | PROJECT NO. | DATE: | SHEET: | DRAWN BY: | CHECKED BY: |
|---|---|---|---|---|---|
| 1" = 20' | 14741 | 5/21/15 | 1 OF 1 | B.M.K. | K.D.M. |

DRAWING No: 14741 SITE
FIELD BOOK No: "Kittery #11"

*Tax Map 58 Lot 34*

# Town of Kittery
# Planning Board Meeting
# July 9, 2015

## Hampton Inn and Suites – Preliminary Site Plan Completeness Review

Action: accept or deny plan application; schedule a public hearing. Owner Kittery Trading Post Shops, LLC and applicant 275 US Route 1, LLC request consideration of a site plan for redevelopment of 4.12 acres, consisting of an 83-room hotel, located at 275 US Route 1 (Tax Map 30, Lot 41) in the Commercial – 1 (C-1) and Resource Protection Overlay (OZ-RP) Zones. Agent is Ryan Plummer, Two International Group.

**PROJECT TRACKING**

| REQ'D | ACTION | COMMENTS | STATUS |
|---|---|---|---|
| NO | Sketch Plan | Approved 5/14/15 | APPROVED |
| NO | Site Visit | | TBD |
| YES | Preliminary Plan Review Completeness/Acceptance | Scheduled for 7/9/15 | |
| YES | Public Hearing | | |
| YES | Final Plan Review and Decision | | |

Applicant: Prior to the signing of the approved Plan any **Conditions of Approval related to the Findings of Fact along with waivers and variances (by the BOA) must be placed on the Final Plan and, when applicable, recorded at the York County Registry of Deeds. PLACE THE MAP AND LOT NUMBER IN 1/4" HIGH LETTERS AT LOWER RIGHT BORDER OF ALL PLAN SHEETS.** As per Section 16.4.4.13 - Grading/Construction Final Plan Required. - Grading or construction of roads, grading of land or lots, or construction of buildings is prohibited until the original copy of the approved final plan endorsed has been duly recorded in the York County registry of deeds when applicable.

## Background

The Planning Board approved the sketch plan for the proposed Hampton Inn and Suites on May 14, 2015. The applicant previously met with a number of Town staff in March.

The existing conditions were developed around 1969 and include 3.6 acres of impervious area. Chickering Creek flows around the site, and stormwater runoff from the site, the turnpike, and an abutting site appear to have contributed to the formation of manmade wetlands. The proposed redevelopment decreases impervious area to 1.4 acres. As discussed at the sketch plan review, the owner intends to seek permitting for additional development in the front of the site at a later date. The current review only includes the 83-room Hampton Inn & Suites and associated infrastructure.

## Staff Review

As determined at the sketch plan review, the proposal for redevelopment seems to be in general conformance with the land use and development code.

The preliminary plan review meeting focuses on determining the completeness of the application. Staff has reviewed the application and plans submitted June 18 against the submission requirements of 16.10.5.2 and finds it to be not only complete, but also meeting many requirements for final plan submission (such as the inclusion of lighting, landscaping, and stormwater management plans). The Board should review this information in preparation for deliberations at the next meeting about how the proposal meets standards.

General comments:

1. In addition to the submission requirements, the applicant has included information to address concerns raised at the sketch plan review, particularly a memo regarding the relationship of roof style to building height and consequently building footprint and impact on the site. One Planning

Board member later pointed out to staff that flat roofs are an element of the Federal style of architecture, one of those styles that the Code lists as typical of Kittery.

2. The proposed flat roof provides space for equipment. Aside from a storage shed and a dumpster, no equipment appears to be located outdoors at ground level. Is this the case? Are there any fuel storage tanks? If so they should be shown on a revised plan for the next review.

3. Because the site is currently developed with 3.6 acres of impervious area, the Maine DEP permits the applicant to complete this redevelopment, which decreases impact, under a simple Permit-by-Rule (PBR) process. Post-development stormwater flows are significantly reduced over the current condition, and the applicant proposes to continue directing runoff into the manmade wetlands, Chickering Creek, and the Town's storm drain system. The "creek" and storm drain pass under Route 1 and daylight almost immediately into Spruce Creek. While this is permissible and significantly improves upon the current situation, the owner intends to develop the rest of the site at a later date and now is the ideal time to consider options for stormwater quality treatment and infiltration on site. (A full stormwater management plan will be provided with the final plan. The Town's peer review engineer is in receipt of the preliminary plan and will submit their review for the public hearing.)

**Recommendation**
Staff finds the application to be complete and recommends that the Board accept it and schedule a public hearing for August 20, 2015.

**Action**

***Move to accept the preliminary site plan application dated June 18, 2015 from owner Kittery Trading Post Shops, LLC, and applicant Two International Group for redevelopment of 4.12 acres consisting of an 83-room hotel located at 275 US Route 1, Tax Map 30, Lot 41 in the Commercial 1 (C-1) and Resource Protection Overlay(OZ-RP) Zones and schedule a public hearing for August 20, 2015.***

# Town of Kittery
# Site Plan Review Application

# Hampton Inn and Suites
## 275 US Route 1
## Kittery, ME

**Applicant:**
**275 US Route 1 LLC**
**Two International Drive, Suite 180**
**Portsmouth, NH**

**June 18, 2015**

Prepared By:

OAK POINT ASSOCIATES

ARCHITECTURE ■ ENGINEERING ■ PLANNING

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  2. Signs
  3. Landscape
  4. Environmental Considerations
  5. Buffers
  6. Vehicular Circulation
  7. Service Areas
  8. Parking
  9. Pedestrian Circulation
  10. Traffic
  11. Electric, Telephone and CATV
  12. Sewer
  13. Water
  14. Exterior Lighting
  15. Stormwater

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- Maine DEP Chapter 500 Stormwater Permit by Rule (PBR)

**APPENDIX**

Appendix A – Vicinity Map
Appendix B – FEMA Map
Appendix C – Water and Sewer Letters of capacity
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Appendix G – Wetlands Report
Appendix H – Abutters Names and Addresses and notification form
Appendix I – Reduced Size Plans (11x17 bound separately)
Appendix J – Roof Height/Sloped Roof Memo
Appendix K – Stormwater Calculations

# Part I – Site Plan Review Application and Checklist

# TOWN OF KITTERY, MAINE

## TOWN PLANNING AND DEVELOPMNET DDEPARTMENT

200 Rogers Road, Kittery, Maine 03904
PHONE: (207) 475-1323
Fax: (207) 439-6806
www.kittery.org

# APPLICATION: SITE PLAN REVIEW

| | | | | |
|---|---|---|---|---|
| FEE FOR REVIEW: | ☒ $300. 00 PLUS THE GREATER OF: | ☐ $50/USE OF UNIT; OR | ☒ $5.00/100 SQ FT OF GROSS FLOOR AREA (63,860 sf x $5/100sf=$3,183) | Fees Paid: $_____ Date: _____ |
| | | ☐ $0.50/LINEAR FOOT OF DOCK, SLIP & FLOAT; OR | ☐ $20.00/ UNIT INTENDED TO PROVIDE OVERNIGHT SLEEPING ACCOMODATIONS | Escrow Fees Paid: $_____ Date:_____ |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| PROPERTY DESCRIPTION | Parcel ID | Map | 30 | Lot | 41 | Zone(s): Base: Overlay: MS4: | C-1 Resource Protection X YES ____ NO | Total Land Area | 4.12 acres |
| | Physical Address | 275 US Route 1, Kittery, ME | | | | | | | |

| | | | | |
|---|---|---|---|---|
| PROPERTY OWNER'S INFORMATION (print clearly) | Name | KITTERY TRADING POST SHOPS LLC | Mailing Address | PO Box 904<br>Kittery, ME 03904-0904 |
| | Phone | | | |
| | Fax | | | |
| | Email | ` | | |
| APPLICANT'S AGENT INFORMATION (print clearly) | Name | Ryan Plummer | Name of Business | 275 US Rte. 1, LLC |
| | Phone | 603-988-9732 | Mailing Address | Two International Group<br>200 International Dr., Suite 180<br>Portsmouth, NH 03801 |
| | Fax | | | |
| | Email | ryan@twointernationalgroup.com | | |

| | | |
|---|---|---|
| PROJECT DESCRIPTION | Existing Use: | Retail Mall |
| | | |
| | | |
| | | |
| | | |
| | Project Name: | Hampton Inn and Suites |
| | Proposed Use: | Hotel |
| | | |
| | | |
| | | |
| | | |
| | | |

# WAIVER REQUESTS

| Title 16.7.4.1: | | In granting modifications or waivers, the Planning Board must require such conditions as will, in its judgment, substantially meet the objectives of the requirements so waived or modified. |
|---|---|---|
| REQUESTED WAIVERS | **Ordinance Section** | **Describe why this request is being made**. |
| | ****EXAMPLE**** 16.32.560 (B)- OFFSTREET PARKING. | ****EXAMPLE**** Requesting a waiver of this ordinance since the proposed professional offices have a written agreement with the abutting Church owned property to share parking. |
| | None | |
| | | |
| | | |
| | | |

## ☐ ABUTTER NOTIFICATION

**16.10.5.1.1. Preliminary Plan Application Filing and Completeness Review.** The application must be accompanied by a Plan and the required fee together with a certification the applicant has notified abutters by mail of the filing of the Plan application for approval.

Submitted Applications must include a list of the names and addresses of the abutters and date notification mailed. The abutter Notice of Filing must include the owner/applicant name, address and description of the proposed project.

**Applications will not be accepted without submittal of all plan requirements as specified herein, and without a complete, signed application page (page 5).**

**Prior to the issuance of building permits, Applicants shall secure performance assurances and escrow agreements. Forms for Cost Estimates (escrow) are available on line (Excel format) or at the Kittery Planning office.**

# Minimum Plan Submission Requirements (Title 16.10.5.2)

☐ **15 COPIES OF THIS APPLICATION** ☐ **15 COPIES OF THE PLAN – 5 OF WHICH MUST BE 24"X 36"**

☐ **1 PDF OF THE SITE PLAN SHOWING GPS COORDINATES**

**Prior to starting the review process, the Planning Board will decide whether sufficient information has been provided and will vote to *DETERMINE COMPLETENESS/ACCEPTANCE*. The applicant is responsible to clearly describe the project. The following requirements must be addressed, and noted if not applicable.**

**Paper size:**
☒ No less than 11" X 17" (reduced) or greater than 24" X 36" (full)

**Scale size**:
☒ Under 10 acres: no greater than 1" = 30'
☐ 10 + acres: 1" = 50'

**Title block:**
☒ Applicant's name and address
☐ Name of preparer of plans with professional information and professional seal
☒ Parcel's tax map identification (map – lot)
☒ Date of plan preparation

**Boundary survey performed and sealed by licensed surveyor:**
☒ Identify all existing boundary markers
☒ Show all proposed boundary monuments (per ordinance)

**Provide orientation:**
☒ Arrow showing true north and magnetic declination
☒ Graphic scale ☒ Parcel Owners and map and lot
☒ Deed docket and page numbers ☒ Signature blocks

**Show location and description of:**
☒ All structures ☐ Floor plans
☐ Elevations of principle structures
☒ All structures and accesses within 100 feet See Site plan and Vicinity Map

**Show parcel data:**
☒ Total parcel area ☒ Rights-of-way area ☒ Wetlands area
☒ Area to be disturbed ☒ Length of street frontage
☒ Building setback lines ☒ Wetland setbacks
☒ All parcels of land proposed to be dedicated to public use and the conditions of such dedication N/A

**Indicate how the existing ground will change by showing:**
☒ Existing contours ☒ Proposed contours ☒ % grade
☒ Finished grades ☒ Proposed slopes ☒ Finished floor elevations

☒ Show **names and addresses of all owners of record on abutting parcels** and the assessor's map and lot numbers.

☒ **Label all zoning districts abutting the property boundaries**.

☒ Show **locations of natural physical features** such as water bodies, watercourses, forest cover, and ledge outcroppings.

Show the **locations of existing and proposed utilities** and identify which utilities are to be privately owned/ municipally owned:
☒ Overhead Electric ☒ underground electric ☒ Water mains ☒ Wells
☒ Gas mains ☒ Cable TV ☒ Sewer mains N/A Test pits ☒ Septic tanks
☒ Leach fields ☒ Storm drain lines ☒ Catch basins ☒ Culverts
N/A Gutters ☒ Stormwater storage basins N/A Rain gardens
☒ Nearest fire hydrant

**Indicate required landscaping including:**
☐ Type of plant material ☐ Plant/Tree sizes
☐ Placement ☐ Irrigation systems

**Show natural and historical topography:**
N/A Rock walls N/A Railroad beds
☒ The location of all natural features or site elements to be preserved.

Provide a **locus map** showing the property in relation to surrounding roads, within 2,000 feet of any property line of the development.

Provide a **vicinity map and aerial photograph** at a scale not more than **400 feet to the inch** showing the relation to other properties and geographic features and show:
☐ All the area within five hundred (500) feet of the boundary line of the proposed development including roads, geographic features, natural resources (wetlands, etc.), historic sites, applicable comprehensive plan features such as proposed park locations, land uses, Zones and other features;
☐ Any smaller area between the tract and all existing streets, provided any part of such a street used as part of the perimeter for the vicinity map is at least five hundred (500) feet from any boundary of the proposed development.

**Show the locations of any:**
N/A Parks ☒ Open space N/A Conservation easement

**Identify and locate each:**
N/A Easements x Rights-of-way ☒ Street alignments
☒ All intersecting property lines within 50 feet of the parcel.

Include plans, profiles and typical sections of all **roads and other paved ways**, including all relevant street data.
☒ Intersections or ☒ Distance to nearest intersection
☒ Driveways onsite ☒ Distance to nearest driveway
☒ Sight visibility lines

**Show all existing and proposed lighting**
☐ Map of all street lighting, attached lighting, and area lighting
☐ Location of lighted signs ☐ Photo-metrics map

☒ Indicate the **location of any permanently installed machinery** likely to cause appreciable noise at the lot lines.

**Provide description of these materials stored on the property**: N/A
☐ Hazardous ☐ Toxic ☐ Raw Waste

**Indicate the location and dimensions of (existing and proposed):**
☒ Sidewalks ☒ Curbs ☒ Driveways
N/A Fences N/A Retaining walls ☒ Other artificial features

**Show parking calculations and parking spaces on the site plan and:**
☒ Existing parking, if applicable ☒ proposed parking spaces
☒ Handicapped spaces

**Copies of State and Local permit applications:**
☐ Notice of Intent ☐ NRPA ☐ Permit by Rule
☐ all other applicable permits

☒ Copy of **FIRM Map** showing proposed parcel boundary.

**PRIOR TO A SITE WALK, TEMPORARY MARKERS MUST BE ADEQUATELY PLACED THAT ENABLE THE PLANNING BOARD TO READILY LOCATE AND APPRAISE THE LAYOUT OF THE DEVELOPMENT.**

**SUBMITTALS THE TOWN PLANNER DEEMS SUFFICIENTLY LACKING IN CONTENT WILL NOT BE SCHEDULED FOR PLANNING BOARD REVIEW.**

# Plan Findings of Fact

**The following Findings (Title 16.10.8.3.4) must be sufficiently addressed <u>in writing</u> by the applicant/agent and submitted to the Planning Department with the Preliminary Plan application. These Findings must be updated as necessary during the review process, and the Plan must be in compliance with these Findings prior to Final Plan approval by the Planning Board.**

**A.** ***Development Conforms to Local Ordinances*** The proposed development conforms to a duly adopted comprehensive plan as per adopted provisions in the Town Code, zoning ordinance, subdivision regulation or ordinance, development plan or land use plan, if any. In making this determination, the municipal reviewing authority may interpret these ordinances and plans.

**B.** ***Freshwater Wetlands Identified*** All freshwater wetlands within the project area have been identified on any maps submitted as part of the application, regardless of the size of these wetlands.

**C.** ***River, Stream or Brook Identified*** Any river, stream or brook within or abutting the proposed project area has been identified on any maps submitted as part of the application. For purposes of this section, "river, stream or brook" has the same meaning as in 38 M.R.S. §480-B, Subsection 9.

**D.** ***Water Supply Sufficient*** The proposed development has sufficient water available for the reasonably foreseeable needs of the development.

**E.** ***Municipal Water Supply Available*** The proposed development will not cause an unreasonable burden on an existing water supply, if one is to be used.

**F.** ***Sewage Disposal Adequate*** The proposed development will provide for adequate sewage waste disposal and will not cause an unreasonable burden on municipal services if they are utilized.

**G.** ***Municipal Solid Waste Disposal Available*** The proposed development will not cause an unreasonable burden on the municipality's ability to dispose of solid waste, if municipal services are to be used.

**H.** ***Water Body Quality and Shoreline Protected*** Whenever situated entirely or partially within two hundred fifty (250) feet of any wetland, the proposed development will not adversely affect the quality of that body of water or unreasonably affect the shoreline of that body of water.

**I.** ***Groundwater Protected*** The proposed development will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater.

**J.** ***Flood Areas Identified and Development Conditioned*** All flood-prone areas within the project area have been identified on maps submitted as part of the application based on the Federal Emergency Management Agency's Flood Boundary and Floodway Maps and Flood Insurance Rate Maps, and information presented by the applicant. If the proposed development, or any part of it, is in such an area, the applicant must determine the one hundred (100) year flood elevation and flood hazard boundaries within the project area. The proposed plan must include a condition of plan approval requiring that principal structures in the development will be constructed with their lowest floor, including the basement, at least one foot above the one hundred (100) year flood elevation.

**K.** ***Stormwater Managed*** The proposed development will provide for adequate stormwater management.

**L.** ***Erosion Controlled*** The proposed development will not cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy condition results.

**M.** ***Traffic Managed*** The proposed development will:

1. Not cause unreasonable highway or public road congestion or unsafe conditions with respect to the use of the highways or public roads existing or proposed; and
2. Provide adequate traffic circulation, both on-site and off-site.

**N.** ***Water and Air Pollution Minimized*** The proposed development will not result in undue water or air pollution. In making this determination, the following must be considered:

1. Elevation of the land above sea level and its relation to the floodplains;
2. Nature of soils and sub-soils and their ability to adequately support waste disposal;
3. Slope of the land and its effect on effluents;
4. Availability of streams for disposal of effluents;
5. Applicable state and local health and water resource rules and regulations; and
6. Safe transportation, disposal and storage of hazardous materials.

| | |
|---|---|
| **O.** | ***Aesthetic, Cultural and Natural Values Protected*** The proposed development will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, significant wildlife habitat identified by the department of inland fisheries and wildlife or the municipality, or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline. |
| P. | ***Developer is Financially and Technically Capable*** Developer is financially and technically capable to meet the standards of this section. |
| **Q.** | ***Wireless Communication Facility Development*** **(requirements as specified)** |
| **R.** | ***Shoreland, Resource Protection or Commercial Fisheries/Maritime Use Overlay Zone Development*** **(requirements as specified)** |
| **S.** | ***Right-of-Way Plan*** **(requirements as specified)** |
| **T.** | ***Special Exception Use*** **(requirements as specified)** |

**16.10.8.2.5 - Conditions or Waivers.**

Conditions required by the Planning Board at the final plan review phase must have been met before the final plan may be given final approval unless so specified in the condition or specifically waived, upon written request by the applicant, by formal Planning Board action wherein the character and extent of such waivers which may have been requested are such that they may be waived without jeopardy to the public health, safety and general welfare.

**Title 16.10.8.2.6 - Conditions on Plan**

The decision of the Planning Board, plus any conditions, must be noted on three copies of the final plan to be recorded at the York County Registry of Deeds, when required. One copy must be returned to the applicant, one retained by the Town Planner and one forwarded to the Code Enforcement Officer.

Minimum conditions include:

1. Prior to the issuance of a Building Permit by the Town's Code Enforcement Officer, the Developer must submit:
   A. A recorded copy of the Plan and all related legal documents that may be required.
   B. Payment of all outstanding fees associated with the permitting, including, but not limited to, Town Attorney fees, peer review, newspaper advertisements and abutter notification.
   C. A Performance Guarantee and/or an escrow account to pay for any required field inspections (see attached 'Cost Estimates').

2. Before construction or soil disturbance:
   A. The owner and/or developer must stake all corners of the building envelope, as shown on the plan. These markers must remain in place until the Code Enforcement Officer determines construction is completed and there is no danger of damage to areas that are, per Planning Board approval, to remain undisturbed.
   B. The owner and/or developer, in an amount and form acceptable to the town manager, must file with the municipal treasurer an instrument to cover the cost of all infrastructure and right-of-way improvements and site erosion and stormwater stabilization (see attached 'Cost Estimates').

**16.10.9.1.2 - Plan Revisions After Approval**

No Changes, erasures, modifications or revisions may be made to any Planning Board approved final plan, unless in accordance with the Planner's and CEO's powers and duties as found in Chapter 16.4, or unless the plan has been resubmitted and the Planning Board specifically approves such modifications.

**I certify, to the best of my knowledge, the information provided in this Application is true and correct, abutters to the project have been notified, and I will not deviate from the approved plan without following code requirements. Permission is granted to Town Staff and representatives to access the property that is associated with this Application to aid in the regulatory review.**

| | | | |
|---|---|---|---|
| **Applicant's Signature:** | | **Owner's Signature:** | Robert C Allen |
| **Date:** | 6/17/15 | **Date:** | 6/17/15 |

# Part II – Project Description

## Overview

**Project Details**

1. **Existing Site:** The site is located at the intersection of Route 1, Old Wilson Road and Adams Drive. The site contains 4.12 acres. 4.0 acres has been previously developed of which, 3.6 is impervious. The existing building and pavements will be removed to allow the site to be redeveloped.

2. **Building and Ancillary Structures:** The proposed hotel will be four stories and have a footprint of 16,409 square feet. The hotel will have 83 units, an indoor pool, fitness and breakfast areas. The building is proposed to have a flat roof with a height of 40 feet to the top of the roof structure and the building will have parapets of varying heights above the roof structure. The design standards included in the Kittery Land Use and Development code states: "A building's prominent roofs must be pitched a minimum of 4:12 unless demonstrated to the Planning Board's satisfaction that this is not practicable". A memo which demonstrates that it is not practicable to provide a sloped roof on a structure of this size and location is include in appendix J. A small masonry accessory storage building and dumpster enclosure is located at the rear of the site.

3. **Signs:** An internally illuminated ground monument sign and one internally illuminated building mounted sign is required for all properties. The signs will be compliant with the Town of Kittery Land Use and Development Code Requirements.

4. **Landscape:** A landscaping plan includes a combination of trees, shrubs and groundcover for areas surrounding and within the hotel development and other areas as required to screen parking from the public way.

5. **Environmental Considerations:** A wetland delineation was performed for the site as well as the area between the site and the Interstate off-ramp. It has been determined that man-made wetlands and a portion of Chickering Creek exist in the right of way to the west of the site. A small man-made wetlands exists at the northwest corner of the site. This wetland will not be impacted by the construction. A wetland report is included in Appendix G.

6. **Buffers:** A Landscape buffer is shown within 30 feet of the Old Wilson Road Right of way. An existing off-site buffer exists to the west and south of the property. Rather than construct an on-site buffer when sufficient buffer exists, (especially when additional future development is contemplated), an area has been shown as reserved for future buffer should the off-site buffer within the DOT right of way be cleared in the future.

7. **Vehicular Circulation:** Two driveway connections to the Old Wilson Road allows vehicles to circulate around the site.

8. **Service Areas:** The dumpster and storage shed are located to the rear of the site. No loading docks are necessary for this use.

9. **Parking:** 89 spaces (including 4 accessible spaces are included in the plan. The parking is in compliance with the Town of Kittery Zoning ordinance and Development Code.

10. **Pedestrian Circulation:** Sitewalks have been provided adjacent to the building and parking. Sidewalks are provided for all entrances and exits. Walkways will be concrete with concrete curb.

11. **Traffic:** The existing site was retail use. The propose hotel use generates considerably less traffic than the former retail use. The existing 32,690 square foot retail use can be expected to generate about 75 peak pm hour trips as compared to about 50 peak pm hour trips.

12. **Electric Telephone and CATV:**
    a. Electric, telephone and cable TV service will be provided by an underground line between the overhead lines at Old Wilson Road and the new building.
13. **Sewer:**
    a. The Building will be connected to the municipal sewer system that exists nearby. (A letter from the Kittery Wastewater Superintendent is included in Appendix D.)
14. **Water:**
    a. Domestic and Fire Protection Water will be provided by a connection to the existing water main in Old Wilson Road. The Kittery Water District has provided a letter indicating adequate capacity exists in the system to serve the new building. A hydrant flow test was recently performed by the water district which will indicates sufficient water is available for firefighting purposes and the building Fire Suppression system (Please see Appendix D.)

15. **Lighting:**
    a. Exterior lighting will include pole mounted area lighting, low scale pedestrian area lighting and building mounted lighting.
    b. General parking and roadway area lighting will be provided by cut-off type fixtures to achieve illumination levels in accordance with the Kittery Lighting Design Standards and the Illuminating Engineering Society (IES) recommendations. Lighting levels throughout the site will be designed to meet the following Kittery and Hampton Inn and Suites Lighting Design Standards. Lighting levels have been designed to be an average of 2.0 foot candles in the parking lots and 30 foot candles beneath the Porte Cochere. See Appendix E for photometric plots.

c. Parking and roadway fixtures are LED type. Poles will range in height from 15 to 20 feet and mounted on concrete bases. See manufacturer data sheet in Appendix E.
d. Building mounted fixtures will provide security and code required egress lighting at building entrances and exits. Building mounted spot-light type light fixtures will not be utilized.
e. Power will be supplied via underground distribution to each pole. Poles will be circuited in zones to allow for multilayer control sequences.

16. **Stormwater:** The site has a high point that drains off site at three locations at the north, southeast and southwest portions of the property.

The northern discharge point consists of a small man-made wetland with an outlet pipe that passes through the adjacent property and ultimately flows into Chickering Creek.

The southeastern discharge point flows into a catch basin located at the intersection of Old Wilson Road and Route 1. This catch basin is part of the route 1 drainage system and flows in to Chickering Creek before passing beneath Route 1.

The southwestern discharge point includes the majority of the existing site and flows across a grass strip and wooded area before entering Chickering Creek.

The existing site was developed around 1969 and has approximately 3.6 acres of impervious area. The proposed redevelopment includes approximately 1.4 acres of impervious area that is not contiguous as was the previous development. Chapter 500 of the stormwater rules state:

> "Stormwater Management Law project including redevelopment. For a project requiring a Stormwater Management Law permit that includes redevelopment of impervious area that was in existence as of November 16, 2005 (the effective date of Chapter 500 revisions), the redevelopment of that impervious area is not required to meet General standards provided the department determines that the new use of the existing impervious area is not likely to increase stormwater impacts resulting from the proposed project's stormwater runoff beyond the level of impact already caused by the runoff from the existing impervious area. The requirements of Appendix D must still be met, if applicable."

The DEP has been consulted and they have confirmed the above is applicable to the project and that a Stormwater Permit by Rule can be submitted. See Appendix D for copies of the correspondence.

Calculations were performed for the pre and post condition (see Appendix K. The results are as follows:

| Watershed | 2 yr Pre (CFS) | 2 Yr Post (CFS) | 10 yr Pre (CFS | 10 Yr Post (CFS) | 25 yr Pre (CFS) | 25 Yr Post (CFS) |
|---|---|---|---|---|---|---|
| North | 2.5 | 1.1 | 3.8 | 1.7 | 4.7 | 2.2 |
| Southeast | 2.1 | 1.1 | 3.2 | 1.9 | 4.0 | 2.6 |
| Southwest | 6.6 | 3.9 | 10.6 | 6.8 | 13.5 | 8.8 |

The above table shows a reduction in stormwater flows for all outlets. A stormwater Permit By Rule (PBR) has been submitted to the DEP and a copy is included in Part III of the supporting material.

# Part III - Other Permits

In addition to local Site Plan Review, a Maine DEP Chapter 500 Storm water Permit By Rule (PBR) will be required. A PBR is applicable to this project since the proposed redevelopment will reduce the pollutant load from the site per the Chapter 500 redevelopment standards. See correspondence in Appendix D for additional information.

The DEP and Site Plan review applications are being submitted and processed simultaneously.

OAK POINT ■ ASSOCIATES

June 18, 2015

Mr. Bill Bullard,
State of Maine
Dept. of Environmental Protection
312 Canco Road
Portland, ME 04103

Re: Chapter 500 Stormwater Permit By Rule application
Redevelopment of 275 US Route 1

Dear Mr. Bullard:

Please find enclosed the following items for the above referenced project:

One (1) copies of the Stormwater PBR Application Form
One (1) Check for the application fee ($377.00)
One (1) copy of photos of the area
One (1) copy of location map
One (1) copy of site plans (including ESC plan)

If you have any questions or require any additional information, please do not hesitate to contact me.

Sincerely,

Jacques Gagnon Jr., PE, LEED AP
Project Engineer

Enclosures

cc: Ryan Plummer, 275 US Route 1 LLC

231 Main Street, Biddeford, Maine 04005 TEL 207.283.0193 FAX 207.283.4283 www.oakpoint.com

**STORMWATER PBR APPLICATION FORM** PLEASE TYPE OR PRINT IN INK ONLY Page 1 02/14

| | | | |
|---|---|---|---|
| **1. Name of Applicant:** | Ryan Plummer | **5. Name of Agent: (if applicable)** | N/A |
| **2. Applicant's Mailing Address:** | Two International Group<br>200 International Dr., Suite 180<br>Portsmouth, NH 03801 | **6. Agent's Mailing Address:** | N/A |
| **3. Applicant's Daytime Phone #:** | 603-988-9732 | **7. Agent's Daytime Phone #:** | N/A |
| **4. Applicant's email address:** | ryan@twointernationalgroup.com | **8. Agent's email address:** | N/A |
| **9. Location of Project: (Road, Street, Rt.#)** | 275 US Route 1, Kittery, ME | **10. Town:** | Kittery, ME |
| | | **11. County:** | York |

**12. Is this PBR for renewal of an individual stormwater permit? If yes, skip to Block 27 and signature page.** ❑ Yes ☑ No

| | | | |
|---|---|---|---|
| **13. Type of Direct Watershed: (Check all that apply)** | ❑ Lake not most at risk<br>❑ Lake most at risk<br>❑ Lake most at risk, severely blooming<br>☑ River, stream or brook<br>❑ Urban impaired stream<br>☑ Freshwater wetland<br>❑ Coastal wetland<br>❑ Wellhead of public water supply | **14. Amount of Developed Area:** (Re-Developed) | ❑ Total # of 3.39 acres<br>OR<br>❑ Total # of _____ square feet |
| | | **15. Amount of Impervious Area:** | ❑ Total # of 1.37 acres<br>OR<br>❑ Total # of _____ square feet |

| | | | |
|---|---|---|---|
| **16. Creating a common plan of development or sale?** | ❑ Yes<br>☑ No | **17. Is this activity part of a larger project?** | ❑ Yes<br>❑ No |
| **18. Name of waterbody (ies) drained to** | Chickering Creek/Spruce Brook | **19. Name of impaired Waterbody, if appplicable** | MS4 Area |
| **20. Brief Project Description:** | Hotel and associated parking/landscaping and utilities | | |
| **21. Size of Lot or Parcel and UTM locations, if known:** | ❑ _____ square feet OR<br>☑ 4.12 acres | **UTM Northing, if known:** | **UTM Easting, if known:** |
| **22. Deed Reference Numbers:** | Book#: 14018 Page#: 815 | **23. Map and Lot Numbers:** | Map #: 30 Lot #: 41 |
| **24. DEP Staff Previously contacted** | Bill Bullard<br>Marybeth Richardson | **25. Project started prior to application?** | ❑ Yes ❑ No |
| | | **If yes, Completed?:** | ❑ Yes ❑ No |
| **26. Resubmission of PBR Application?** | ❑ Yes<br>❑ No | **If yes, prior application #:** | **Prior project manager:** |
| **27. Written Notice of Violation?** | ❑ Yes➔<br>❑ No | **If yes, name of DEP enforcement staff involved:** | |
| **28. Detailed Directions to the Project Site: (Attach separate sheet if necessary)** | Take 95 south to exit 2 onto Route 236 south. Take 4'th exit to route 1 north, Site is 1.2 miles from the circle on the left. | | |
| **29. Renewal of individual stormwater permit** | DEP Permit#: | Project Manager: | |

**30. SUBMISSIONS ▼**

| | | | |
|---|---|---|---|
| ☑ This form (signed and dated)<br>☑ Fee | ❑ Dept. of Inland Fisheries and Wildlife Approval (if in Essential Habitat) | ☑ Photos of Area<br>☑ ESC Plan<br>☑ Location Map<br>☑ Site Plan | **For Renewal of an individual Stormwater permit only:**<br>❑ This form (signed and dated)<br>❑ Copy of original stormwater permit<br>❑ Fee |

| | |
|---|---|
| **Does the agent have an interest in this project? If yes, what is the interest?** | N/A |

**CERTIFICATIONS AND SIGNATURES LOCATED ON PAGE 2**

## CERTIFICATIONS / SIGNATURES

**Applicant's Statement:**

**I am applying for a Stormwater PBR and have attached the required PBR submissions. I have read the requirements herein and I affirm that my project satisfies the applicable stormwater management standards. I authorize staff of State and Federal agencies having jurisdiction over this activity, to access the project site for the purpose of determining compliance with the rules.**

**Signed:_____Date:_____**

| | |
|---|---|
| **Notice of Intent to Comply with Maine Construction General Permit** | **With this Stormwater PBR notification form and my signature below, I am filing notice of my intent to carry out work which meets the requirements of the Maine Construction General Permit. I have read and will comply with all of the MCGP standards. In addition, I will file a Notice of Termination (NOT) within 20 days of project completion.**<br><br>**If this form is not being signed by the landowner or lessee of the property, attach documentation showing authorization to sign.**<br><br>**Signed_____Date:_____** |

## APPENDIX A

### NOTICE OF TERMINATION
### for use with CONSTRUCTION GENERAL PERMIT

**PLEASE TYPE OR PRINT IN *BLACK INK ONLY***

| | | | | | |
|---|---|---|---|---|---|
| **Name of Applicant (Owner):** | | **Applicant Mailing Address:** | | | |
| **Town/City:** | | **State:** | | **Zip Code:** | |
| **Daytime phone: (with area code)** | | **E Mail address if available:** | | | |
| **Name of Agent:** | | **Agent Phone #:** | | **Permit number (if known):** | |
| **Project Location: (Town/City):** | | **UTM Northing: (if known)** | | **UTM Easting: (if known** | |
| **Map #:** | | **Lot #:** | | **County:** | |
| **Name of waterbody(ies) to which the disturbed area drains:** | | **PBR or MCGP Application #:** | | | |
| **Name/description of project** | | | | | |
| | | | | | |
| | | | | | |

I am filing notice of my Notice of Termination indicating that permanent stabilization has been completed or, if the project was a common plan of development or sale, that the requirements of the Construction General Permit (MCGP) at Part IV(B)(2) have been completed. I have attached all the required submittals. *Notification forms cannot be accepted without the necessary attachments.*

- ❑ ALL: Photographs showing the completed project and affected area, except as provided in Part IV(B)(3)(c) of the MCGP.
- ❑ IF this form is not being signed by the landowner or lessee of the property, attach documentation showing authorization to sign; OR
- ❑ Check here to reference documentation showing authorization to sign that was submitted with the Notice of Intent if the documentation showing authorization to sign applies and is still current.

I authorize staff of the Department of Environmental Protection to access the project site for the purpose of determining compliance with the general permit.

| | | | |
|---|---|---|---|
| **Signature of Applicant:** | | **Date:** | |

*Retain your records.* The permittee is required to retain copies of any forms, submissions, reports, or other materials required by this general permit for a period of at least three years from the completion of permanent stabilization**.**

| | | | | | |
|---|---|---|---|---|---|
| OFFICE USE ONLY | | | Staff | Staff | |
| NOI # | FP | Date | Acc. Date | Def. Date | After Photos |

**Project location: 275 US Route 1**

***Town of Kittery, Maine***

*This information has been compiled from various public and private sources. While every attempt has been made to provide accurate information, neither the municipality nor the service host guarantee the accuracy of information provided herein.*

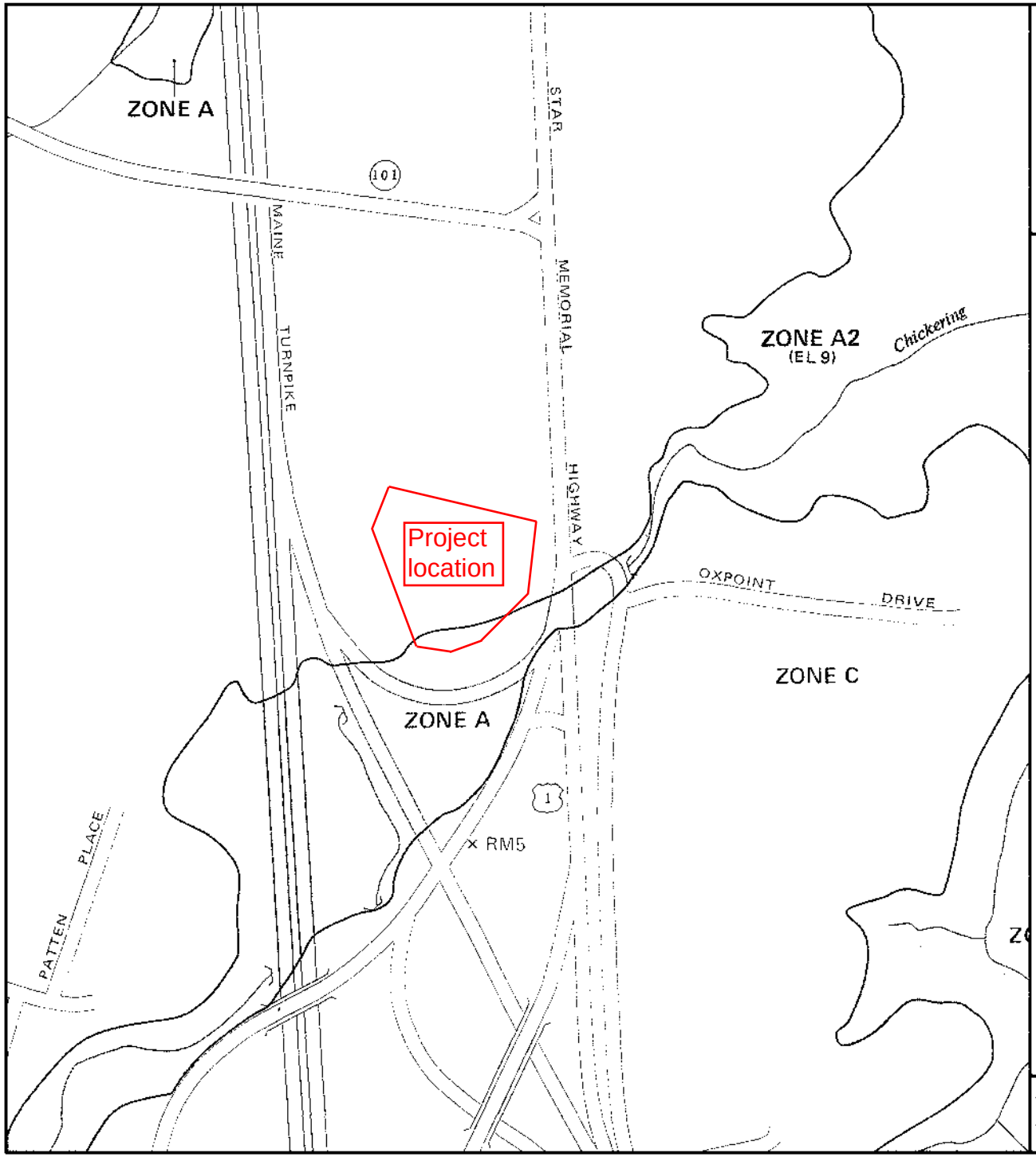
# Appendix A – Vicinity Map

**Project location: 275 US Route 1**

***Town of Kittery, Maine***

*This information has been compiled from various public and private sources. While every attempt has been made to provide accurate information, neither the municipality nor the service host guarantee the accuracy of information provided herein.*

# Appendix B – FEMA Map




APPROXIMATE SCALE

NATIONAL FLOOD INSURANCE PROGRAM

# FIRM
## FLOOD INSURANCE RATE MAP

TOWN OF
KITTERY, MAINE
YORK COUNTY

PANEL 4 OF 10
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
230171 0004 C

EFFECTIVE DATE:
JULY 5, 1984

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

# Appendix C – Sewer and water Letters of Capacity

Date: 05/13/2015

Re: 275 US RT 1 Project.
REF: Available Sewer Service

Jacques Gagnon
275 US Route 1
Kittery ME 03904

Dear Mr Gagnon

This letter is to confirm that there is sanitary sewer service available for the US Rt 1 Project from the attachment attached on this document, The sewer system (piping and pumping stations) and the treatment facility has the capacity and ability to handle the estimated 48,330 GPD.

If you have further questions or concerns please contact me.

Sincerely,

George Kathios
200 Rogers Rd
Kittery ME 03904
207-439-4646
gkathios@kitteryme.org

Superintendant
Kittery Wastewater Services

ROGER C. RAYMOND, JR., President
ROBERT P. WYMAN, Treasurer

JAMES E. GOLTER, Secretary
MICHAEL S. ROGERS, Superintendent

OFFICE OF

**KITTERY WATER DISTRICT**

17 State Road
Kittery, Maine 03904-1565
TEL: 207-439-1128
FAX: 207-439-8549
Email: kitterywater@comcast.net

Kittery Planning Board
200 Rogers Road
Kittery, ME 03904

May 5, 2015

Re: Kittery Trading Post Shops, LLC – 275 US Route One, Kittery

Dear Planning Board Members,

Please accept this letter as verification that the Kittery Water District does have the capacity to supply the proposed commercial site 275 Route One, Kittery, Map 30, Lot 41 with municipal water service for both domestic and fire protection purposes.

Sincerely,

Michael S. Rogers

Michael S. Rogers
Superintendent

cc: Jack Gagnon, Jr., Associate, Oak Point Associates

# Kittery Water District
# Hydrant Flow Test Field Report

Tester: **Mike Rogers**

Date: **5/5/2015**

Time: **8:00 AM**

Test Static Hydrant # : **255-K**

Elevation: _____ Gage Number: _____

Static Pressure: **64** P.S.I. Residual Pressure: **63** P.S.I.

Location: **Rt. 1 Kittery,near Oxpoint Drive**

---

Flow Hydrant #: **256-K**

Cap/Gage: **X** P.S.I.: **43**

Pitot: _____ P.S.I.: _____

Diffuser: **X** P.S.I.: _____ Gage Number: _____

3 Inch Meter: _____ Cubic Feet: _____

Flow Dimensions: **1** Size: **2 1/2"**

Location: **Old Wilson Road, Kittery, Dansk Mall**

---

Static Pressure: **65** P.S.I.

Calculated Flow Rate: **1100** G.P.M.

Remarks: **Rogers Road Standpipe 89.9 feet, Eliot Tank 37.2 feet, Office pressure 64.3 PSI, pump #1 running with an output of 2.2 MGD. The Shipyard was not drawing at the time.**

# Appendix D – State and Local Agency Correspondence

**From:** Bullard, Bill [mailto:Bill.Bullard@maine.gov]
**Sent:** Friday, June 05, 2015 1:01 PM
**To:** 'Jacques Gagnon Jr.'
**Subject:** RE: Kittery Trading Post Dansk Parcel

Hi Jacques,

Per our discussion yesterday, the proposed project for the new hotel within the limits of the existing impervious area would qualify for review under the Stormwater Permit by Rule program. The future expansion plans will likely require additional permitting.

Bill

Bill Bullard, Project Manager

Division of Land Resource Regulation

Department of Environmental Protection

312 Canco Road

Portland, ME 04103

207-615-3149

fax: 207-822-6303

---

**From:** Jacques Gagnon Jr. [mailto:jgagnon@oakpoint.com]
**Sent:** Friday, May 22, 2015 1:08 PM
**To:** Bullard, Bill
**Cc:** Richardson, Marybeth; 'Ryan Plummer'
**Subject:** FW: Kittery Trading Post Dansk Parcel

Hi Bill,

I am verifying the storm water requirements for a proposed re-development of the parcel reverenced in the e-mail chain below. The current proposal is to remove the existing building and construct a new hotel and possibly two other future uses. We will not be seeking Site Plan Review from the Town of Kittery and a Stormwater Permit from the DEP for the Hotel only at this time.

The redevelopment portion of the Chapter 500 rules is included below:

“Stormwater Management Law project including redevelopment. For a project requiring a Stormwater Management Law permit that includes redevelopment of impervious area that was in existence as of November 16, 2005 (the effective date of Chapter 500 revisions), the

redevelopment of that impervious area is not required to meet General standards provided the department determines that the new use of the existing impervious area is not likely to increase stormwater impacts resulting from the proposed project's stormwater runoff beyond the level of impact already caused by the runoff from the existing impervious area. The requirements of Appendix D must still be met, if applicable."

This existing site was developed in 1969, and it appears that the new use of the existing impervious area is not likely to increase stormwater impacts resulting from the proposed project's stormwater runoff beyond the level of impact already caused by the runoff from the existing impervious area since both the building and the pavement areas will be reduced from the existing condition. In addition, the redevelopment has many breaks in the impervious areas which are more in keeping with Low Impact Design (LID) methods compared to the contiguous building and pavement on the existing site. Attached are existing can proposed plan with impervious area summaries for your review.

Please let me know if you concur that this project is still eligible for the Stormwater PBR and is exempt from the general standards. Also, if it is exempt from the standards, can the exemption apply future phases of the development?

Thanks,

Jack

**Jacques L Gagnon Jr.** | Associate
TEL 207.283.0193 | FAX 207.283.4283
www.oakpoint.com | jgagnon@oakpoint.com

# Appendix E – Light Fixture Data

# McGraw-Edison

## DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated.

| | | |
|---|---|---|
| Catalog # | | Type |
| Project | | |
| Comments | | Date |
| Prepared by | | |

## SPECIFICATION FEATURES

**Construction**
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

**Optics**
Choice of 16 patented, high-efficiency AccuLED Optics. The optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 6000K CCT and 3000K CCT. For the ultimate level of spill light control, an optional house side shield accessory can be field or factory installed. The house side shield is designed to seamlessly integrate with the SL2, SL3, SL4 or AFL optics.

**Electrical**
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 530mA and 700mA drive currents.

**Mounting**
Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during assembly. Designed for pole or wall mounting. When mounting two or more luminaires at 90° or 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table on page 3. Round pole top adapter included. For wall mounting, specify wall mount bracket option. 3G vibration rated.

**Finish**
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

**Warranty**
Five-year warranty.

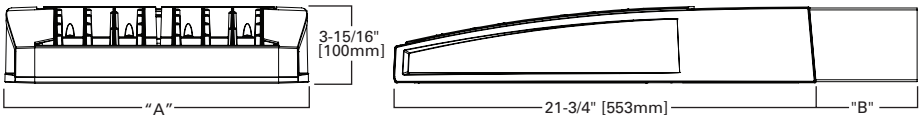
# GLEON
## GALLEON LED

**1-10 Light Squares**
**Solid State LED**

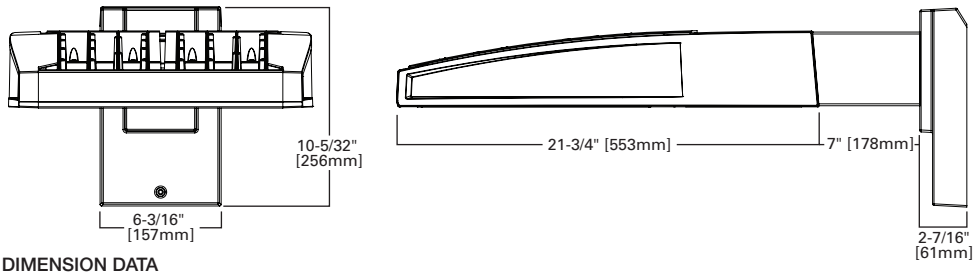
**AREA/SITE LUMINAIRE**

## DIMENSIONS

**POLE MOUNT**




**WALL MOUNT**




DIMENSION DATA

| Number of Light Squares | "A" Width | "B" Standard Arm Length | "B" Optional Arm Length [1] | Weight with Arm (lbs.) | EPA with Arm [2] (Sq. Ft.) |
|---|---|---|---|---|---|
| 1-4 | 15-1/2" (394mm) | 7" (178mm) | 10" (254mm) | 33 (15.0 kgs.) | 0.96 |
| 5-6 | 21-5/8" (549mm) | 7" (178mm) | 10" (254mm) | 44 (20.0 kgs.) | 1.00 |
| 7-8 | 27-5/8" (702mm) | 7" (178mm) | 13" (330mm) | 54 (24.5 kgs.) | 1.07 |
| 9-10 | 33-3/4" (857mm) | 7" (178mm) | 16" (406mm) | 63 (28.6 kgs.) | 1.12 |

**NOTES: 1** Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table. **2** EPA calculated with optional arm length.

## CERTIFICATION DATA

UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated
DesignLights Consortium® Qualified*

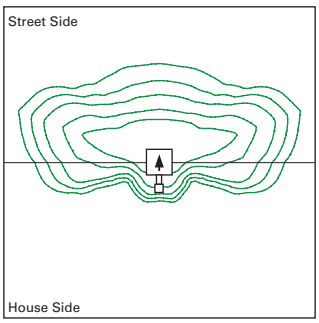
## ENERGY DATA

**Electronic LED Driver**
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

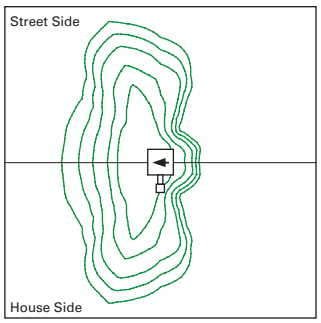
EATON
Powering Business Worldwide

*www.designlights.org

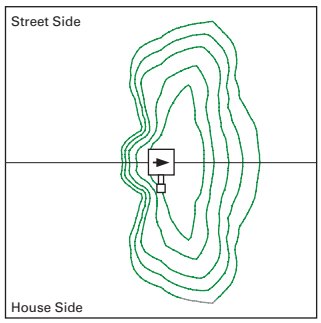
## OPTIC ORIENTATION




**Standard**



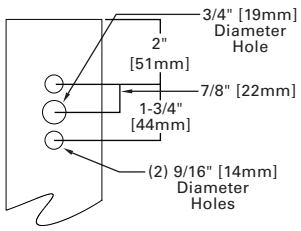

**Optics Rotated Left @ 90°** [L90]




**Optics Rotated Right @ 90°** [R90]

## DRILLING PATTERN

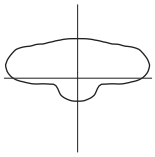
**TYPE "N"**



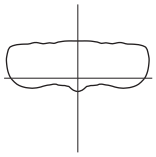

## OPTICAL DISTRIBUTIONS

**Asymmetric Area Distributions**

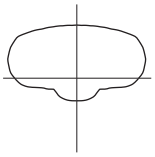
**T2** (Type II)



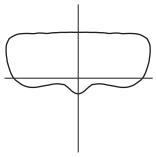
**SL2** (Type II with Spill Control)



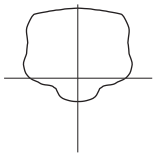
**T3** (Type III)



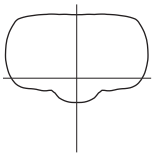
**SL3** (Type III with Spill Control)



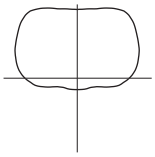
**T4FT** (Type IV Forward Throw)



**T4W** (Type IV Wide)

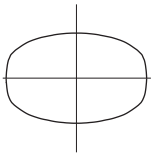


**SL4** (Type IV with Spill Control)

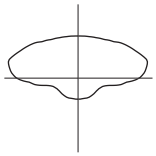


**Asymmetric Roadway Distributions**

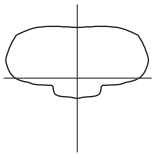
**RW** (Rectangular Wide Type I)



**T2R** (Type II Roadway)

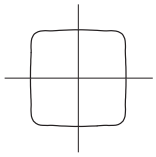


**T3R** (Type III Roadway)

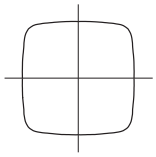


**Symmertric Distributions**

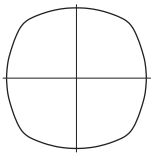
**5NQ** (Type V Square Narrow)



**5MQ** (Type V Square Medium)

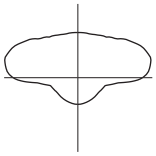


**5WQ** (Type V Square Wide)

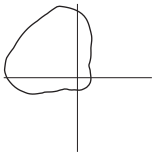


**Specialized Distributions**

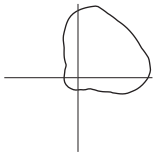
**AFL** (Automotive Frontline)



**SLL** (90° Spill Light Eliminator Left)



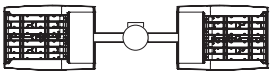
**SLR** (90° Spill Light Eliminator Right)



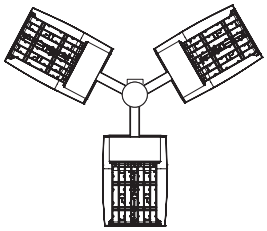
## ARM MOUNTING REQUIREMENTS

| Configuration | 90° Apart | 120° Apart |
|---|---|---|
| GLEON-AE-01 | 7" Arm (Standard) | 7" Arm (Standard) |
| GLEON-AE-02 | 7" Arm (Standard) | 7" Arm (Standard) |
| GLEON-AE-03 | 7" Arm (Standard) | 7" Arm (Standard) |
| GLEON-AE-04 | 7" Arm (Standard) | 7" Arm (Standard) |
| GLEON-AE-05 | 10" Extended Arm (Required) | 7" Arm (Standard) |
| GLEON-AE-06 | 10" Extended Arm (Required) | 7" Arm (Standard) |
| GLEON-AE-07 | 13" Extended Arm (Required) | 13" Extended Arm (Required) |
| GLEON-AE-08 | 13" Extended Arm (Required) | 13" Extended Arm (Required) |
| GLEON-AE-09 | 16" Extended Arm (Required) | 16" Extended Arm (Required) |
| GLEON-AE-10 | 16" Extended Arm (Required) | 16" Extended Arm (Required) |

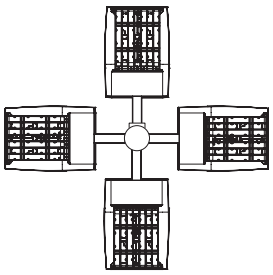
2 @ 180°



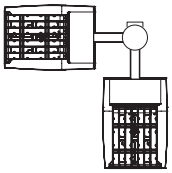
Triple[1]



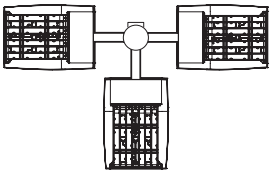
4 @ 90°



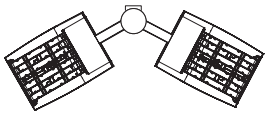
2 @ 90°



Triple[2]



2 @ 120°



**NOTES: 1** Round poles are 3 @ 120°. Square poles are 3 @ 90°. **2** Round poles are 3 @ 90°.

## NOMINAL POWER AND LUMENS (1A)

| Number of Light Squares | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Drive Current | | 1A | 1A | 1A | 1A | 1A | 1A | 1A | 1A | 1A | 1A |
| Nominal Power (Watts) | | 56 | 107 | 157 | 213 | 264 | 315 | 370 | 421 | 475 | 528 |
| Input Current @ 120V (A) | | 0.47 | 0.90 | 1.31 | 1.79 | 2.21 | 2.64 | 3.09 | 3.51 | 3.96 | 4.41 |
| Input Current @ 208V (A) | | 0.28 | 0.51 | 0.74 | 1.02 | 1.25 | 1.48 | 1.76 | 1.99 | 2.22 | 2.50 |
| Input Current @ 240V (A) | | 0.25 | 0.45 | 0.65 | 0.90 | 1.10 | 1.30 | 1.55 | 1.75 | 1.95 | 2.20 |
| Input Current @ 277V (A) | | 0.23 | 0.41 | 0.59 | 0.82 | 1.00 | 1.18 | 1.41 | 1.59 | 1.77 | 2.00 |
| Optics | | | | | | | | | | | |
| T2 | Lumens | 5,272 | 10,303 | 15,373 | 20,313 | 25,168 | 30,118 | 35,618 | 40,357 | 45,018 | 49,842 |
| | BUG Rating | B1-U0-G1 | B2-U0-G2 | B2-U0-G2 | B3-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 | B4-U0-G5 | B4-U0-G5 |
| T2R | Lumens | 5,597 | 10,938 | 16,321 | 21,565 | 26,719 | 31,974 | 37,813 | 42,844 | 47,792 | 52,914 |
| | BUG Rating | B1-U0-G1 | B2-U0-G2 | B2-U0-G2 | B3-U0-G3 | B3-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 | B4-U0-G4 | B4-U0-G5 |
| T3 | Lumens | 5,374 | 10,501 | 15,669 | 20,704 | 25,652 | 30,697 | 36,303 | 41,134 | 45,884 | 50,802 |
| | BUG Rating | B1-U0-G2 | B2-U0-G2 | B2-U0-G3 | B3-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 | B3-U0-G5 | B4-U0-G5 | B4-U0-G5 |
| T3R | Lumens | 5,493 | 10,735 | 16,017 | 21,164 | 26,222 | 31,379 | 37,110 | 42,048 | 46,904 | 51,930 |
| | BUG Rating | B1-U0-G2 | B1-U0-G2 | B2-U0-G3 | B2-U0-G4 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 |
| T4FT | Lumens | 5,405 | 10,562 | 15,760 | 20,824 | 25,801 | 30,875 | 36,514 | 41,372 | 46,150 | 51,096 |
| | BUG Rating | B1-U0-G2 | B2-U0-G2 | B2-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 |
| T4W | Lumens | 5,335 | 10,426 | 15,556 | 20,555 | 25,468 | 30,476 | 36,042 | 40,838 | 45,554 | 50,436 |
| | BUG Rating | B1-U0-G2 | B2-U0-G2 | B2-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 | B3-U0-G5 | B4-U0-G5 | B4-U0-G5 | B4-U0-G5 |
| SL2 | Lumens | 5,263 | 10,285 | 15,347 | 20,278 | 25,124 | 30,066 | 35,556 | 40,288 | 44,940 | 49,756 |
| | BUG Rating | B1-U0-G2 | B2-U0-G2 | B2-U0-G3 | B3-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 | B3-U0-G5 | B4-U0-G5 | B4-U0-G5 |
| SL3 | Lumens | 5,373 | 10,500 | 15,667 | 20,701 | 25,649 | 30,693 | 36,298 | 41,128 | 45,878 | 50,794 |
| | BUG Rating | B1-U0-G2 | B2-U0-G3 | B2-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 |
| SL4 | Lumens | 5,105 | 9,976 | 14,886 | 19,669 | 24,370 | 29,163 | 34,488 | 39,078 | 43,591 | 48,262 |
| | BUG Rating | B1-U0-G2 | B1-U0-G3 | B1-U0-G3 | B2-U0-G4 | B2-U0-G4 | B2-U0-G5 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 |
| 5NQ | Lumens | 5,542 | 10,830 | 16,160 | 21,352 | 26,455 | 31,658 | 37,439 | 42,421 | 47,320 | 52,392 |
| | BUG Rating | B2-U0-G1 | B3-U0-G1 | B3-U0-G2 | B4-U0-G2 | B4-U0-G2 | B5-U0-G2 | B5-U0-G3 | B5-U0-G3 | B5-U0-G3 | B5-U0-G4 |
| 5MQ | Lumens | 5,644 | 11,029 | 16,457 | 21,745 | 26,942 | 32,241 | 38,128 | 43,202 | 48,191 | 53,356 |
| | BUG Rating | B3-U0-G1 | B4-U0-G2 | B4-U0-G2 | B5-U0-G3 | B5-U0-G3 | B5-U0-G4 | B5-U0-G4 | B5-U0-G4 | B5-U0-G4 | B5-U0-G5 |
| 5WQ | Lumens | 5,659 | 11,059 | 16,501 | 21,803 | 27,014 | 32,327 | 38,230 | 43,317 | 48,320 | 53,498 |
| | BUG Rating | B3-U0-G1 | B4-U0-G2 | B4-U0-G2 | B5-U0-G3 | B5-U0-G4 | B5-U0-G4 | B5-U0-G4 | B5-U0-G5 | B5-U0-G5 | B5-U0-G5 |
| SLL/SLR | Lumens | 4,722 | 9,227 | 13,767 | 18,191 | 22,539 | 26,971 | 31,897 | 36,141 | 40,315 | 44,635 |
| | BUG Rating | B1-U0-G2 | B1-U0-G3 | B2-U0-G3 | B2-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 |
| RW | Lumens | 5,492 | 10,732 | 16,014 | 21,159 | 26,216 | 31,372 | 37,101 | 42,038 | 46,893 | 51,918 |
| | BUG Rating | B2-U0-G1 | B3-U0-G1 | B4-U0-G2 | B4-U0-G2 | B4-U0-G2 | B5-U0-G3 | B5-U0-G3 | B5-U0-G3 | B5-U0-G4 | B5-U0-G4 |
| AFL | Lumens | 5,512 | 10,771 | 16,072 | 21,236 | 26,311 | 31,486 | 37,236 | 42,191 | 47,063 | 52,107 |
| | BUG Rating | B1-U0-G1 | B1-U0-G1 | B2-U0-G2 | B2-U0-G2 | B3-U0-G3 | B3-U0-G3 | B3-U0-G3 | B3-U0-G3 | B3-U0-G3 | B3-U0-G4 |

* Nominal data for 4000K CCT.

## LUMEN MULTIPLIER

| Ambient Temperature | Lumen Multiplier |
|---|---|
| 0°C | 1.02 |
| 10°C | 1.01 |
| 25°C | 1.00 |
| 40°C | 0.99 |
| 50°C | 0.97 |

## LUMEN MAINTENANCE

| Ambient Temperature | TM-21 Lumen Maintenance (60,000 Hours) | Theoretical L70 (Hours) |
|---|---|---|
| 25°C | > 94% | > 350,000 |
| 40°C | > 93% | > 250,000 |
| 50°C* | > 90% | > 170,000 |

* 50°C lumen maintenance data applies to 530mA and 700mA drive currents.

## NOMINAL POWER AND LUMENS (700MA)

| Number of Light Squares | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Drive Current | | 700mA | 700mA | 700mA | 700mA | 700mA | 700mA | 700mA | 700mA | 700mA | 700mA |
| Nominal Power (Watts) | | 38 | 72 | 105 | 138 | 176 | 210 | 243 | 276 | 314 | 348 |
| Input Current @ 120V (A) | | 0.32 | 0.59 | 0.86 | 1.14 | 1.45 | 1.72 | 2 | 2.28 | 2.58 | 2.86 |
| Input Current @ 208V (A) | | 0.21 | 0.36 | 0.51 | 0.67 | 0.87 | 1.02 | 1.18 | 1.34 | 1.53 | 1.69 |
| Input Current @ 240V (A) | | 0.19 | 0.32 | 0.45 | 0.59 | 0.77 | 0.90 | 1.04 | 1.18 | 1.35 | 1.49 |
| Input Current @ 277V (A) | | 0.20 | 0.29 | 0.40 | 0.51 | 0.69 | 0.80 | 0.91 | 1.02 | 1.20 | 1.31 |
| Optics | | | | | | | | | | | |
| T2 | Lumens | 3,854 | 7,531 | 11,237 | 14,847 | 18,395 | 22,013 | 26,033 | 29,497 | 32,904 | 36,430 |
| | BUG Rating | B1-U0-G1 | B1-U0-G2 | B2-U0-G2 | B2-U0-G2 | B3-U0-G3 | B3-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 |
| T2R | Lumens | 4,091 | 7,995 | 11,929 | 15,762 | 19,529 | 23,370 | 27,638 | 31,316 | 34,932 | 38,676 |
| | BUG Rating | B1-U0-G1 | B1-U0-G2 | B2-U0-G2 | B2-U0-G2 | B3-U0-G3 | B3-U0-G3 | B3-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 |
| T3 | Lumens | 3,928 | 7,676 | 11,453 | 15,133 | 18,750 | 22,437 | 26,534 | 30,065 | 33,537 | 37,132 |
| | BUG Rating | B1-U0-G1 | B1-U0-G2 | B2-U0-G2 | B2-U0-G3 | B3-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 |
| T3R | Lumens | 4,015 | 7,846 | 11,707 | 15,469 | 19,166 | 22,936 | 27,124 | 30,733 | 34,283 | 37,957 |
| | BUG Rating | B1-U0-G1 | B1-U0-G2 | B2-U0-G2 | B2-U0-G3 | B2-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 | B3-U0-G5 |
| T4FT | Lumens | 3,951 | 7,720 | 11,519 | 15,221 | 18,858 | 22,567 | 26,688 | 30,240 | 33,732 | 37,347 |
| | BUG Rating | B1-U0-G1 | B1-U0-G2 | B2-U0-G2 | B2-U0-G3 | B2-U0-G4 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 |
| T4W | Lumens | 3,900 | 7,620 | 11,370 | 15,024 | 18,615 | 22,276 | 26,343 | 29,849 | 33,296 | 36,864 |
| | BUG Rating | B1-U0-G1 | B1-U0-G2 | B2-U0-G2 | B2-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 |
| SL2 | Lumens | 3,847 | 7,518 | 11,217 | 14,821 | 18,364 | 21,975 | 25,988 | 29,447 | 32,847 | 36,368 |
| | BUG Rating | B1-U0-G1 | B1-U0-G2 | B2-U0-G3 | B2-U0-G3 | B3-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 |
| SL3 | Lumens | 3,927 | 7,675 | 11,451 | 15,131 | 18,747 | 22,434 | 26,531 | 30,061 | 33,533 | 37,126 |
| | BUG Rating | B1-U0-G1 | B1-U0-G2 | B2-U0-G3 | B2-U0-G3 | B2-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 | B3-U0-G5 |
| SL4 | Lumens | 3,731 | 7,292 | 10,880 | 14,376 | 17,812 | 21,315 | 25,208 | 28,562 | 31,861 | 35,275 |
| | BUG Rating | B1-U0-G2 | B1-U0-G2 | B1-U0-G3 | B1-U0-G3 | B2-U0-G4 | B2-U0-G4 | B2-U0-G4 | B2-U0-G5 | B2-U0-G5 | B3-U0-G5 |
| 5NQ | Lumens | 4,051 | 7,916 | 11,811 | 15,606 | 19,336 | 23,139 | 27,365 | 31,006 | 34,587 | 38,294 |
| | BUG Rating | B2-U0-G1 | B3-U0-G1 | B3-U0-G1 | B3-U0-G2 | B4-U0-G2 | B4-U0-G2 | B4-U0-G2 | B5-U0-G2 | B5-U0-G3 | B5-U0-G3 |
| 5MQ | Lumens | 4,125 | 8,062 | 12,029 | 15,894 | 19,692 | 23,565 | 27,869 | 31,577 | 35,224 | 38,999 |
| | BUG Rating | B2-U0-G1 | B3-U0-G2 | B4-U0-G2 | B4-U0-G2 | B4-U0-G2 | B5-U0-G3 | B5-U0-G3 | B5-U0-G3 | B5-U0-G4 | B5-U0-G4 |
| 5WQ | Lumens | 4,136 | 8,083 | 12,061 | 15,936 | 19,745 | 23,628 | 27,943 | 31,661 | 35,318 | 39,103 |
| | BUG Rating | B3-U0-G1 | B3-U0-G2 | B4-U0-G2 | B4-U0-G2 | B5-U0-G3 | B5-U0-G3 | B5-U0-G4 | B5-U0-G4 | B5-U0-G4 | B5-U0-G4 |
| SLL/SLR | Lumens | 3,451 | 6,744 | 10,063 | 13,296 | 16,474 | 19,714 | 23,314 | 26,416 | 29,467 | 32,625 |
| | BUG Rating | B1-U0-G1 | B1-U0-G2 | B1-U0-G3 | B2-U0-G3 | B2-U0-G3 | B2-U0-G4 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 | B3-U0-G5 |
| RW | Lumens | 4,014 | 7,844 | 11,704 | 15,465 | 19,162 | 22,930 | 27,118 | 30,726 | 34,274 | 37,948 |
| | BUG Rating | B2-U0-G1 | B3-U0-G1 | B3-U0-G2 | B4-U0-G2 | B4-U0-G2 | B4-U0-G2 | B4-U0-G2 | B5-U0-G3 | B5-U0-G3 | B5-U0-G3 |
| AFL | Lumens | 4,029 | 7,873 | 11,747 | 15,522 | 19,231 | 23,014 | 27,216 | 30,838 | 34,399 | 38,086 |
| | BUG Rating | B1-U0-G1 | B1-U0-G1 | B2-U0-G2 | B2-U0-G2 | B2-U0-G2 | B3-U0-G2 | B3-U0-G3 | B3-U0-G3 | B3-U0-G3 | B3-U0-G3 |

* Nominal data for 4000K CCT.

## LUMEN MULTIPLIER

| Ambient Temperature | Lumen Multiplier |
|---|---|
| 0°C | 1.02 |
| 10°C | 1.01 |
| 25°C | 1.00 |
| 40°C | 0.99 |
| 50°C | 0.97 |

## LUMEN MAINTENANCE

| Ambient Temperature | TM-21 Lumen Maintenance (60,000 Hours) | Theoretical L70 (Hours) |
|---|---|---|
| 25°C | > 94% | > 350,000 |
| 40°C | > 93% | > 250,000 |
| 50°C* | > 90% | > 170,000 |

* 50°C lumen maintenance data applies to 530mA and 700mA drive currents.

## NOMINAL POWER AND LUMENS (530MA)

| Number of Light Squares | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Drive Current | | 530mA | 530mA | 530mA | 530mA | 530mA | 530mA | 530mA | 530mA | 530mA | 530mA |
| Nominal Power (Watts) | | 30 | 54 | 80 | 105 | 130 | 159 | 184 | 209 | 234 | 259 |
| Input Current @ 120V (A) | | 0.25 | 0.45 | 0.66 | 0.86 | 1.07 | 1.32 | 1.52 | 1.72 | 1.93 | 2.14 |
| Input Current @ 208V (A) | | 0.17 | 0.28 | 0.39 | 0.51 | 0.63 | 0.78 | 0.9 | 1.02 | 1.14 | 1.26 |
| Input Current @ 240V (A) | | 0.17 | 0.25 | 0.35 | 0.45 | 0.55 | 0.70 | 0.80 | 0.90 | 1.00 | 1.10 |
| Input Current @ 277V (A) | | 0.19 | 0.24 | 0.32 | 0.40 | 0.49 | 0.64 | 0.72 | 0.80 | 0.89 | 0.98 |
| Optics | | | | | | | | | | | |
| T2 | Lumens | 3,079 | 6,017 | 8,978 | 11,862 | 14,697 | 17,588 | 20,800 | 23,567 | 26,289 | 29,106 |
| | BUG Rating | B1-U0-G1 | B1-U0-G2 | B2-U0-G2 | B2-U0-G2 | B2-U0-G2 | B3-U0-G3 | B3-U0-G3 | B3-U0-G3 | B3-U0-G4 | B3-U0-G4 |
| T2R | Lumens | 3,269 | 6,388 | 9,531 | 12,593 | 15,603 | 18,672 | 22,082 | 25,020 | 27,909 | 30,900 |
| | BUG Rating | B1-U0-G1 | B1-U0-G1 | B1-U0-G2 | B2-U0-G2 | B2-U0-G2 | B2-U0-G2 | B3-U0-G3 | B3-U0-G3 | B3-U0-G3 | B3-U0-G4 |
| T3 | Lumens | 3,138 | 6,133 | 9,150 | 12,091 | 14,980 | 17,926 | 21,200 | 24,021 | 26,795 | 29,667 |
| | BUG Rating | B1-U0-G1 | B1-U0-G2 | B2-U0-G2 | B2-U0-G2 | B2-U0-G3 | B3-U0-G3 | B3-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 |
| T3R | Lumens | 3,208 | 6,269 | 9,354 | 12,359 | 15,313 | 18,325 | 21,671 | 24,555 | 27,390 | 30,326 |
| | BUG Rating | B1-U0-G1 | B1-U0-G2 | B1-U0-G2 | B2-U0-G2 | B2-U0-G3 | B2-U0-G3 | B2-U0-G4 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 |
| T4FT | Lumens | 3,156 | 6,168 | 9,203 | 12,161 | 15,067 | 18,030 | 21,323 | 24,160 | 26,950 | 29,839 |
| | BUG Rating | B1-U0-G1 | B1-U0-G2 | B1-U0-G2 | B2-U0-G2 | B2-U0-G3 | B2-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 |
| T4W | Lumens | 3,116 | 6,088 | 9,084 | 12,004 | 14,872 | 17,797 | 21,047 | 23,848 | 26,602 | 29,453 |
| | BUG Rating | B1-U0-G1 | B1-U0-G2 | B2-U0-G2 | B2-U0-G2 | B2-U0-G3 | B3-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 |
| SL2 | Lumens | 3,074 | 6,006 | 8,962 | 11,842 | 14,672 | 17,558 | 20,764 | 23,527 | 26,244 | 29,056 |
| | BUG Rating | B1-U0-G1 | B1-U0-G2 | B2-U0-G2 | B2-U0-G3 | B2-U0-G3 | B3-U0-G3 | B3-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 |
| SL3 | Lumens | 3,138 | 6,132 | 9,149 | 12,089 | 14,978 | 17,924 | 21,197 | 24,018 | 26,791 | 29,662 |
| | BUG Rating | B1-U0-G1 | B1-U0-G2 | B1-U0-G2 | B2-U0-G3 | B2-U0-G3 | B2-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 |
| SL4 | Lumens | 2,981 | 5,826 | 8,693 | 11,486 | 14,231 | 17,030 | 20,140 | 22,820 | 25,456 | 28,184 |
| | BUG Rating | B0-U0-G1 | B1-U0-G2 | B1-U0-G3 | B1-U0-G3 | B1-U0-G3 | B2-U0-G3 | B2-U0-G4 | B2-U0-G4 | B2-U0-G4 | B2-U0-G5 |
| 5NQ | Lumens | 3,236 | 6,324 | 9,437 | 12,469 | 15,449 | 18,487 | 21,863 | 24,773 | 27,634 | 30,595 |
| | BUG Rating | B1-U0-G0 | B2-U0-G1 | B3-U0-G1 | B3-U0-G2 | B3-U0-G2 | B4-U0-G2 | B4-U0-G2 | B4-U0-G2 | B4-U0-G2 | B5-U0-G2 |
| 5MQ | Lumens | 3,296 | 6,441 | 9,610 | 12,698 | 15,733 | 18,828 | 22,266 | 25,229 | 28,142 | 31,158 |
| | BUG Rating | B2-U0-G1 | B3-U0-G1 | B3-U0-G2 | B4-U0-G2 | B4-U0-G2 | B4-U0-G2 | B5-U0-G3 | B5-U0-G3 | B5-U0-G3 | B5-U0-G3 |
| 5WQ | Lumens | 3,305 | 6,458 | 9,636 | 12,732 | 15,775 | 18,878 | 22,325 | 25,296 | 28,217 | 31,241 |
| | BUG Rating | B2-U0-G1 | B3-U0-G2 | B4-U0-G2 | B4-U0-G2 | B4-U0-G2 | B5-U0-G3 | B5-U0-G3 | B5-U0-G3 | B5-U0-G4 | B5-U0-G4 |
| SLL/SLR | Lumens | 2,757 | 5,388 | 8,040 | 10,623 | 13,162 | 15,751 | 18,627 | 21,105 | 23,543 | 26,066 |
| | BUG Rating | B1-U0-G1 | B1-U0-G2 | B1-U0-G2 | B1-U0-G3 | B2-U0-G3 | B2-U0-G3 | B2-U0-G3 | B2-U0-G4 | B3-U0-G4 | B3-U0-G4 |
| RW | Lumens | 3,207 | 6,267 | 9,351 | 12,356 | 15,309 | 18,320 | 21,666 | 24,549 | 27,384 | 30,319 |
| | BUG Rating | B2-U0-G1 | B3-U0-G1 | B3-U0-G1 | B3-U0-G2 | B4-U0-G2 | B4-U0-G2 | B4-U0-G2 | B4-U0-G2 | B4-U0-G2 | B5-U0-G3 |
| AFL | Lumens | 3,219 | 6,290 | 9,385 | 12,401 | 15,365 | 18,387 | 21,745 | 24,638 | 27,484 | 30,429 |
| | BUG Rating | B1-U0-G1 | B1-U0-G1 | B1-U0-G1 | B2-U0-G2 | B2-U0-G2 | B2-U0-G2 | B2-U0-G2 | B3-U0-G2 | B3-U0-G3 | B3-U0-G3 |

* Nominal data for 4000K CCT.

## LUMEN MULTIPLIER

| Ambient Temperature | Lumen Multiplier |
|---|---|
| 0°C | 1.02 |
| 10°C | 1.01 |
| 25°C | 1.00 |
| 40°C | 0.99 |
| 50°C | 0.97 |

## LUMEN MAINTENANCE

| Ambient Temperature | TM-21 Lumen Maintenance (60,000 Hours) | Theoretical L70 (Hours) |
|---|---|---|
| 25°C | > 94% | > 350,000 |
| 40°C | > 93% | > 250,000 |
| 50°C* | > 90% | > 170,000 |

* 50°C lumen maintenance data applies to 530mA and 700mA drive currents.

## ORDERING INFORMATION

**Sample Number:** GLEON-AE-04-LED-E1-T3-GM-700

| Product Family [1] | Light Engine | Number of Light Squares [2] | Lamp Type | Voltage | Distribution | Color | Mounting |
|---|---|---|---|---|---|---|---|
| **GLEON**=Galleon | **AE**=1A Drive Current | **01**=1<br>**02**=2<br>**03**=3<br>**04**=4<br>**05**=5<br>**06**=6<br>**07**=7<br>**08**=8<br>**09**=9<br>**10**=10 | **LED**=Solid State Light Emitting Diodes | **E1**=120-277V<br>**347**=347V [3]<br>**480**=480V [3, 4] | **T2**=Type II<br>**T2R**=Type II Roadway<br>**T3**=Type III<br>**T3R**=Type III Roadway<br>**T4FT**=Type IV Forward Throw<br>**T4W**=Type IV Wide<br>**5NQ**=Type V Narrow<br>**5MQ**=Type V Square Medium<br>**5WQ**=Type V Square Wide<br>**SL2**=Type II w/Spill Control<br>**SL3**=Type III w/Spill Control<br>**SL4**=Type IV w/Spill Control<br>**SLL**=90° Spill Light Eliminator Left<br>**SLR**=90° Spill Light Eliminator Right<br>**RW**=Rectangular Wide Type I<br>**AFL**=Automotive Frontline | **AP**=Grey<br>**BZ**=Bronze<br>**BK**=Black<br>**DP**=Dark Platinum<br>**GM**=Graphite Metallic<br>**WH**=White | **[Blank]**=Arm for Round or Square Pole<br>**EA**=Extended Arm [5]<br>**MA**=Mast Arm Adapter [6]<br>**WM**=Wall Mount |

| **Options** (Add as Suffix) | **Accessories** (Order Separately) |
|---|---|
| **2L**=Two Circuits [7, 8]<br>**7030**=70 CRI 3000K [9]<br>**8030**=80 CRI 3000K [10]<br>**7050**=70 CRI 5000K [10]<br>**7060**=70 CRI 6000K [9]<br>**530**=Drive Current Factory Set to 530mA [11]<br>**700**=Drive Current Factory Set to 700mA [11]<br>**F**=Single Fuse (120, 277 or 347V. Must Specify Voltage)<br>**FF**=Double Fuse (208, 240 or 480V. Must Specify Voltage)<br>**P**=Button Type Photocontrol (120, 208, 240 or 277V)<br>**PER7**=NEMA 7-PIN Twistlock Photocontrol Receptacle<br>**R**=NEMA Twistlock Photocontrol Receptacle<br>**HA**=50°C High Ambient [8, 12]<br>**MS/DIM-L08**=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height [13, 14, 15, 16, 17]<br>**MS/DIM-L20**=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [13, 14, 15, 16, 17]<br>**MS/DIM-L40**=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [13, 14, 15, 16, 19]<br>**MS/DIM-L40W**=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height (Wide Range) [13, 14, 15, 16, 20]<br>**MS/X-L08**=Bi-Level Motion Sensor, Maximum 8' Mounting Height [13, 14, 15, 16, 17, 21]<br>**MS/X-L20**=Bi-Level Motion Sensor, 9' - 20' Mounting Height [13, 14, 15, 16, 18, 21]<br>**MS/X-L40**=Bi-Level Motion Sensor, 21' - 40' Mounting Height [13, 14, 15, 16, 19, 21]<br>**MS/X-L40W**=Bi-Level Motion Sensor, 21' - 40' Mounting Height (Wide Range) [13, 14, 15, 16, 20, 21]<br>**MS-L08**=Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height [13, 14, 15, 16, 17]<br>**MS-L20**=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height [13, 14, 15, 16, 18]<br>**MS-L40**=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height [13, 14, 15, 16, 19]<br>**MS-L40W**=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height (Wide Range) [13, 14, 15, 16, 20]<br>**DIMRF-LW**=LumaWatt Wireless Sensor, Wide Lens for 8' - 16' Mounting Height [22]<br>**DIMRF-LN**=LumaWatt Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height [22]<br>**L90**=Optics Rotated 90° Left<br>**R90**=Optics Rotated 90° Right<br>**MT**=Factory Installed Mesh Top<br>**TH**=Tool-less Door Hardware<br>**LCF**=Light Square Trim Plate Painted to Match Housing [23]<br>**HSS**=Factory Installed House Side Shield [24]<br>**CE**=CE Marking [25] | **OA/RA1016**=NEMA Photocontrol Multi-Tap - 105-285V<br>**OA/RA1027**=NEMA Photocontrol - 480V<br>**OA/RA1201**=NEMA Photocontrol - 347V<br>**OA/RA1013**=Photocontrol Shorting Cap<br>**OA/RA1014**=120V Photocontrol<br>**MA1252**=10kV Surge Module Replacement<br>**MA1036-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon<br>**MA1037-XX**=2@180° Tenon Adapter for 2-3/8" O.D. Tenon<br>**MA1197-XX**=3@120° Tenon Adapter for 2-3/8" O.D. Tenon<br>**MA1188-XX**=4@90° Tenon Adapter for 2-3/8" O.D. Tenon<br>**MA1189-XX**=2@90° Tenon Adapter for 2-3/8" O.D. Tenon<br>**MA1190-XX**=3@90° Tenon Adapter for 2-3/8" O.D. Tenon<br>**MA1191-XX**=2@120° Tenon Adapter for 2-3/8" O.D. Tenon<br>**MA1038-XX**=Single Tenon Adapter for 3-1/2" O.D. Tenon<br>**MA1039-XX**=2@180° Tenon Adapter for 3-1/2" O.D. Tenon<br>**MA1192-XX**=3@120° Tenon Adapter for 3-1/2" O.D. Tenon<br>**MA1193-XX**=4@90° Tenon Adapter for 3-1/2" O.D. Tenon<br>**MA1194-XX**=2@90° Tenon Adapter for 3-1/2" O.D. Tenon<br>**MA1195-XX**=3@90° Tenon Adapter for 3-1/2" O.D. Tenon<br>**FSIR-100**=Wireless Configuration Tool for Occupancy Sensor [26]<br>**GLEON-MT1**=Field Installed Mesh Top for 1-4 Light Squares<br>**GLEON-MT2**=Field Installed Mesh Top for 5-6 Light Squares<br>**GLEON-MT3**=Field Installed Mesh Top for 7-8 Light Squares<br>**GLEON-MT4**=Field Installed Mesh Top for 9-10 Light Squares<br>**LS/HSS**=Field Installed House Side Shield [24, 27] |

**NOTES:**

**1.** DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
**2.** Standard 4000K CCT and minimum 70 CRI.
**3.** Requires the use of a step down transformer when combined with MS/DIM, MS/X or DIMRF.
**4.** Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
**5.** May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
**6.** Factory installed.
**7.** 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in AE-02 through AE-04 requires a larger housing, normally used for AE-05 or AE-06. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table.
**8.** Not available with LumaWatt wireless sensors.
**9.** Extended lead times apply. Use dedicated IES files for 3000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
**10.** Extended lead times apply. For 8030, factor 7030 IES files x .92 (8% lumen loss). For 7050, use 7060 IES files.
**11.** 1 Amp standard. Use dedicated IES files for 530mA and 700mA when performing layouts. These files are published on the Galleon luminaire product page on the website.
**12.** 50°C lumen maintenance data applies to 530mA and 700mA drive currents.
**13.** Consult factory for more information.
**14.** Utilizes internal step down transformer when 347V or 480V is selected.
**15.** The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
**16.** Not available with HA option.
**17.** Approximately 22' detection diameter at 8' mounting height.
**18.** Approximately 40' detection diameter at 20' mounting height.
**19.** Approximately 60' detection diameter at 40' mounting height.
**20.** Approximately 100' detection diameter at 40' mounting height.
**21.** Replace X with number of Light Squares operating in low output mode.
**22.** LumaWatt wireless sensors are factory installed only requiring network components RF-EM-1, RF-GW-1 and RF-ROUT-1 in appropriate quantities. See www.eaton.com/lighting for LumaWatt application information.
**23.** Not available with house side shield (HSS).
**24.** Only for use with SL2, SL3, SL4 and AFL distributions. The Light Square trim plate is painted black when the HSS option is selected.
**25.** CE is not available with the DIMRF, MS, MS/X, MS/DIM, F, FF, P, R or PER7 options.
**26.** This tool enables adjustment of parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information
**27.** One required for each Light Square.

PROJECT: Hampton Inn Parking Lot/21504.08 GROUP: Parking Lot AREA: All Parking GRID: z=0
PREPARED BY:
VALUES ARE FC, SCALE: 1 IN= 20.0FT, HORZ GRID (U), HORZ CALC, Z= 0.0

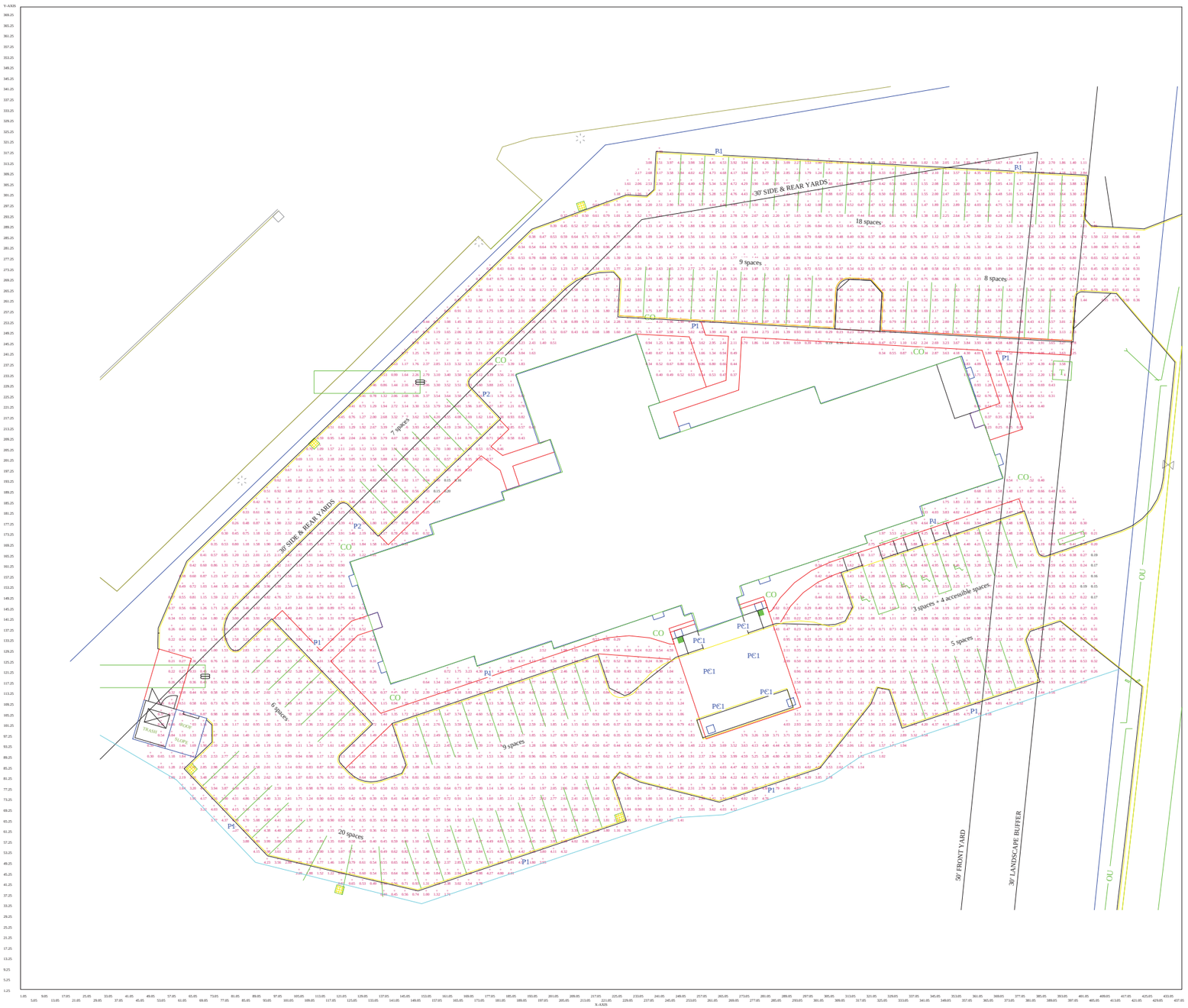
Computed in accordance with IES recommendations

**Statistics**

| GROUP | MIN | MAX | AVE | AVE/MIN | MAX/MIN |
|---|---|---|---|---|---|
| (+) | 0.15 | 5.42 | 2.02 | 13.55 | 36.42 |

**Luminaires Used**

| TYPE | QTY | TEST# | DESCRIPTION |
|---|---|---|---|
| P1 | 11 | GLEON-AE | COOPER LIGHTING, GLEON-AE-02-LED-E1-T3,<br>GALLEON LED AREA AND ROADWAY L, TEST IS SCALED FROM IESNA LM-7<br>LAMPS: (32) , 10622 LUMENS, BLST: , LLF = 0.90 @15.00 |
| P2 | 2 | GLEON-AE | COOPER LIGHTING, GLEON-AE-02-LED-E1-T2,<br>GALLEON LED AREA AND ROADWAY L, TEST IS SCALED FROM IESNA LM-7<br>LAMPS: (32) , 11247 LUMENS, BLST: , LLF = 0.90 @20.00 |
| PC1 | 6 | MC10LEDS | PRESCOLITE, MC10LEDS9L35K8DM1WIHWFL45SL26BL (800mA),<br>Cylinder, 10in, 360 Nichia LED, mA<br>LAMPS: ( 1) 757DT-V1, 8539 LUMENS, BLST: OT40W/PRG1400C/, LLF = 0.90 @12.50 |



# 8" High Lumen LED Downlight

# MD8LED

120 - 277V, 347V
0-10V Dimming

DATE: TYPE:

FIRM NAME:

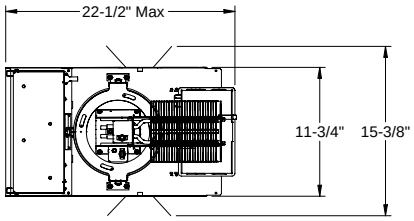
PROJECT:

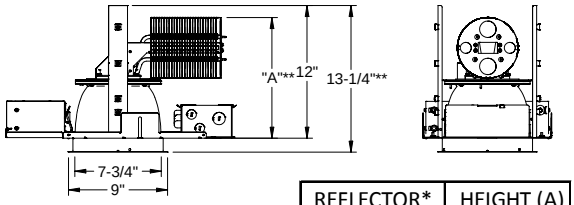
Architektūr

Variable Intensity Technology

ENERGY STAR

Ceiling Cutout: 8¼"
Maximum Ceiling Thickness 1¼"
Consult factory for ceiling thickness to 2"
For conversion to millimeters, multiply inches by 25.4
Not to Scale




| REFLECTOR* | HEIGHT (A) |
|---|---|
| 25° | 18" |
| 35° | 15" |
| 45° | 11" |
| 55° | 10" |

*WITH LENS ASSEMBLY
**Dimension "A" may or may not be limiting vertical dimension depending upon chosen reflector.

**APPLICATIONS:**
Architektur MD8LED Series is a 8" specification grade high output LED downlight capable of delivering over 16,500 lumens and designed for ceiling heights from 20 to 60 feet. Combining energy savings, long life, low maintenance cost & controllability, it is an excellent alternative to metal halide (up to 250 watts) and quartz (up to 500 watts) fixtures. ENERGY STAR® qualified. Rated for a minimum of 50,000 hours life with 70% Lumen maintenance up to 40C (104F) when free airflow is available around the fixture. Rated for a minimum of 60,000 hours life with 85% lumen maintenance up to 30C (86F) when free airflow is available around the fixture and no lens is present

**HOUSING:**
18 gauge corrosion protected steel platform designed for accessibility. Pre-wired J-box with snap-on covers. Separate power supply module serviceable and removable from above or below the ceiling. Power supply module is connected to the LED light engine using a locking plug-in connector. Approved for 8 (4 in/4 out) No. 12 AWG conductors rated for 90 C through wiring. Variable light engine mounts allow reflectors to be interchanged in the field.

**REFLECTOR:**
High purity spun aluminum self-flanged reflector with iridescence suppressed Alzak anodized finish. Available in specular and semi-specular finish in a variety of anodized colors as well as painted trim options. Offered in 25°, 35°, 45°, and 55° optical distributions as well as lens options for wet location applications. Easy to install yoke mounting system with safety tether included.

**LED LIGHT ENGINE:**
The MD8LED uses up to 480 individual Nichia LEDs specifically mixed to provide a minimum of 80 CRI with 3 SCDM color consistency. The LED light engine is available in multiple lumen packages and color temperatures to accommodate any design requirement. The use of individual LEDs to achieve these lumen packages enables optimal thermal management while creating a visually pleasing diffuse appearance in the ceiling. The LED light engine is coupled to a passive heat sink utilizing innovative heat pipe technology, and is protected with a self resetting thermal protector.

**LED DRIVER:**
Each string of 120 LEDs is powered by a single 40 watt, constant current OSRAM LED driver (up for 4 drivers per fixture). The driver is UL8750 and Class 2 compliant. Lutron Series A drivers also available

**DIMMING:**
Standard 0-10v dimming provides flicker-free dimming to 10%. For sizing of the circuit control, the dimming circuit may require up to 1.2mA of sink current. See list of compatible dimmers on page 4.

Lutron 2-wire, 3-wire, and EcoSystem, or 0-10V dimming available to 1%, and DMX to 0.1%.

**INSTALLATION:**
Universal adjustable mounting brackets accommodate 1.5" or ¾" lathing channel or ½" EMT (by others) or Prescolite B24 or B6 bar hangers.

**CERTIFICATIONS:**
CSA certified to US and Canadian safety standards. Suitable for damp locations, or wet locations with a lens. Non-IC rated and approved for 90°C, 4IN/4OUT, through branch wiring. ENERGY STAR® qualified with open clear Alzak reflector. Product is marked spacing and must be installed with the following minimum spacings:

Center to Center of adjacent luminaires : 36"

Minimum Overhead Clearance: 19"

(To bottom of metal pan)

Center of Luminaire to Side of Building Member : 18"

**WARRANTY:**
5 Year Warranty. See www.prescolite.com for details.

Order housing, reflector, and accessories separately

CATALOG NUMBER: EXAMPLE: MD8LED12L35K8-8MD12LWFL45

**HOUSING**
- ❑ **MD8LED** 8" High output LED housing

**OUTPUT**
- ❑ **3L[2]** 3000 Delivered Lumens
- ❑ **6L[2]** 6000 Delivered Lumens
- ❑ **9L[2]** 9000 Delivered Lumens
- ❑ **12L[2]** 12000 Delivered Lumens
- ❑ **15L[2]** 15000 Delivered Lumens

**LED COLOR TEMP**
- ❑ **27K** 2700 Kelvin
- ❑ **30K** 3000 Kelvin
- ❑ **35K** 3500 Kelvin
- ❑ **40K** 4000 Kelvin
- ❑ **50K[4]** 5000 Kelvin

**CRI**
- ❑ **8** 80+ CRI
- ❑ **9[4]** 90+ CRI

**VOLTAGE**
- ❑ **Blank** 120 thru 277 Volt
- ❑ **120V** 120 Volt (for 2DM only)
- ❑ **347[3]** 347 Volt

**OPTIONS**
- ❑ **Blank** Standard 0-10V dimming
- ❑ **HDM** Lutron 3-wire/EcoSystem to 1%
- ❑ **2DM** Lutron 2-wire Leading Edge to 1% (120v only)
- ❑ **DM1** Osram dimming to 1% 0-10V
- ❑ **DMX** DMX-512 Enabled
- ❑ **LF[5]**_____ Variable Intensity Lighting Lumen Factor

**TRIM APERTURE**
- ❑ **8MD** 8" Alzak Reflector

**OUTPUT**
- ❑ **3L[2]** Suitable for 3000 Lumen Housings
- ❑ **6L[2]** Suitable for 6000 Lumen Housings
- ❑ **9L[2]** Suitable for 9000 Lumen Housings
- ❑ **12L[2]** Suitable for 12000 Lumen Housings
- ❑ **15L[2]** Suitable for 15000 Lumen Housings

**BEAM ANGLE**
- ❑ **MD25** Nominal 25 Degree Cutoff
- ❑ **FL35** Nominal 35 Degree Cutoff
- ❑ **WFL45** Nominal 45 Degree Cutoff
- ❑ **XFL55** Nominal 55 Degree Cutoff

**REFLECTOR FINISH**
- ❑ **Blank** Specular
- ❑ **SS** Semi-Specular

**REFLECTOR COLORS**
- ❑ **Blank** Clear Alzak
- ❑ **CG** Champagne Gold Alzak
- ❑ **BL** Black Alzak
- ❑ **WE** Wheat Alzak
- ❑ **LW** Light Wheat Alzak
- ❑ **PW** Pewter Alzak
- ❑ **BC[1]** Painted Black Cone
- ❑ **WC[1]** Painted White Cone

**REFLECTOR OPTIONS**
- ❑ **Blank** No Lens
- ❑ **CL** Clear Lens over LEDs (wet location)
- ❑ **SL** Solite Softening Lens over LEDs (wet location)
- ❑ **WT** Painted White Flange
- ❑ **BT** Painted Black Flange

**ACCESSORIES**
- ❑ **B24** Set of two(2) 24" bar hangers for T-bar ceilings
- ❑ **B6** Set of two (2) bar hangers for ceiling joist up to 24" centers
- ❑ **SCA8D_** Sloped ceiling adapter (see note on page 6)

[1]Must specify either WT or BT for painted cone
[2]Housing and reflector output must be consistent
[3]Available in standard 0-10V dimming only.
[4]50K not available in 90 CRI
[5] Lumen factor available in 5% increments, from 55% (055) to 125% (125) on the 3L, 6L, 9L or 12L housings. See page 2 for more information

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In a continuing effort to offer the best product possible we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product.
Web: **www.prescolite.com** • Tech Support: **(888) 777-4832**

# PHOTOMETRIC DATA

## Architektur- 8" High Lumen MD8LED

| DRIVER DATA | MD8LED3L | MD8LED6L | MD8LED9L | MD8LED12L | MD8LED15L |
|---|---|---|---|---|---|
| Input Voltage | 120-277V | 120-277V | 120-277V | 120-277V | 120-277V |
| Input Frequency | 50/60 Hz | 50/60 Hz | 50/60 Hz | 50/60 Hz | 50/60 Hz |
| Input Current | 0.28 (120v) | 0.56 (120v) | 0.83 (120v) | 1.10 (120v) | 1.48 (120v) |
| | 0.12 (277v) | 0.24 (277v) | 0.36 (277v) | 0.48 (277v) | 0.64 (277v) |
| Input Power | 34W | 67W | 99W | 132W | 178W |
| Constant Current Output | 800mA | 800mA | 800mA | 800mA | 1050mA |
| Power Factor | ≥0.90 | ≥0.90 | ≥0.90 | ≥0.90 | ≥0.90 |
| THD | <25% | <20% | <20% | <20% | <20% |
| EMI Filtering | FCC 47CFR | FCC 47CFR | FCC 47CFR | FCC 47CFR | FCC 47CFR |
| | Part 15, Class A | Part 15, Class A | Part 15, Class A | Part 15, Class A | Part 15, Class A |
| Operating Temperature | -20°C to 40°C* | -20°C to 40°C* | -20°C to 40°C* | -20°C to 40°C* | -20°C to 40°C* |
| Dimming | 0-10V | 0-10V | 0-10V | 0-10V | 0-10V |

Over-voltage, over-current, short-circuit protected

**347V: Utilizes step-down transformer with 7% increase in power consumption for all 347V models

*See application notes on page 1 for details

**Lumen Multiplier Table**

Photometrics for the MD8LED are published below at a nominal 3500 Kelvin temperature. This table may be used to approximate the lumen values at different Kelvin temperatures. Power consumption would stay the same.

| | |
|---|---|
| 5000 Kelvin | 1.14 |
| 4000 Kelvin | 1.03 |
| 3500 Kelvin | 1.00 |
| 3000 Kelvin | 1.00 |
| 2700 Kelvin | 0.91 |
| Solite Lens | 0.87 |
| 90 CRI..... | 0.80 |

Variable Intensity Technology

**VARIABLE INTENSITY LIGHTING**
**LUMEN FACTOR (LF)**

The Megalum offers the ability to deliver precisely the amount of light you need for any downlighting application - from less than 2000 lumens to nearly 17000 lumens! The standard Megalum 3L, 6L, 9L and 12L fixtures can all be tuned from 55% to 125% of their published lumen outputs. Simply select your light engine, and in the housing options select a lumen factor (LF___). Note, this is not available on the '15L' lumen package.

In most lighting calculation software, the "LF" can be used in the ballast factor input to adjust the calculated light levels.

| Lumen Factor | 055 | 060 | 065 | 070 | 075 | 080 | 085 | 090 | 095 | 100 | 105 | 110 | 115 | 120 | 125 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Watt Factor | 0.52 | 0.57 | 0.62 | 0.67 | 0.72 | 0.78 | 0.83 | 0.89 | 0.94 | 1 | 1.06 | 1.13 | 1.20 | 1.27 | 1.35 |

It is also important to note that the input power also changes in the same direction, but not in proportion to the lumens. The 'watt factor' corresponding to the appropriate 'lumen factor' can be used to calculate the input power.

Example:
Desired: 7000 Lumens using a FL35 open reflector
MD8 6L FL35 Open fixture provides 5995 delivered lumens and requires 66.5 input watts (chart, page 3)
Choose: LF120. 5995 lumens x 1.2 = **7194 Delivered Lumens**
Calculated Watts: The corresponding Watt Factor to LF120 = 1.27
66.5 watts x 1.27 = **84.5 input watts**


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# PHOTOMETRIC DATA

## Delivered Lumens

The table below shows the delivered lumens for the various lumen outputs and beam distributions. Use this chart in connection with the lumen factor (LF) capability to deliver any output required.

| Output | Beam | Lens | Delivered Lumens | Input Watts | Lumens Per Watt | Test Number | Full Catalog String |
|---|---|---|---|---|---|---|---|
| 15L | XFL55 | Open | 16826 | 178.2 | 94.4 | IES | MD8LED15L35K8 8MD15LXFL55 |
| 15L | WFL45 | Open | 15829 | 177.5 | 89.2 | IES | MD8LED15L35K8 8MD15LWFL45 |
| 15L | FL35 | Open | 15320 | 177.2 | 86.5 | IES | MD8LED15L35K8 8MD15LFL35 |
| 15L | MD25 | Open | 8498 | 176.6 | 48.1 | IES | MD8LED15L35K8 8MD15LMD25 |
| | | | | | | | |
| 15L | XFL55 | SL | 15091 | 177.9 | 84.8 | IES | MD8LED15L35K8 8MD15LXFL55SL |
| 15L | WFL45 | SL | 14093 | 177.8 | 79.3 | IES | MD8LED15L35K8 8MD15LWFL45SL |
| 15L | FL35 | SL | 13494 | 177.1 | 76.2 | IES | MD8LED15L35K8 8MD15LFL35SL |
| 15L | MD25 | SL | 7359 | 176.6 | 41.7 | IES | MD8LED15L35K8 8MD15LMD25SL |
| 12L | XFL55 | Open | 13350 | 132 | 101.1 | IES | MD8LED12L35K8 8MD12LXFL55 |
| 12L | WFL45 | Open | 12647 | 131.9 | 95.9 | IES | MD8LED12L35K8 8MD12LWFL45 |
| 12L | FL35 | Open | 12290 | 131.6 | 93.4 | IES | MD8LED12L35K8 8MD12LFL35 |
| 12L | MD25 | Open | 6259 | 131.2 | 47.7 | IES | MD8LED12L35K8 8MD12LMD25 |
| | | | | | | | |
| 12L | XFL55 | SL | 12072 | 131.8 | 91.6 | IES | MD8LED12L35K8 8MD12LXFL55SL |
| 12L | WFL45 | SL | 11248 | 131.9 | 85.3 | IES | MD8LED12L35K8 8MD12LWFL45SL |
| 12L | FL35 | SL | 10937 | 131.7 | 83 | IES | MD8LED12L35K8 8MD12LFL35SL |
| 12L | MD25 | SL | 5915 | 131.1 | 45.1 | IES | MD8LED12L35K8 8MD12LMD25SL |
| 9L | XFL55 | Open | 10099 | 99.2 | 101.8 | IES | MD8LED9L35K8 8MD9LXFL55 |
| 9L | WFL45 | Open | 9575 | 99.2 | 96.5 | IES | MD8LED9L35K8 8MD9LWFL45 |
| 9L | FL35 | Open | 9280 | 99.1 | 93.6 | IES | MD8LED9L35K8 8MD9LFL35 |
| 9L | MD25 | Open | 4867 | 99 | 49.2 | IES | MD8LED9L35K8 8MD9LMD25 |
| | | | | | | | |
| 9L | XFL55 | SL | 9146 | 99.1 | 92.3 | IES | MD8LED9L35K8 8MD9LXFL55SL |
| 9L | WFL45 | SL | 8526 | 99.2 | 85.9 | IES | MD8LED9L35K8 8MD9LWFL45SL |
| 9L | FL35 | SL | 8226 | 98.8 | 83.3 | IES | MD8LED9L35K8 8MD9LFL35SL |
| 9L | MD25 | SL | 4600 | 99 | 46.5 | IES | MD8LED9L35K8 8MD9LMD25SL |
| 6L | XFL55 | Open | 6822 | 66.5 | 102.6 | IES | MD8LED6L35K8 8MD6LXFL55 |
| 6L | WFL45 | Open | 6766 | 66.6 | 101.6 | IES | MD8LED6L35K8 MD6LWFL45 |
| 6L | FL35 | Open | 5995 | 66.5 | 90.2 | IES | MD8LED6L35K8 8MD6LFL35 |
| 6L | MD25 | Open | 5210 | 66.4 | 78.5 | IES | MD8LED6L35K8 8MD6LMD25 |
| | | | | | | | |
| 6L | XFL55 | SL | 5813 | 66.5 | 87.4 | IES | MD8LED6L35K8 8MD6LXFL55SL |
| 6L | WFL45 | SL | 6060 | 66.5 | 91.1 | IES | MD8LED6L35K8 8MD6LWFL45SL |
| 6L | FL35 | SL | 5499 | 66.5 | 82.7 | IES | MD8LED6L35K8 8MD6LFL35SL |
| 6L | MD25 | SL | 4792 | 66.5 | 72.1 | IES | MD8LED6L35K8 8MD6LMD25SL |
| 3L | XFL55 | Open | 3473 | 33.9 | 102.4 | IES | MD8LED3L35K8 8MD3LXFL55 |
| 3L | WFL45 | Open | 3426 | 33.9 | 101.1 | IES | MD8LED3L35K8 8MD3LWFL45 |
| 3L | FL35 | Open | 3081 | 33.9 | 90.9 | IES | MD8LED3L35K8 8MD3LFL35 |
| 3L | MD25 | Open | 2752 | 33.9 | 81.2 | IES | MD8LED3L35K8 8MD3LMD25 |
| | | | | | | | |
| 3L | XFL55 | SL | 2998 | 33.8 | 88.7 | IES | MD8LED3L35K8 8MD3LXFL55SL |
| 3L | WFL45 | SL | 3071 | 33.9 | 90.6 | IES | MD8LED3L35K8 8MD3LWFL45SL |
| 3L | FL35 | SL | 2816 | 34 | 82.8 | IES | MD8LED3L35K8 8MD3LFL35SL |
| 3L | MD25 | SL | 2519 | 33.9 | 74.3 | IES | MD8LED3L35K8 8MD3LMD25SL |


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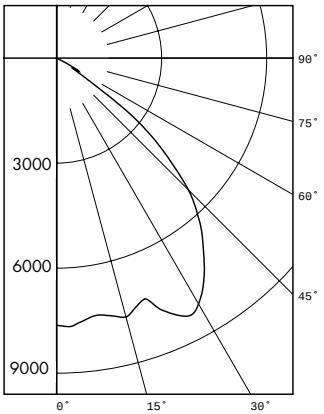
# PHOTOMETRIC DATA

**MD8LED15L35K8-8MD15LXFL55**
LED Light Engine: 3500K, 80+ CRI
System Wattage: 178.2W
Fixture Delivered Lumens: 16825
Fixture Efficacy: 94.4
Spacing Criteria: 1.4




**CANDELA DISTRIBUTION**

| DEG | CANDELA |
|---|---|
| 0 | 7631 |
| 5 | 7577 |
| 15 | 7655 |
| 25 | 8091 |
| 35 | 7357 |
| 45 | 5326 |
| 55 | 1222 |
| 65 | 63 |
| 75 | 19 |
| 85 | 3 |
| 90 | 0 |

Test No. P14.00896
Tested at 25°C Ambient in accordance to IESNA LM-79-2008

**ZONAL LUMEN SUMMARY**

| ZONE | LUMENS | %FIXT |
|---|---|---|
| 0-40 | 11126 | 66.1 |
| 0-60 | 16612 | 98.7 |
| 0-90 | 16825 | 100.0 |
| 0-180 | 16825 | 100.0 |

**LUMINANCE DATA IN CANDELA/ SQ. METER**

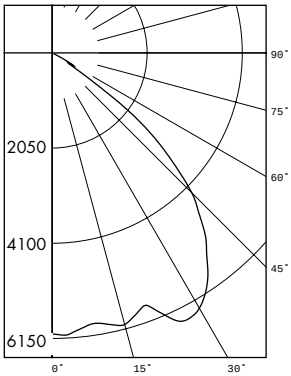
| Angle in Vertical | Average - 0° |
|---|---|
| 45° | 232178 |
| 55° | 65673 |
| 65° | 4595 |
| 75° | 2263 |
| 85° | 1061 |

**COEFFICIENTS OF UTILIZATION** Zonal Cavity Method

| Room Cavity Ratio | % Effective Ceiling Cavity Reflectance | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 80% | | | | 70% | | | | 50% | | | 30% | | | 10% | | | |
| | 20% Effective Floor Cavity Reflectance | | | | | | | | | | | | | | | | | |
| | % Wall Reflectance | | | | | | | | | | | | | | | | | |
| | 70 | 50 | 30 | 10 | 70 | 50 | 30 | 10 | 50 | 30 | 10 | 50 | 30 | 10 | 50 | 30 | 10 |
| 1 | 112 | 109 | 106 | 103 | 109 | 106 | 104 | 101 | 102 | 100 | 98 | 99 | 97 | 95 | 95 | 94 | 92 |
| 2 | 105 | 98 | 93 | 89 | 102 | 97 | 92 | 88 | 93 | 89 | 86 | 90 | 87 | 84 | 87 | 85 | 82 |
| 3 | 97 | 89 | 83 | 78 | 95 | 88 | 82 | 77 | 85 | 80 | 76 | 82 | 78 | 75 | 80 | 76 | 73 |
| 4 | 90 | 81 | 74 | 68 | 88 | 80 | 73 | 68 | 77 | 72 | 67 | 75 | 70 | 66 | 73 | 69 | 65 |
| 5 | 84 | 73 | 66 | 60 | 82 | 72 | 65 | 60 | 70 | 64 | 60 | 69 | 63 | 59 | 67 | 62 | 58 |
| 6 | 78 | 67 | 59 | 54 | 76 | 66 | 59 | 54 | 64 | 58 | 53 | 63 | 57 | 53 | 61 | 56 | 52 |
| 7 | 73 | 61 | 54 | 48 | 71 | 60 | 53 | 48 | 59 | 53 | 48 | 58 | 52 | 47 | 56 | 51 | 47 |
| 8 | 68 | 56 | 49 | 43 | 67 | 55 | 48 | 43 | 54 | 48 | 43 | 53 | 47 | 43 | 52 | 47 | 43 |
| 9 | 64 | 52 | 44 | 39 | 62 | 51 | 44 | 39 | 50 | 44 | 39 | 49 | 43 | 39 | 48 | 43 | 39 |
| 10 | 60 | 48 | 41 | 36 | 59 | 47 | 40 | 36 | 46 | 40 | 36 | 45 | 40 | 35 | 45 | 39 | 35 |

**MD8LED15L35K8-8MD15LXFL55** Test No. 14.00896

**MD8LED12L35K8-8MD12LXFL55**
LED Light Engine: 3500K, 80+ CRI
System Wattage: 132.0W
Fixture Delivered Lumens: 13350
Fixture Efficacy: 101.1
Spacing Criteria: 1.4




**CANDELA DISTRIBUTION**

| DEG | CANDELA |
|---|---|
| 0 | 6050 |
| 5 | 6007 |
| 15 | 6056 |
| 25 | 6366 |
| 35 | 5857 |
| 45 | 4260 |
| 55 | 1091 |
| 65 | 48 |
| 75 | 15 |
| 85 | 2 |
| 90 | 0 |

Test No. 9375
Tested at 25°C Ambient in accordance to IESNA LM-79-2008

**ZONAL LUMEN SUMMARY**

| ZONE | LUMENS | %FIXT |
|---|---|---|
| 0-40 | 8782 | 65.8 |
| 0-60 | 13183 | 98.8 |
| 0-90 | 13350 | 100.0 |
| 0-180 | 13350 | 100.0 |

**LUMINANCE DATA IN CANDELA/ SQ. METER**

| Angle in Vertical | Average - 0° |
|---|---|
| 45° | 185708 |
| 55° | 58633 |
| 65° | 3501 |
| 75° | 1786 |
| 85° | 707 |

**COEFFICIENTS OF UTILIZATION** Zonal Cavity Method

| Room Cavity Ratio | % Effective Ceiling Cavity Reflectance | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 80% | | | | 70% | | | | 50% | | | 30% | | | 10% | | | |
| | 20% Effective Floor Cavity Reflectance | | | | | | | | | | | | | | | | | |
| | % Wall Reflectance | | | | | | | | | | | | | | | | | |
| | 70 | 50 | 30 | 10 | 70 | 50 | 30 | 10 | 50 | 30 | 10 | 50 | 30 | 10 | 50 | 30 | 10 |
| 1 | 112 | 109 | 106 | 103 | 109 | 106 | 104 | 101 | 102 | 100 | 98 | 99 | 97 | 95 | 95 | 94 | 92 |
| 2 | 105 | 98 | 93 | 89 | 102 | 97 | 92 | 88 | 93 | 89 | 86 | 90 | 87 | 84 | 87 | 85 | 82 |
| 3 | 97 | 89 | 83 | 78 | 95 | 88 | 82 | 77 | 85 | 80 | 76 | 82 | 78 | 74 | 80 | 76 | 73 |
| 4 | 90 | 81 | 74 | 68 | 88 | 79 | 73 | 68 | 77 | 71 | 67 | 75 | 70 | 66 | 73 | 69 | 65 |
| 5 | 84 | 73 | 66 | 60 | 82 | 72 | 65 | 60 | 70 | 64 | 59 | 68 | 63 | 59 | 67 | 62 | 58 |
| 6 | 78 | 67 | 59 | 54 | 76 | 66 | 59 | 54 | 64 | 58 | 53 | 63 | 57 | 53 | 61 | 56 | 52 |
| 7 | 73 | 61 | 53 | 48 | 71 | 60 | 53 | 48 | 59 | 52 | 48 | 58 | 52 | 47 | 56 | 51 | 47 |
| 8 | 68 | 56 | 48 | 43 | 67 | 55 | 48 | 43 | 54 | 48 | 43 | 53 | 47 | 43 | 52 | 47 | 43 |
| 9 | 64 | 52 | 44 | 39 | 62 | 51 | 44 | 39 | 50 | 43 | 39 | 49 | 43 | 39 | 48 | 43 | 39 |
| 10 | 60 | 48 | 40 | 36 | 58 | 47 | 40 | 36 | 46 | 40 | 35 | 45 | 39 | 35 | 45 | 39 | 35 |

**MD8LED1235K8 8MD12LXFL55** Test No. 9357



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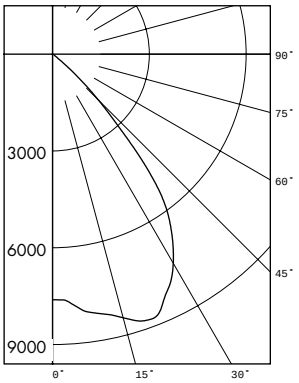
# PHOTOMETRIC DATA

## Architektur- 8" High Lumen MD8LED

**MD8LED12L35K8-8MD12LWFL45**
LED Light Engine: 3500K, 80+ CRI
System Wattage: 131.9W
Fixture Delivered Lumens: 12647
Fixture Efficacy: 95.9
Spacing Criteria: 1.2




**CANDELA DISTRIBUTION**

| DEG | CANDELA |
|---|---|
| 0 | 7610 |
| 5 | 7816 |
| 15 | 8458 |
| 25 | 8262 |
| 35 | 6332 |
| 45 | 2019 |
| 55 | 120 |
| 65 | 26 |
| 75 | 10 |
| 85 | 2 |
| 90 | 0 |

Test No. 9361
Tested at 25°C Ambient in accordance to IESNA LM-79-2008

**ZONAL LUMEN SUMMARY**

| ZONE | LUMENS | %FIXT |
|---|---|---|
| 0-40 | 10821 | 85.6 |
| 0-60 | 12607 | 99.7 |
| 0-90 | 12647 | 100.0 |
| 0-180 | 12647 | 100.0 |

**LUMINANCE DATA IN CANDELA/ SQ. METER**

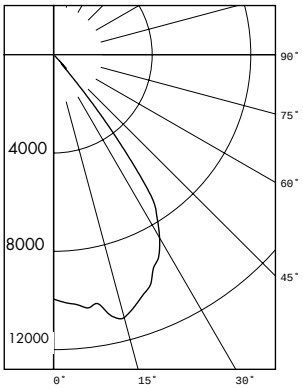
| Angle in Vertical | Average - 0° |
|---|---|
| 45° | 88015 |
| 55° | 6449 |
| 65° | 1896 |
| 75° | 1191 |
| 85° | 707 |

**COEFFICIENTS OF UTILIZATION** Zonal Cavity Method

| Room Cavity Ratio | % Effective Ceiling Cavity Reflectance | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 80% | | | | 70% | | | | 50% | | | 30% | | | 10% | | |
| | 20% Effective Floor Cavity Reflectance | | | | | | | | | | | | | | | | |
| | % Wall Reflectance | | | | | | | | | | | | | | | | |
| | 70 | 50 | 30 | 10 | 70 | 50 | 30 | 10 | 50 | 30 | 10 | 50 | 30 | 10 | 50 | 30 | 10 |
| 1 | 113 | 110 | 107 | 105 | 110 | 108 | 105 | 103 | 104 | 102 | 100 | 100 | 98 | 97 | 97 | 95 | 94 |
| 2 | 107 | 101 | 97 | 93 | 104 | 100 | 95 | 92 | 96 | 93 | 90 | 93 | 90 | 88 | 90 | 88 | 86 |
| 3 | 100 | 93 | 88 | 83 | 98 | 92 | 87 | 83 | 89 | 85 | 81 | 87 | 83 | 80 | 84 | 81 | 79 |
| 4 | 94 | 86 | 80 | 75 | 93 | 85 | 79 | 75 | 83 | 78 | 74 | 81 | 76 | 73 | 79 | 75 | 72 |
| 5 | 89 | 80 | 73 | 68 | 87 | 79 | 72 | 68 | 77 | 71 | 67 | 75 | 70 | 67 | 73 | 69 | 66 |
| 6 | 84 | 74 | 67 | 62 | 82 | 73 | 67 | 62 | 71 | 66 | 62 | 70 | 65 | 61 | 68 | 64 | 61 |
| 7 | 79 | 68 | 62 | 57 | 77 | 68 | 61 | 57 | 66 | 61 | 56 | 65 | 60 | 56 | 64 | 59 | 56 |
| 8 | 74 | 64 | 57 | 52 | 73 | 63 | 57 | 52 | 62 | 56 | 52 | 61 | 55 | 52 | 60 | 55 | 51 |
| 9 | 70 | 59 | 53 | 48 | 69 | 59 | 52 | 48 | 58 | 52 | 48 | 57 | 51 | 48 | 56 | 51 | 48 |
| 10 | 66 | 55 | 49 | 45 | 65 | 55 | 49 | 44 | 54 | 48 | 44 | 53 | 48 | 44 | 52 | 48 | 44 |

**MD8LED12L35K8 8MD12LWFL45** Test No. 9361

**MD8LED12L35K8-8MD12LFL35**
LED Light Engine: 3500K, 80+ CRI
System Wattage: 131.6W
Fixture Delivered Lumens: 12290
Fixture Efficacy: 93.4
Spacing Criteria: 1.1




**CANDELA DISTRIBUTION**

| DEG | CANDELA |
|---|---|
| 0 | 9942 |
| 5 | 10192 |
| 15 | 11073 |
| 25 | 9585 |
| 35 | 6580 |
| 45 | 163 |
| 55 | 33 |
| 65 | 13 |
| 75 | 5 |
| 85 | 1 |
| 90 | 0 |

Test No. 9366
Tested at 25°C Ambient in accordance to IESNA LM-79-2008

**ZONAL LUMEN SUMMARY**

| ZONE | LUMENS | |
|---|---|---|
| 0-40 | 11965 | 97.4 |
| 0-60 | 12269 | 99.8 |
| 0-90 | 12290 | 100.0 |
| 0-180 | 12290 | 100.0 |

**LUMINANCE DATA IN CANDELA/ SQ. METER**

| Angle in Vertical | Average - 0° |
|---|---|
| 45° | 4548 |
| 55° | 1135 |
| 65° | 607 |
| 75° | 381 |
| 85° | 226 |

**COEFFICIENTS OF UTILIZATION** Zonal Cavity Method

| Room Cavity Ratio | % Effective Ceiling Cavity Reflectance | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 80% | | | | 70% | | | | 50% | | | 30% | | | 10% | | |
| | 20% Effective Floor Cavity Reflectance | | | | | | | | | | | | | | | | |
| | % Wall Reflectance | | | | | | | | | | | | | | | | |
| | 70 | 50 | 30 | 10 | 70 | 50 | 30 | 10 | 50 | 30 | 10 | 50 | 30 | 10 | 50 | 30 | 10 |
| 1 | 113 | 111 | 108 | 106 | 111 | 109 | 106 | 104 | 105 | 103 | 101 | 101 | 99 | 98 | 97 | 96 | 95 |
| 2 | 108 | 103 | 99 | 96 | 106 | 101 | 98 | 94 | 98 | 95 | 92 | 95 | 93 | 90 | 92 | 90 | 89 |
| 3 | 102 | 96 | 91 | 87 | 100 | 94 | 90 | 86 | 92 | 88 | 85 | 89 | 86 | 83 | 87 | 85 | 82 |
| 4 | 97 | 89 | 84 | 80 | 95 | 88 | 83 | 79 | 86 | 82 | 78 | 84 | 80 | 77 | 82 | 79 | 76 |
| 5 | 92 | 84 | 78 | 73 | 90 | 83 | 77 | 73 | 81 | 76 | 72 | 79 | 75 | 72 | 78 | 74 | 71 |
| 6 | 87 | 78 | 72 | 68 | 86 | 77 | 72 | 68 | 76 | 71 | 67 | 74 | 70 | 67 | 73 | 69 | 66 |
| 7 | 83 | 73 | 67 | 63 | 81 | 73 | 67 | 63 | 71 | 66 | 62 | 70 | 65 | 62 | 69 | 65 | 62 |
| 8 | 78 | 69 | 63 | 58 | 77 | 68 | 62 | 58 | 67 | 62 | 58 | 66 | 61 | 58 | 65 | 61 | 58 |
| 9 | 74 | 65 | 59 | 55 | 73 | 64 | 58 | 54 | 63 | 58 | 54 | 62 | 58 | 54 | 61 | 57 | 54 |
| 10 | 71 | 61 | 55 | 51 | 70 | 60 | 55 | 51 | 60 | 54 | 51 | 59 | 54 | 51 | 58 | 54 | 50 |

**MD8LED12L35K8 8MD12LFL35** Test No. 9366



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# PHOTOMETRIC DATA

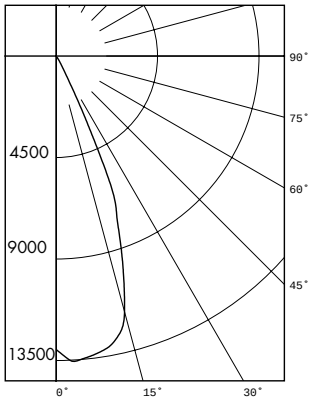
**MD8LED12L35K8-8MD12LMD25**
LED Light Engine: 3500K, 80+ CRI
System Wattage: 131.2W
Fixture Delivered Lumens: 6259
Fixture Efficacy: 47.7
Spacing Criteria: 0.6

**ZONAL LUMEN SUMMARY**

| ZONE | LUMENS | %FIXT |
|---|---|---|
| 0-40 | 6200 | 99.1 |
| 0-60 | 6249 | 99.8 |
| 0-90 | 6259 | 100.0 |
| 0-180 | 6259 | 100.0 |

**LUMINANCE DATA IN CANDELA/ SQ. METER**

| Angle in Vertical | Average - 0° |
|---|---|
| 45° | 1831 |
| 55° | 806 |
| 65° | 438 |
| 75° | 357 |
| 85° | 354 |




**CANDELA DISTRIBUTION**

| DEG | CANDELA |
|---|---|
| 0 | 13008 |
| 5 | 13478 |
| 15 | 11740 |
| 25 | 3299 |
| 35 | 191 |
| 45 | 42 |
| 55 | 15 |
| 65 | 6 |
| 75 | 3 |
| 85 | 1 |
| 90 | 0 |

Test No. 9353
Tested at 25°C Ambient in accordance to IESNA LM-79-2008

**COEFFICIENTS OF UTILIZATION** Zonal Cavity Method

| Room Cavity Ratio | % Effective Ceiling Cavity Reflectance | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 80% | | | | 70% | | | | 50% | | | | 30% | | | 10% | |
| | 20% Effective Floor Cavity Reflectance | | | | | | | | | | | | | | | | |
| | % Wall Reflectance | | | | | | | | | | | | | | | | |
| | 70 | 50 | 30 | 10 | 70 | 50 | 30 | 10 | 50 | 30 | 10 | 50 | 30 | 10 | 50 | 30 | 10 |
| 1 | 112 | 109 | 106 | 103 | 109 | 106 | 104 | 101 | 102 | 100 | 98 | 99 | 97 | 95 | 95 | 94 | 92 |
| 2 | 105 | 98 | 93 | 89 | 102 | 97 | 92 | 88 | 93 | 89 | 86 | 90 | 87 | 84 | 87 | 85 | 82 |
| 3 | 97 | 89 | 83 | 78 | 95 | 88 | 82 | 77 | 85 | 80 | 76 | 82 | 78 | 75 | 80 | 76 | 73 |
| 4 | 90 | 81 | 74 | 68 | 88 | 80 | 73 | 68 | 77 | 72 | 67 | 75 | 70 | 66 | 73 | 69 | 65 |
| 5 | 84 | 73 | 66 | 60 | 82 | 72 | 65 | 60 | 70 | 64 | 60 | 69 | 63 | 59 | 67 | 62 | 58 |
| 6 | 78 | 67 | 59 | 54 | 76 | 66 | 59 | 54 | 64 | 58 | 53 | 63 | 57 | 53 | 61 | 56 | 52 |
| 7 | 73 | 61 | 54 | 48 | 71 | 60 | 53 | 48 | 59 | 53 | 48 | 58 | 52 | 47 | 56 | 51 | 47 |
| 8 | 68 | 56 | 49 | 43 | 67 | 55 | 48 | 43 | 54 | 48 | 43 | 53 | 47 | 43 | 52 | 47 | 43 |
| 9 | 64 | 52 | 44 | 39 | 62 | 51 | 44 | 39 | 50 | 44 | 39 | 49 | 43 | 39 | 48 | 43 | 39 |
| 10 | 60 | 48 | 41 | 36 | 59 | 47 | 40 | 36 | 46 | 40 | 36 | 45 | 40 | 35 | 45 | 39 | 35 |

**MD8LED12L35K8-8MD12LMD25** Test No. 9353

## Dimming Compatibility Table

| Dimming Ballast | Manufacturer | Web Link |
|---|---|---|
| DM/DM1 | Lutron DVTV | http://bit.ly/11jSvZg |
| DM/DM1 | Leviton AWRMG-7xx, AWSMG-7xx, AWSMT-7xx | http://bit.ly/1BJn2R9 |
| HDM | Lutron | http://bit.ly/1vtjHAl |
| 2DM | Lutron | http://bit.ly/1nF4Zp1 |

**DMX**
See instruction sheet on www.prescolite.com for connection & installation information.
Other useful links: http://www.eldoled.com/led-drivers/powerdrive/50-watt/ac-561s/

**SCA8D**
When ordering a sloped ceiling adapter, specify the degree of slope in 5° increments, maximum of 35°. For a more precise degree or wet ceiling applications, please contact factory. Sloped ceiling adapter and housing must be installed at the same time.

Variable Intensity Technology

**Variable Intensity Technology**
Offering the ability to deliver precisely the amount of light you need for any downlighting application- from less than 2000 lumens to more than 16,500 lumens. The standard Megalum 3L, 6L, 9L, and 12L fixtures can all be tuned from 55% to 125% of their published lumen outputs. This is not available on the 15L lumen package.

prescolite
Web: **www.prescolite.com** • Tech Support: **(888) 777-4832**
701 Millennium Boulevard • Greenville, SC 29607 U.S.A. • Phone (864) 678-1000
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HUBBELL®
Hubbell Lighting, Inc.

**LitePro 2.037 Point-By-Point Results** 6/18/2015

PROJECT: Hampton Inn Parking Lot/21504.08 GROUP: Parking Lot AREA: Porte Cochere GRID: z=0
PREPARED BY:
VALUES ARE FC, SCALE: 1 IN= 8.0FT, HORZ GRID (U), HORZ CALC, Z= 0.0

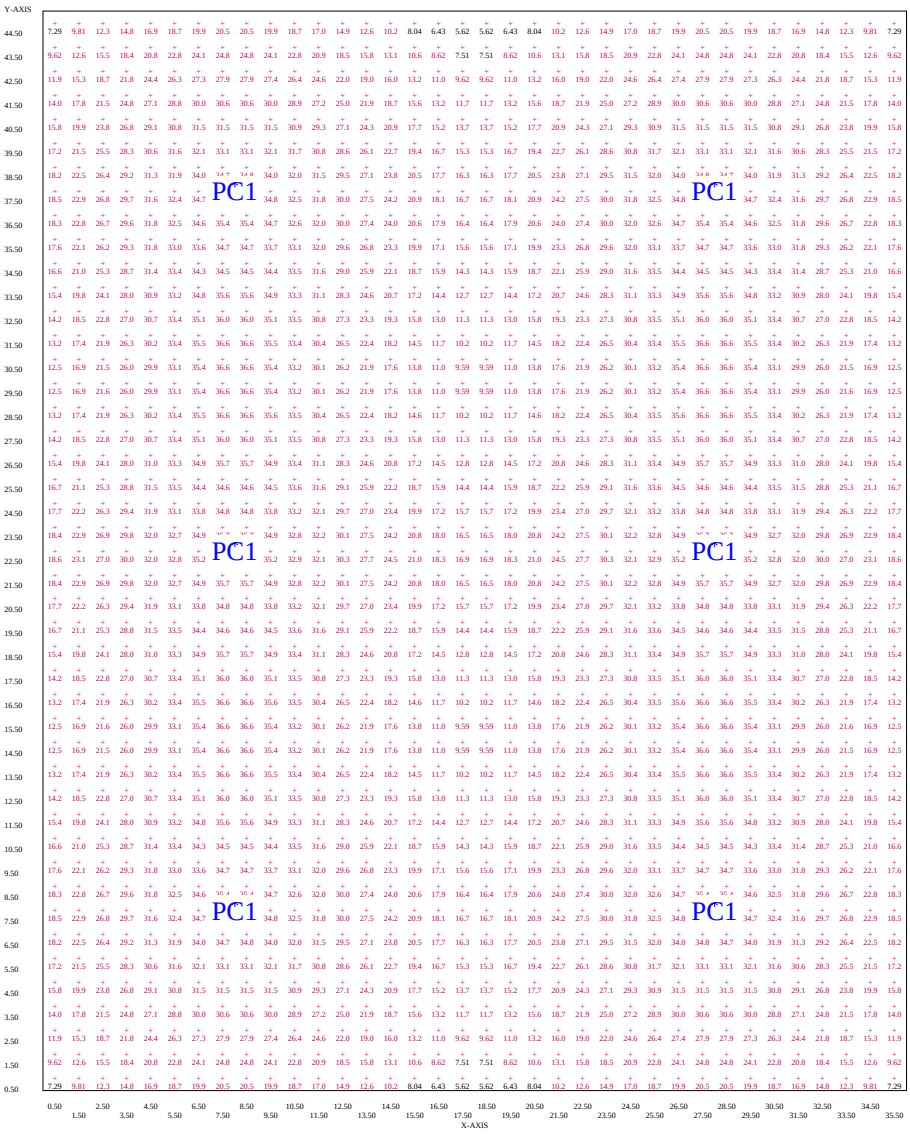
Computed in accordance with IES recommendations

**Statistics**

| GROUP | MIN | MAX | AVE | AVE/MIN | MAX/MIN |
|---|---|---|---|---|---|
| (+) | 5.62 | 36.64 | 25.15 | 4.48 | 6.52 |

**Luminaires Used**

| TYPE | QTY | TEST# | DESCRIPTION |
|---|---|---|---|
| PC1 | 6 | MC10LEDS | PRESCOLITE, MC10LEDS9L35K8DM1WIHWFL45SL26BL (800mA),<br>Cylinder, 10in, 360 Nichia LED, mA<br>LAMPS: ( 1) 757DT-V1, 8539 LUMENS, BLST: OT40W/PRG1400C/, LLF = 0.90 @12.50 |



# Appendix F – Deeds

After recording return to:
*Philip H. Gleason, Esq.*
*Bernstein Shur Sawyer & Nelson*
*P.O. Box 9729*
*100 Middle Street*
*Portland, Maine 04104*

3p

MAINE R.E. TRANSFER TAX PAID

# QUITCLAIM DEED WITHOUT COVENANT

SASCO 1994-C1 Dansk Square, LLC, a Maine limited liability company, as foreclosing mortgagee, for consideration given, releases to KITTERY TRADING POST SHOPS, LLC, a Maine limited liability company with a mailing address of 301 US Route 1, Kittery, ME the real estate and improvements thereon located in the Town of Kittery, County of York, State of Maine and being more particularly described as set forth in Schedule A attached hereto and made a part hereof.

In WITNESS WHEREOF, SASCO 1994-C1 Dansk Square, LLC has caused this instrument to be executed by Lennar Partners, Inc., a Florida corporation, its Manager, thereunto duly authorized this 23rd day of March 2004.

WITNESS:

SASCO 1994-C1 Dansk Square, LLC, a Maine limited liability company

By: Lennar Partners, Inc., a Florida corporation

Its: Manager

By: Randolph J. Wolpert
Its: Vice President

STATE OF FLORIDA
COUNTY OF DADE, ss

Date: March 23, 2004

Personally appeared before me the above named Randolph J. Wolpert, in his capacity as Vice President of Lennar Partners, Inc., the Manager of SASCO 1994-C1 Dansk Square, LLC, and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of Lennar Partners, Inc. and SASCO 1994-C1 Dansk Square, LLC.

Notary Public/Attorney at Law

Print Name Maria E. Ruiz

My Commission Expires_____

MARIA E. RUIZ
MY COMMISSION # DD 093329
EXPIRES: May 21, 2006
Bonded Thru Notary Public Underwriters

# Schedule A

Two certain lots or parcels of land with the buildings and improvements thereon situated in the Town of Kittery, County of York, State of Maine and being more particularly described as follows:

Parcel One:

A certain lot or parcel of land with the buildings and improvements thereon situated in the Town of Kittery, County of York, State of Maine shown as "Parcel #1" on a certain plan entitled "PLAN OF LAND FOR KITTERY MALL ASSOCIATES, Kittery, Maine" by Kimball Chase Company, Inc. dated February 2, 1984 and recorded the York County Registry of Deeds in Plan Book 142, Page 3.

Parcel Two:

A certain lot or parcel of land with the buildings and improvements thereon situated in the Town of Kittery, County of York, State of Maine shown as "Parcel #2" on a certain plan entitled "PLAN OF LAND FOR KITTERY MALL ASSOCIATES, Kittery, Maine" by Kimball Chase Company, Inc. dated February 2, 1984 and recorded the York County Registry of Deeds in Plan Book 142, Page 3.

Received York SS
03/24/2004 2:20PM
REGISTER OF DEEDS
Debra L. Anderson

# Appendix G – Wetlands Report

**JOSEPH W. NOEL**
**P.O. BOX 174**
**SOUTH BERWICK, MAINE 03908**
**(207) 384-5587**

***CERTIFIED SOIL SCIENTIST * WETLAND SCIENTIST * LICENSED SITE EVALUATOR***

November 30, 2011

Mr. Stephen Towne, P.E.
Oak Point Associates
85 Middle Street
Portsmouth, New Hampshire 03801

RE: Wetland Investigation, Tanger Outlet Center I, Kittery, Maine, JWN #11-106

Dear Steve:

On November 17, 2011, I examined the above referenced parcel in Kittery, Maine. The purpose of the site visit was to identify and flag the wetland boundaries in those areas you designated for the proposed project.

To determine the wetland boundary, the methodology described in the U.S. Army Corps of Engineers document *Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region,* (2009) was used (replaces the Corps' 1987 Manual). Wetlands were identified based on soils, vegetation, and hydrology. Except in special cases, all three factors (hydric soils, hydrophytic vegetation, and wetland hydrology) must be present for an area to classify as wetland. A predominance of wetland and upland vegetation was determined from visual estimates in the vegetative layers (herbaceous, shrub, sapling and tree layers).

Shallow soil observations were made using a Montana sharpshooter shovel and Dutch auger to assess soil morphological features and to examine for wetland hydrology. Hydric soil determinations were conducted in accordance with the United States Department of Agriculture, Natural Resources Conservation Service document *Field Indicators of Hydric Soils in the United States, Version 7.0* (2010) along with the manual *Field Indicators for Identifying Hydric Soil in New England* (Version 3, April 2004).

The site was delineated with sequentially numbered pink flagging along the wetland boundary (A1 – A33, B1 – B13, C1 – C7, D1 – D5 and E1 – E8). These flags have been survey located by Wayne A. Desper and will be placed on the project plans. The flagged wetlands are within a highly developed area (mall setting). The natural wetland is part of the Chickering Creek wetland system that eventually flows into Spruce Creek. It is important to note that there are some man-made areas that should not have setbacks under the Kittery "Rules". One area is between flag sequences A25 to A33 and B1 to B13 and delineates a man-made ditch that flows into the Chickering Creek wetland system. The D series and the E series are isolated man-made wetlands that should not have any wetland setback issues at the local level.

It is important to note that statements in this report concerning wetlands apply to the site as of the time that this investigation was made. Subsequent changes in wetland regulations or boundary interpretations may require updating the wetland services. I hope this information is sufficient for your planning purposes at this time. Please feel free to call with any questions or are in need of additional information.

Sincerely,

Joseph W. Noel
Maine Certified Soil Scientist #209
Wetland Scientist

STATE OF MAINE
JOSEPH W. NOEL
CERTIFIED SOIL SCIENTIST

**From:** Joseph Noel [mailto:jwnoel@aol.com]
**Sent:** Monday, June 08, 2015 10:15 AM
**To:** jgagnon@oakpoint.com
**Subject:** Re: 275 US Rte 1

Hi Jack,

On Friday, I visited the Route 4 project. The segment of the Chickering Creek channel that flows through the site contains: small fish "minnows", defined banks, is scoured to fine sediment parent material (i.e., marine deposits), and is a blue one on the USGS map. As such I believe it qualities as a MDEP stream as defined by the NRPA, 38 M.R.S.A. 480. Project activities within 75 feet would require a NRPA permit. MDEP permit-by-rule (PBR) may apply between 25 feet and 75 feet from the stream. I didn't check the FEMA - floodplain maps that may pertain to the upland-wetland boundary and affect setbacks. The presence of the small minnows and all the other factors indicate that this is a perennial stream.

Locally, the Town of Kittery has been trying to pass some local rule changes to clarify some of the conflicting wording in their zoning ordinance. In practice, there were 100 foot setbacks to perennial streams (like their >1 acre wetlands). However, it is not clear in their rules or how they are interpreted. I do not think that this is a newly created wetland because it was a wetland/stream that was moved and it was a long time ago. I have always disliked the wording here because it should have a date cutoff on what is newly created. This definition should also not be so vague.

I would suggest a meeting with the new code enforcement officer. Reviewing the history of the site, modifications of Chickering Creek, etc., the edge of existing parking/development limits and the proposed project.

Joe

# Appendix H – Abutters Names and Addresses and Notification Form

June 18, 2015

Tanger Properties LTD Partnership
P.O. Box 10889
Greensboro, NC 27404-0889

Re: Site Plan Review Application, Hampton Inn & Suites
275 U.S. Route 1, Kittery, ME 03904
Tax Map 30 Lot 41

To whom it may concern. This letter is to notify you as an abuttor that the following owner / applicant has filed a site plan review application to the Town of Kittery.

Owner:
Kittery Trading Post Shops LLC
P.O. Box 904
Kittery, ME
03904-0904

Applicant:
Mr. Ryan Plummer
275 US Rte. 1, LLC
Two International Group
200 International Drive, Suite 180
Portsmouth, NH 03801

The project consists of constructing a 4 story 83 unit hotel with associated parking, lighting and landscaping on a 4.12 acre parcel of land.

June 18, 2015

Jonathan S. Shafmaster
158 Shattuck Way
Newington, NH 03801

Re: Site Plan Review Application, Hampton Inn & Suites
275 U.S. Route 1, Kittery, ME 03904
Tax Map 30 Lot 41

To whom it may concern. This letter is to notify you as an abuttor that the following owner / applicant has filed a site plan review application to the Town of Kittery.

Owner:
Kittery Trading Post Shops LLC
P.O. Box 904
Kittery, ME
03904-0904

Applicant:
Mr. Ryan Plummer
275 US Rte. 1, LLC
Two International Group
200 International Drive, Suite 180
Portsmouth, NH 03801

The project consists of constructing a 4 story 83 unit hotel with associated parking, lighting and landscaping on a 4.12 acre parcel of land.

# Appendix I – Reduced Size Plans (11x17 Bound Separately)

# HAMPTON INN AND SUITES

## 275 US ROUTE 1, KITTERY, MAINE

### GENERAL NOTES

1. LOT LOCATION: U.S. ROUTE 1, KITTERY, MAINE (TOWN OF KITTERY TAX MAP 30, LOT 41)
2. LOT ZONING: COMMERCIAL (C–1) AND RESOURCE PROTECTION OVERLAY ZONE (OZ–RP)
3. APPLICANT: RYAN PLUMMER
   275 US ROUTE ONE, LLC
   200 INTERNATIONAL DRIVE, SUITE 180
   PORTSMOUTH, NH 03801
4. OWNER OF RECORD:
   KITTERY TRADING POST SHOPS, LLC
   P.O. BOX 904
   KITTERY, MAINE 03904
5. LOCUS DEED: Y.C.R.D. BOOK 14018 PAGE 815
6. PARCEL AREA: 4.12± ACRES
7. WETLAND AREAS: 0.02± ACRES
8. HOTEL DEVELOPMENT ZONING DATA (C–1):

| | REQUIRED | PROVIDED |
|---|---|---|
| MINIMUM LOT SIZE | 40,000 SF | 179,467 SF (4.12 AC) |
| FRONTAGE | 150 FEET | 1022± FEET |
| FRONT YARD | 50 FEET | 50 FEET 8 INCHES |
| SIDE & REAR YARDS | 30 FEET | 40 FEET 4 INCHES |
| MAX BUILDING HEIGHT | 40 FEET | 40 FEET |
| TOP OF PARAPET | – | 43 – 51 FEET |
| MAX BUILDING COVERAGE | 40% | 9% |
| LANDSCAPE BUFFER STRIP | 30 FEET @ PUBLIC ROADS | 30 FEET |
| OPEN SPACE | 25% | 25.4% |

9. ALL ELEVATIONS ARE BASED ON ASSUMED DATUM.
10. TOPOGRAPHIC INFORMATION IS BASED ON UTILITY LOCATION AND SURVEY PERFORMED BY OAK POINT ASSOCIATES ON NOVEMBER 28, 2011.
11. WETLAND BOUNDARIES SHOWN HERON WERE DETERMINED BY JOEL NOEL STATE OF MAINE CERTIFIED MAINE SOIL SCIENTIST ON NOVEMBER 17, 2011. TO DETERMINE THE WETLAND BOUNDARY, THE METHODOLOGY DESCRIBED IN THE U.S. ARMY CORPS OF ENGINEER'S DOCUMENT "INTERIM REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION (2009) WAS USED (REPLACES THE CORPS' 1987 MANUAL).
12. FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS, AND REPORT DISCREPANCY(IES) TO THE OWNER. THE CONTRACTOR SHALL PROCEED WITH THE WORK ONLY AFTER THE DISCREPANCY(IES) HAS(HAVE) BEEN RESOLVED BY THE OWNER.
13. ALL WORK IS NEW UNLESS OTHERWISE NOTED OR LABELED AS EXISTING.
14. DAMAGE RESULTING FROM THE CONTRACTORS OPERATIONS SHALL BE REPAIRED OR REPLACED AS APPROVED BY THE OWNER AT NO ADDITIONAL COST TO THE OWNER.
15. AT THE END OF EACH WORKING DAY, THE CONSTRUCTION SITE SHALL BE LEFT IN A NEAT AND CLEAN MANNER ACCEPTABLE TO THE OWNER.
16. THE LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND/OR FIELD SURVEYS AND ARE APPROXIMATE. THE EXACT LOCATION SHALL BE ESTABLISHED IN THE FIELD BY THE CONTRACTOR IN COORDINATION WITH THE OWNER AND THE UTILITY COMPANY.
17. CONTACT "DIGSAFE" AT 1–888–344–7233 TO OBTAIN A DIGSAFE PERMIT AND CONTACT "OKTODIG" AT 1–866–658–6344 FOR ANY NON–DIGSAFE MEMBERS. KNOWN NON–DIGSAFE INCLUDE, BUT NOT LIMITED TO: KITTERY SEWER DEPARTMENT AT (207) 439–4646.
18. OBTAIN APPROVAL FROM THE OWNER FOR THE SEQUENCE AND TIMING OF OPERATIONS PRIOR TO COMMENCING WORK.
19. DISPOSE OF ALL REMOVAL AND CONSTRUCTION DEBRIS IN A LEGAL MANNER, AT AN OFF–SITE STATE APPROVED LANDFILL, AND AS APPROVED BY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING DISPOSAL PERMITS WHICH MAY BE REQUIRED.
20. PROVIDE BARRICADES AT THE LIMITS OF WORK OF CLOSED ROADWAYS, SIDEWALKS, AND OPEN EXCAVATIONS. THE LOCATION SHALL BE COORDINATED WITH THE OWNER.
21. ABIDE BY ALL EXISTING PERMITS AND OBTAIN ALL PERMITS AND COMPLY WITH PERMIT REQUIREMENTS WHICH ARE REQUIRED FOR THE SATISFACTORY COMPLETION OF THE WORK. KNOWN PERMITS REQUIRED INCLUDE, BUT NOT LIMITED TO:

    EXISTING PERMIT BY APPLICANT / OWNER
    1. TOWN OF KITTERY SITE PLAN REVIEW.

    PERMITS TO BE OBTAINED BY OWNER / CONTRACTOR PRIOR TO CONSTRUCTION
    1. TOWN OF KITTERY STREET OPENING.
    2. KITTERY WATER DISTRICT CONNECTION.
    3. KITTERY SEWER DEPARTMENT CONNECTION.
    4. BUILDING PERMIT.

### PARKING SUMMARY

1. HOTEL PARKING REQUIREMENTS:
   1 SPACE PER GUESTROOM = 83 ROOMS / 83 SPACES
   1 SPACE PER 100 SF OF MEETING ROOM = 556.6 SF / 100 = 6 SPACES
   TOTAL REQUIRED = 89 SPACES
   TOTAL PROVIDED = 89 SPACES (INCLUDING 4 ACCESSIBLE SPACES)

### LEGEND

- BEAUTIFICATION EASEMENT
- PROPERTY LINE (SEE PLAN REFERENCES)
- EXISTING WETLAND BOUNDARY (SEE NOTE 13)
- EXISTING WETLAND
- EUE — EXISTING UNDERGROUND ELECTRIC LINE
- EOU — EXISTING OVERHEAD UTILITY LINES
- S — EXISTING SANITARY SEWER LINE
- RCP — EXISTING REINFORCED CONCRETE STORM DRAIN LINE
- CI — EXISTING CAST IRON STORM DRAIN LINE
- CMP — EXISTING CORRUGATED METAL STORM DRAIN LINE
- UGT — EXISTING UNDERGROUND TELEPHONE LINE
- W — EXISTING UNDERGROUND WATER LINE
- EXISTING CHAIN–LINK FENCE
- EXISTING WOOD GUARD RAIL
- EXISTING WATER VALVE
- EXISTING LIGHT FIXTURES
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE
- EXISTING WETLAND
- EXISTING SHRUB
- EXISTING SPRUCE TREE
- EXISTING MAPLE TREE
- EXISTING EVERGREEN TREE
- 20 — EXISTING CONTOUR
- 20 — ELEVATION CONTOUR
- EXISTING WATER SHUT–OFF
- POINT OF CONNECTION TO EXISTING UTILITY

### LIST OF DRAWINGS



| SHEET NO | DISCIPLINE SHEET NO | TITLE |
|---|---|---|
| 1 | G–001 | TITLE, MAP, NOTES, LIST OF DRAWINGS, LEGEND, AND ABBREVIATIONS |
| 2 | SV101 | BOUNDARY PLAN – ALTA SURVEY |
| 3 | CD101 | REMOVALS PLAN |
| 4 | CS101 | SITE PLAN/LAYOUT PLAN |
| 5 | CU101 | UTILITY PLAN |
| 6 | CG101 | GRADING PLAN |
| 7 | C–501 | EROSION CONTROL NOTES |
| 8 | C–502 | EROSION CONTROL DETAILS |
| 9 | C–503 | SITE DETAILS |
| 10 | L–101 | LANDSCAPE PLAN |
| 11 | L–501 | LANDSCAPE DETAILS |
| 12 | A–101 | FIRST FLOOR PLAN |
| 13 | A–102 | SECOND FLOOR PLAN |
| 14 | A–103 | THIRD AND FOURTH FLOOR ARCHITECTURAL PLANS |
| 15 | A–201 | EXTERIOR ELEVATIONS |
| 16 | A–202 | EXTERIOR ELEVATIONS |



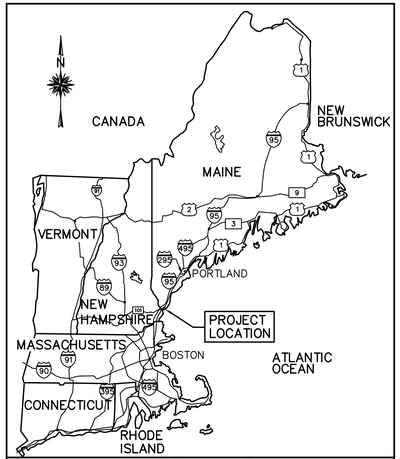
### ABBREVIATIONS

| | | | |
|---|---|---|---|
| @ | AT | INV | INVERT |
| ± | PLUS OR MINUS | L | LENGTH |
| & | AND | LP | LIQUID PROPANE |
| # | NUMBER | MIN | MINIMUM |
| ℄ | CENTER LINE | N | NORTH, NORTHERLY |
| ° | DEGREES | N/F | NOW OR FORMERLY |
| % | PERCENT | OC | ON CENTER |
| △ | DELTA | OZ–RP | RESOURCE PROTECTION OVERALY ZONE |
| AC | ACRE(S) | | |
| BK | BOOK | PG | PAGE |
| BOC | BOTTOM OF CURB | PSI | POUNDS PER SQUARE INCH |
| C–1 | COMMERICAL 1 ZONE | R | RADIUS |
| Ch | CHORD | REINF | REINFORCING |
| COMM | COMMUNICATION(S) | S | SOUTH |
| CONC | CONCRETE | SF | SQUARE FEET (FOOT) |
| DIA | DIAMETER | SIM | SIMILAR |
| DOM | DOMESTIC | TOC | TOP OF CURB |
| E | EAST, EASTING | T–MT | TRANSPORTATION – MAINE TURNPIKE |
| ELEC | ELECTRIC, ELECTRICAL | | |
| EXIST | EXISTING | TYP | TYPICAL |
| FFE | FINISH FLOOR ELEVATION | VIF | VERIFY IN FIELD |
| FIRE | FIRE PROTECTION | W | WEST |
| FT | FOOT, FEET | W/ | WITH |
| GIS | GEOGRAPHIC INFORMATION SYSTEM | WWF | WELDED WIRE FABRIC |
| | | Y.C.R.D. | YORK COUNTY REGISTERY OF DEEDS |
| GPS | GLOBAL POSITIONING SYSTEM | YR | YEAR |

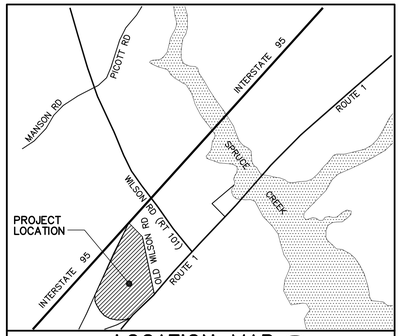
### PLAN REFERENCES

1. "ALTA/ACSM LAND TITLE SURVEY, ASSESSORS MAP 30 – LOT 41, 275 U.S. ROUTE 1, KITTERY, MAINE 03904, PREPARED FOR KEVIN, INC., 275 U.S. ROUTE 1, KITTERY, MAINE 03094", BY MHF DESIGN CONSULTANTS, INC. DATED APRIL 16, 2004.
2. "PLAN U.S. ROUTE 1 N.B. & S.B. RAMPS H. J. L & M, RTE. 1 SERVICE ROAD" FOR MAINE STATE HIGHWAY COMMISSION, AUGUSTA, MAINE, DATED AS BUILT 1973 AND REVISED AS BUILTS MARCH 1980.
3. "STANDARD BOUNDARY SURVEY KITTERY FACTORY STORES, ROUTE 1 KITTERY, MAINE" PREPARED FOR STANLEY K. TANGER BY CIVIL CONSULTANTS DATED 6/4/90 REVISED 1/04/91, RECORDED AT Y.C.R.D. PLAN BOOK 197 PAGE 43.

APPROVED BY KITTERY PLANNING BOARD:
DATE: _____




AREA MAP
NOT TO SCALE




LOCATION MAP
(NOT TO SCALE)

TAX MAP 30 LOT 41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231 Main Street, Biddeford, Maine 04005 (T) 207.283.0193 (F) 207.283.0281
www.oakpoint.com


STATE OF MAINE
JACQUES L. GAGNON, JR.
No. 6237
PROFESSIONAL ENGINEER
5/18/15
FOR PERMITTING PURPOSES ONLY, NOT FOR CONSTRUCTION.

DESIGNED BY: JLG
DRAWN BY: DEW
CHECKED BY: JLG
PROJECT: 21504.08


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HAMPTON INN AND SUITES
275 U.S. Route One, Kittery, Maine

TITLE, MAP, NOTES, LIST OF DRAWINGS, LEGEND AND ABBREVIATIONS

SCALE: AS NOTED
DATE: 06-18-15
DWG.: G-001
SHEET: 1 OF 16

## LEGAL DESCRIPTION

A certain tract or parcel of land situate in the State of Maine, County of york and Town of Kittery on the northerly side of U. S. Route 1, westerly side of Old Wilson Road and easterly side of Interstate Route 95 being more particularly bounded and described as follows:

Beginning at a point at the intersection of the northerly sideline of said U. S. Route 1 and the easterly sideline of said Old Wilson Road;

Thence along the northerly sideline of said U. S. Route 1 S63°18'46"W three hundred forty-three and seventy-five hundredths (343.75) feet to a State of Maine Highway Bound on the easterly sideline of said Interstate Route 95;

Thence along the easterly sideline of said Interstate Route 95 N75°17'13"W one hundred twenty-four and thirty-seven hundredths (124.37) feet to a State of Maine Highway Bound;

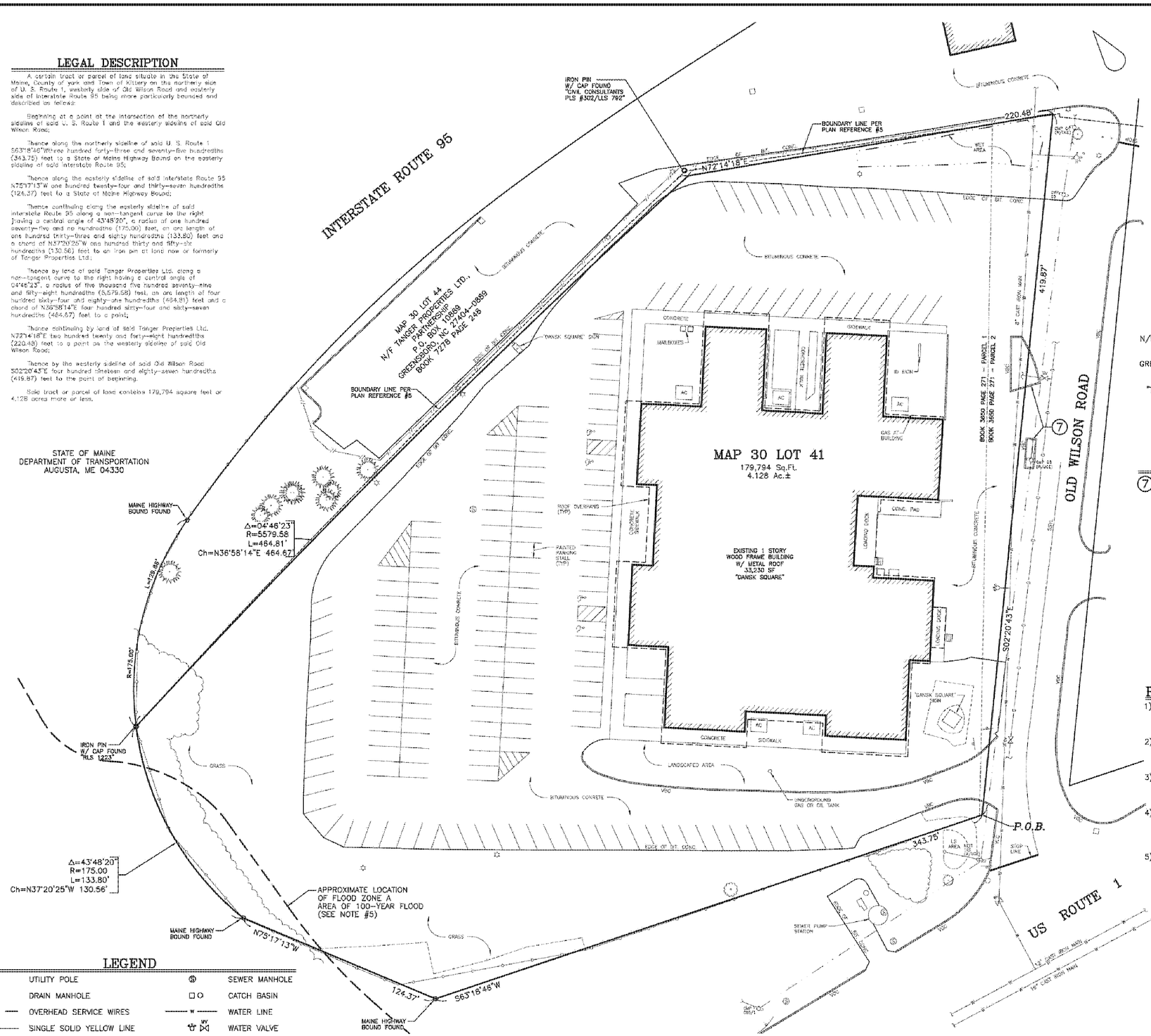
Thence continuing along the easterly sideline of said Interstate Route 95 along a non-tangent curve to the right having a central angle of 43°48'20", a radius of one hundred seventy-five and no hundredths (175.00) feet, an arc length of one hundred thirty-three and eighty hundredths (133.80) feet and a chord of N37°20'25"W one hundred thirty and fifty-six hundredths (130.56) feet to an iron pin at land now or formerly of Tanger Properties Ltd.;

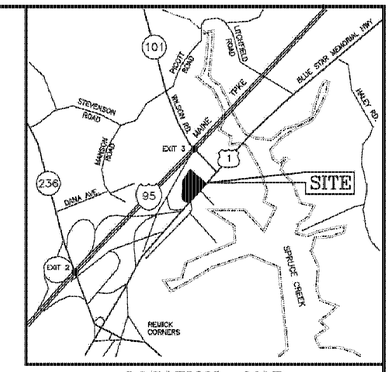
Thence by land of said Tanger Properties Ltd. along a non-tangent curve to the right having a central angle of 04°46'23", a radius of five thousand five hundred seventy-nine and fifty-eight hundredths (5,579.58) feet, an arc length of four hundred sixty-four and eighty-one hundredths (464.81) feet and a chord of N36°58'14"E four hundred sixty-four and sixty-seven hundredths (464.67) feet to a point;

Thence continuing by land of said Tanger Properties Ltd. N72°14'18"E two hundred twenty and forty-eight hundredths (220.48) feet to a point on the westerly sideline of said Old Wilson Road;

Thence by the westerly sideline of said Old Wilson Road S02°20'43"E four hundred nineteen and eighty-seven hundredths (419.87) feet to the point of beginning.

Said tract or parcel of land contains 179,794 square feet or 4.128 acres more or less.




## LOCATION MAP

(NOT TO SCALE)

MAP 30 LOT 44
N/F TANGER PROPERTIES LTD.,
PARTNERSHIP
P.O. BOX 10889
GREENSBORO, NC 27404-0889
BOOK 7278 PAGE 248

"TANGER OUTLET CENTER 1"

## NOTES:

1) ZONE: COMMERCIAL
   MIN. LOT SIZE: 40,000 Sq. Ft.
   MIN. LOT FRONTAGE: 150 Ft.
   SETBACKS:
   FRONT 50 Ft.
   SIDE 30 Ft.
   REAR 30 Ft.
   REFER TO THE TOWN OF KITTERY ZONING ORDINANCE FOR VERIFICATION, ADDITIONAL RESTRICTIONS AND PERMITTED USES.

2) LOCATION OF UNDERGROUND UTILITIES IS APPROXIMATE ONLY. ADDITIONAL UNDERGROUND UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED.

3) SEE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE COMMITMENT NUMBER: 022604-01, EFFECTIVE DATE: FEBRUARY 15, 2004, 8:00 a.m..

4) THIS PLAN IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE ON OCTOBER 21-23, 2002 AND NOVEMBER 1, 2002 AND UPDATED ON APRIL 15, 2004.

5) FLOOD INFORMATION TAKEN FROM FIRM MAP FOR TOWN OF KITTERY, MAINE, YORK COUNTY; PANEL 4 OF 10; COMMUNITY-PANEL NUMBER 230171 0004 C; EFFECTIVE DATE: JULY 5, 1984.

## SCHEDULE B-2 EXCEPTIONS

(7) RESTRICTIVE COVENANT IN BOOK 3463 PAGE 163, CURBING ALONG WESTERLY EDGE OF OLD WILSON ROAD SHOWN HEREON.

## PLAN REFERENCES:

1) "PLAN OF LAND PREPARED FOR KITTERY MALL ASSOCIATES" DATED: FEBRUARY 2, 1984; SCALE: 1"=40' BY KIMBALL CHASE CO., INC. YCRD PLAN BOOK 142 PAGE 3.

2) "MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP"; DATED: JULY 1967; SCALE: 1"=50'; SHEETS 21 &22 OF 56; YCRD PLAN BOOK 107 PAGES 29 & 30.

3) "STANDARD BOUNDARY SURVEY" FOR KITTERY FACTORY STORES; DATED: 6/14/90; SCALE: 1"=50' BY CIVIL CONSULTANTS. YCRD PLAN BOOK 197 PAGE 43.

4) PROPERTY PLAN FOR MAINE TURNPIKE AUTHORITY; DATED: DECEMBER 1946; SCALE: 1"=100'; BY HOWARD, NEEDLES, TAMMEN & BERGENDOFF CONSULTING ENGINEERS. YCRD PLAN BOOK 16 PAGE 96 & 97.

5) LAND TITLE SURVEY TANGER OUTLET CENTER 1 ROUTE 1, KITTERY, YORK COUNTY, MAINE PREPARED FOR TANGER PROPERTIES LIMITED PARTNERSHIP; DATE: FEBRUARY 11, 1999 (revised to 3/01/99); SCALE: 1"=50' BY CIVIL CONSULTANTS.

## CERTIFICATION:

TO: KEVIN, INC., CITIZENS BANK NH AND FIRST AMERICAN TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 2-4, 6-11 & 13-16 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS.

PROFESSIONAL LAND SURVEYOR #2293 DATE

## LEGEND

| | | | |
|---|---|---|---|
| | UTILITY POLE | | SEWER MANHOLE |
| | DRAIN MANHOLE | | CATCH BASIN |
| | OVERHEAD SERVICE WIRES | W | WATER LINE |
| SSYL | SINGLE SOLID YELLOW LINE | WV | WATER VALVE |
| | SIGN | | FIRE HYDRANT |
| | POST & RAIL FENCE | GV | GAS VALVE |
| | CHAIN LINK FENCE | G | GAS LINE |
| BIT. CONC. | BITUMINOUS CONCRETE | VBC | VERTICAL BITUMINOUS CURB |
| YCRD | YORK COUNTY REGISTRY OF DEEDS | VGC | VERTICAL GRANITE CURB |
| (7) | TITLE COMMITMENT EXCEPTION NUMBER | | |

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

DWG.: **SV101**

SHEET: **2** OF **16**

**OWNER OF RECORD:**
*CORNERSTONE K/F ASSOCIATES*
*231 FARMINGTON AVENUE*
*FARMINGTON, CT 06032*
*BOOK 3850 PAGE 271*

| NO. | DESCRIPTION | BY | DATE |
|---|---|---|---|
| | REVISIONS | | |

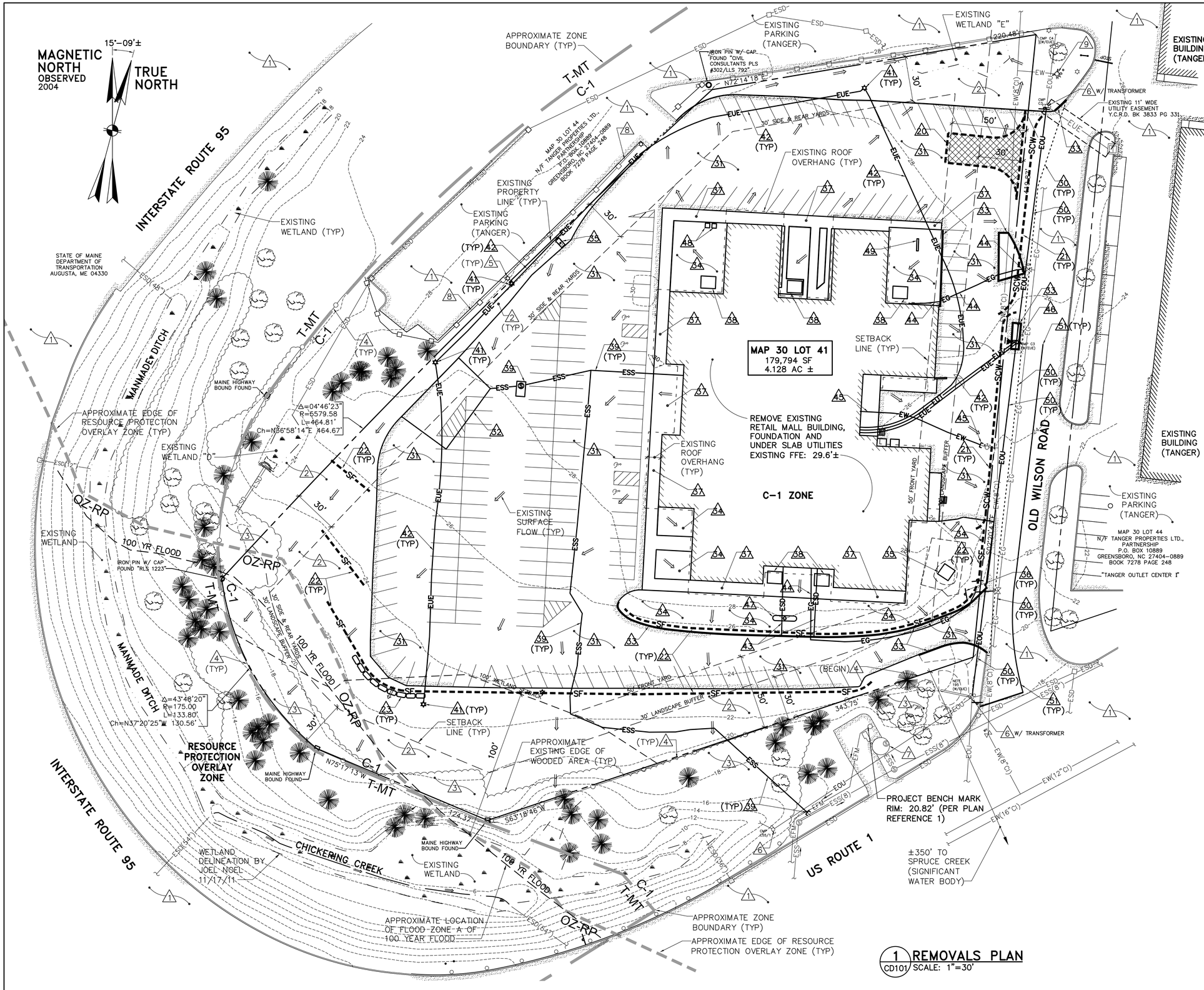
# ALTA/ACSM LAND TITLE SURVEY

*ASSESSORS MAP 30 – LOT 41*
275 U.S. ROUTE 1
KITTERY, MAINE 03904

PREPARED FOR:
**KEVIN, INC.**
275 U.S. ROUTE 1
KITTERY, MAINE 03904


MHF Design Consultants, Inc.
103 Stiles Road, Suite One
Salem, New Hampshire 03079
(603) 893-0720
ENGINEERS • PLANNERS • SURVEYORS


| SCALE: 1"= 30' | DATE: APRIL 16, 2004 | | DRAWING NAME: 1688ALTA.DWG |
|---|---|---|---|
| DRAWN BY: | CHECKED BY: | PROJECT NO. | SHEET NO. |
| JAC | CMF | 166804 | 1 OF 1 |




1 REMOVALS PLAN
CD101 SCALE: 1"=30'

## KEYNOTES (THIS SHEET ONLY.)

1. EXISTING ASPHALT CONCRETE PAVEMENT.
2. EXISTING TURF.
3. EXISTING WOODED AREA.
4. EXISTING CHAIN LINK FENCE.
5. EXISTING LIGHT POLE AND CONCRETE BASE.
6. EXISTING UTILITY POLE WITH OVERHEAD UTILITY LINES.
7. EXISTING SEWER PUMP STATION (PS-13).
8. EXISTING WOOD SPLIT RAIL FENCE.
9. EXISTING FIRE HYDRANT.

10 – 19 NOT USED.

20. CONSTRUCTION EXIT. (1 / C-502)
21. SEDIMENT CONTROL WATTLE. (3 / C-502)
22. SILT FENCE. (4 / C-502)
23. HAY BALE REINFORCEMENT. (2,4 / C-502)

24 – 29 NOT USED.

30. SAWCUT EXISTING ASPHALT CONCRETE PAVEMENT.
31. REMOVE EXISTING ASPHALT CONCRETE PAVEMENT.
32. REMOVE ABANDONED SEPTIC DISPOSAL FIELD.
33. REMOVE EXISTING ASPHALT CONCRETE CURB.
34. REMOVE EXISTING LANDSCAPING.
35. REMOVE EXISTING LARGE SIGN AND FOUNDATION.
36. REMOVE EXISTING TRAFFIC SIGN AND POST.
37. REMOVE EXISTING REINFORCED CONCRETE WALK.
38. REMOVE EXISTING MECHANICAL EQUIPMENT AND REINFORCED CONCRETE PAD.
39. REMOVE AND CAP EXISTING UNDERGROUND SANITARY SEWER LINE.
40. REMOVE EXISTING SEPTIC TANK.
41. REMOVE EXISTING LIGHT POLE, FIXTURE AND CONCRETE BASE.
42. REMOVE EXISTING UNDERGROUND ELECTRIC LINE(S).
43. REMOVE EXISTING STORM DRAIN LINE.
44. CUT, CAP AND REMOVE EXISTING UNDERGROUND GAS LINE.
45. CUT, CAP AND REMOVE EXISTING WATER LINE.
46. RELOCATE EXISTING UTILITY POLE, LIGHT AND GUY WIRE.
47. REMOVE EXISTING UNDERGROUND LP TANK, CONFIRM TANK IS ABANDONED AND EMPTY BEFORE REMOVAL.
48. REMOVE EXISTING MAILBOXES.
49. REMOVE EXISTING SIGN, POSTS AND CONCRETE BASE.
50. RELOCATE EXISTING OVERHEAD UTILITY LINES.
51. REMOVE EXISTING SINGLE WHITE PAVEMENT MARKING (OLD WILSON ROAD).

## EXISTING SITE INVENTORY

| | |
|---|---|
| EXISTING RETAIL MALL BUILDING | 32,690± SF |
| EXISTING PAVEMENT | 124,620± SF |
| EXISTING LANDSCAPING | 49,185± SF |
| TOTAL EXISTING DISTURBED AREA | 173,805± SF |
| EXISTING PARKING | 144 SPACES |

GRAPHIC SCALE
1"=30'
30' 15' 0 30' 90'
CHECK GRAPHIC SCALE BEFORE USING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STATE OF MAINE JACQUES L. GAGNON, JR. No. 6237 PROFESSIONAL ENGINEER
FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION.

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DRAWN BY: DEW
CHECKED BY: JLG
PROJECT: 21504.08

275 US ROUTE ONE, LLC
200 International Drive, Suite 180
Portsmouth, NH 03801
T (603)436-8686 / F (603)436-5399

HAMPTON INN AND SUITES
275 U.S. Route One, Kittery, Maine

REMOVALS PLAN

SCALE: AS NOTED
DATE: 06-18-15
DWG.: CD101
SHEET: 3 OF 16

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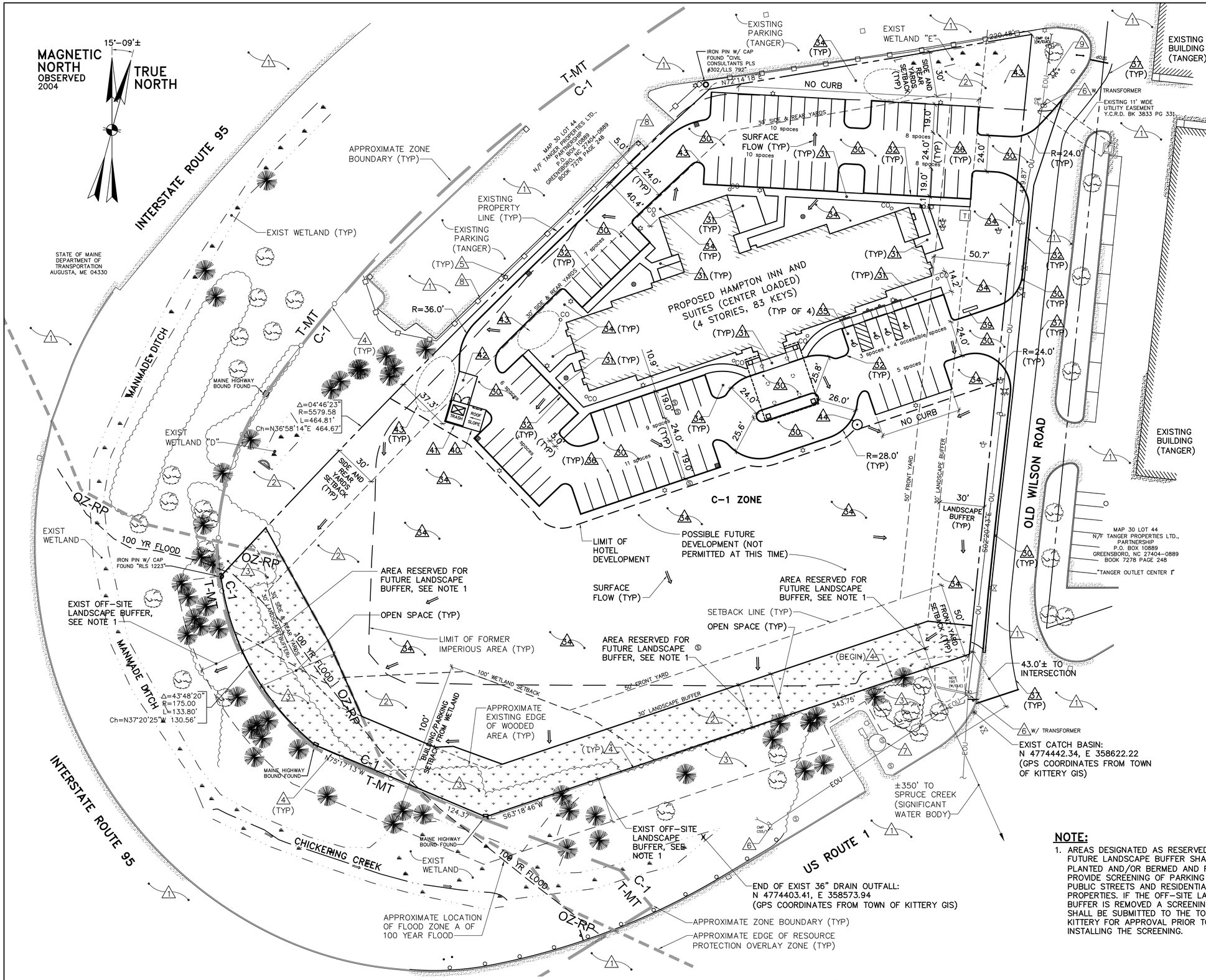


1 SITE PLAN/LAYOUT PLAN
CS101 SCALE: 1"=30'

## KEYNOTES (THIS SHEET ONLY.)

1. EXISTING ASPHALT CONCRETE PAVEMENT.
2. EXISTING TURF.
3. EXISTING WOODED AREA.
4. EXISTING CHAIN LINK FENCE.
5. EXISTING LIGHT POLE AND CONCRETE BASE.
6. EXISTING UTILITY POLE WITH OVERHEAD UTILITY LINES.
7. EXISTING SEWER PUMP STATION (PS-13).
8. EXISTING WOOD SPLIT RAIL FENCE.
9. EXISTING FIRE HYDRANT.
10. – 29. NOT USED.
30. ASPHALT CONCRETE PAVEMENT. (1 / C-503)
31. CONCRETE WALK (5.0' MINIMUM WIDTH). (2 / C-503)
32. CONCRETE CURB. (2 / C-503)
34. 4" TOPSOIL, SEED, FERTILIZER AND MULCH.
35. ACCESSIBLE PARKING STALL 8'x19' WITH AISLES (5' AND 8' WIDE), ACCESSIBLE PAVEMENT MARKING AND ACCESSIBLE SIGN.
36. PAVEMENT MARKING 9'x19' PARKING STALL.
37. PAVEMENT MARKING (OLD WILSON ROAD).
38. TRAFFIC MOVEMENT SIGN AND POST.
39. HOTEL SIGN.
40. ACCESSORY BUILDING (STORAGE).
41. DUMPSTER PAD AND ENCLOSURE.
42. CONCRETE PAVEMENT.
43. SNOW STORAGE AREA.
44. FLAG POLE.

## SITE INVENTORY

| | |
|---|---|
| HOTEL (FOOTPRINT) | 15,919± SF |
| ACCESSORY BUILDING (FOOTPRINT) | 184± SF |
| PAVEMENT & WALKS | 43,632± SF |
| LANDSCAPING (WITHIN HOTEL SITE) | 25,478± SF |
| LANDSCAPING (OUTSIDE HOTEL SITE) | 62,611± SF |
| TOTAL DISTURBED AREA | 147,824± SF<br>3.39± AC |

## OPEN SPACE SUMMARY

| | |
|---|---|
| REQUIRED: | |
| OPEN SPACE 25% OF LOT AREA (4.12± AC) | 44,866± SF<br>1.03± AC |
| PROVIDED: | |
| LANDSCAPING AREAS WITHIN HOTEL DEVELOPMENT | 25,478± SF |
| OPEN SPACE AREA DESIGNATED ON PLAN | 20,285± SF |
| TOTAL OPEN SPACE AREA | 45,763± SF<br>1.05± AC<br>25.4% |

## NOTE:

1. AREAS DESIGNATED AS RESERVED FOR FUTURE LANDSCAPE BUFFER SHALL BE PLANTED AND/OR BERMED AND FENCED TO PROVIDE SCREENING OF PARKING FROM PUBLIC STREETS AND RESIDENTIAL PROPERTIES. IF THE OFF-SITE LANDSCAPE BUFFER IS REMOVED A SCREENING PLAN SHALL BE SUBMITTED TO THE TOWN OF KITTERY FOR APPROVAL PRIOR TO INSTALLING THE SCREENING.

GRAPHIC SCALE
1"=30' 30' 15' 0 30' 90'
CHECK GRAPHIC SCALE BEFORE USING

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HAMPTON INN AND SUITES
275 U.S. Route One, Kittery, Maine

SITE PLAN / LAYOUT PLAN

SCALE: AS NOTED
DATE: 06-18-15
DWG.: CS101
SHEET: 4 OF 16

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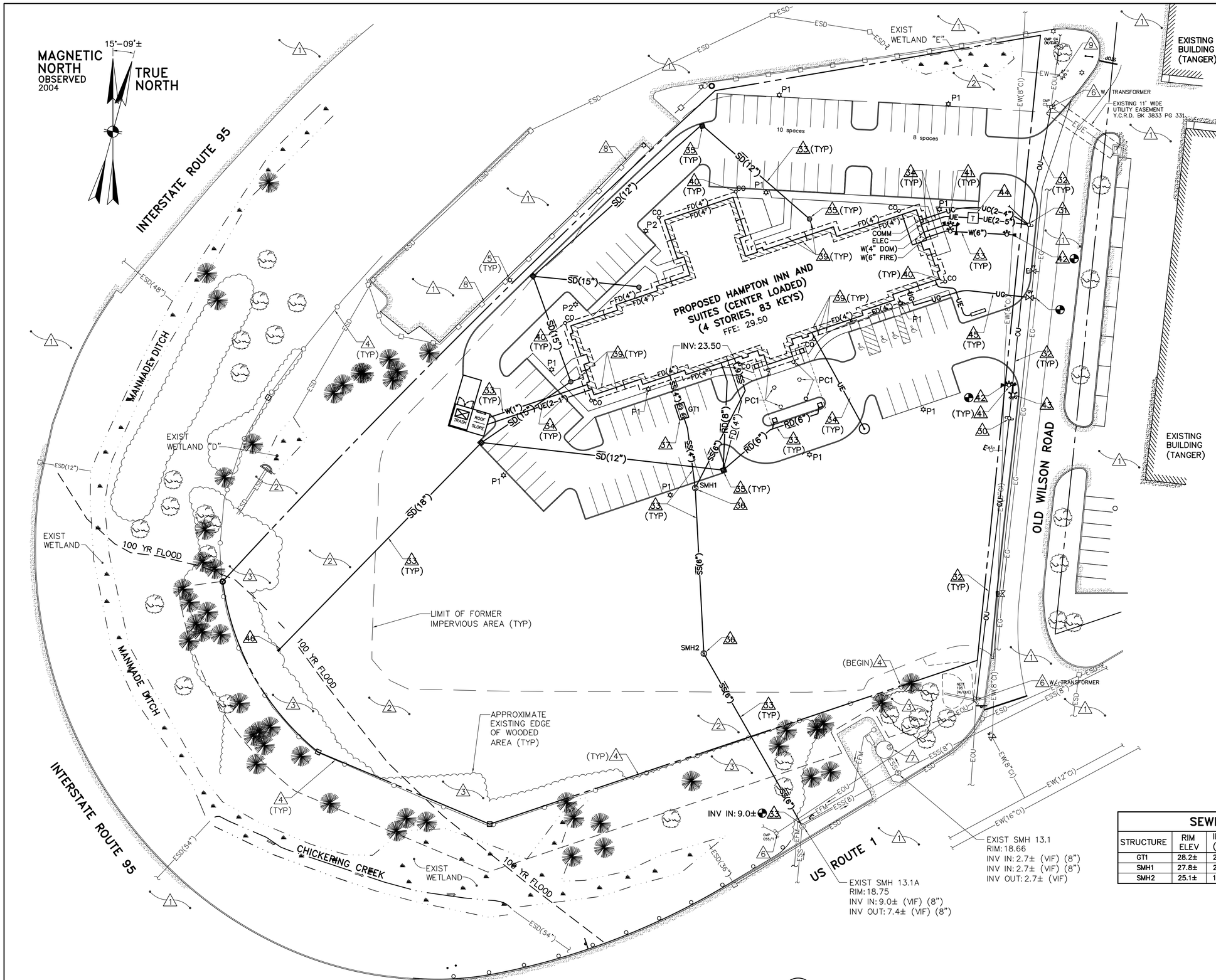


1 UTILITY PLAN
CU101 SCALE: 1"=30'

## KEYNOTES (THIS SHEET ONLY.)

1. EXISTING ASPHALT CONCRETE PAVEMENT.
2. EXISTING TURF.
3. EXISTING WOODED AREA.
4. EXISTING CHAIN LINK FENCE.
5. EXISTING LIGHT POLE AND CONCRETE BASE.
6. EXISTING UTILITY POLE WITH OVERHEAD UTILITY LINES.
7. EXISTING SEWER PUMP STATION (PS–13).
8. EXISTING WOOD SPLIT RAIL FENCE.
9. EXISTING FIRE HYDRANT.
10. – 29. NOT USED.
30. RELOCATED UTILITY POLE.
31. UTILITY POLE, GUYWIRE AND STANDOFF FOR ELECTRIC AND COMMUNICATIONS CONDUITS.
32. RELOCATED OVERHEAD UTILITY LINES.
33. PIPE TRENCH. (5 / C–503)
34. CONDUIT TRENCH. (6 / C–503)
35. CATCH BASIN. (7 / C–503)
36. SEWER MANHOLE. (8 / C–503)
37. GREASE TRAP.
38. CONNECT TO EXISTING SANITARY SEWER MANHOLE, COORDINATE WITH KITTERY SEWER DEPARTMENT PRIOR TO BEGINNING WORK.
39. FOUNDATION DRAIN (INSIDE AND OUTSIDE OF FOOTING) WITH CONNECTOR PIPES.
40. FOUNDATION DRAIN CLEANOUT.
41. WATER SHUT–OFF VALVE.
42. HOT TAP EXISTING WATER MAIN, COORDINATE WITH KITTERY WATER DISTRICT PRIOR TO BEGINNING WORK.
43. FIRE HYDRANT (MAKE AND MODEL PER KITTERY WATER DISTRICT REQUIREMENTS).
44. TRANSFORMER PAD.
45. UNDERGROUND GAS LINE, CONNECT TO EXISTING LINE. (5 / C–503)
46. FLARED PIPE END.

## NOTES:

1. ALL UTILITY SERVICE LINES TO THE PROPOSED HAMPTON INN AND SUITE SITE SHALL BE PRIVATELY OWNED.
2. SEE SHEET CG101 FOR STORM DRAINAGE STRUCTURE SCHEDULE.

### SEWER STRUCTURE SCHEDULE

| STRUCTURE | RIM ELEV | INVERT IN (SIZE) | INVERT OUT (SIZE) | REMARKS |
|---|---|---|---|---|
| GT1 | 28.2± | 23.1 (4") | 22.9 (4") | GREASE TRAP |
| SMH1 | 27.8± | 21.7 (4" & 6") | 21.6 (6") | – |
| SMH2 | 25.1± | 19.6 (6") | 19.5 (6") | – |

GRAPHIC SCALE
1"=30' 30' 15' 0 30' 90'
CHECK GRAPHIC SCALE BEFORE USING

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HAMPTON INN AND SUITES
275 U.S. Route One, Kittery, Maine

UTILITY PLAN

SCALE: AS NOTED
DATE: 06-18-15
DWG.: CU101
SHEET: 5 OF 16

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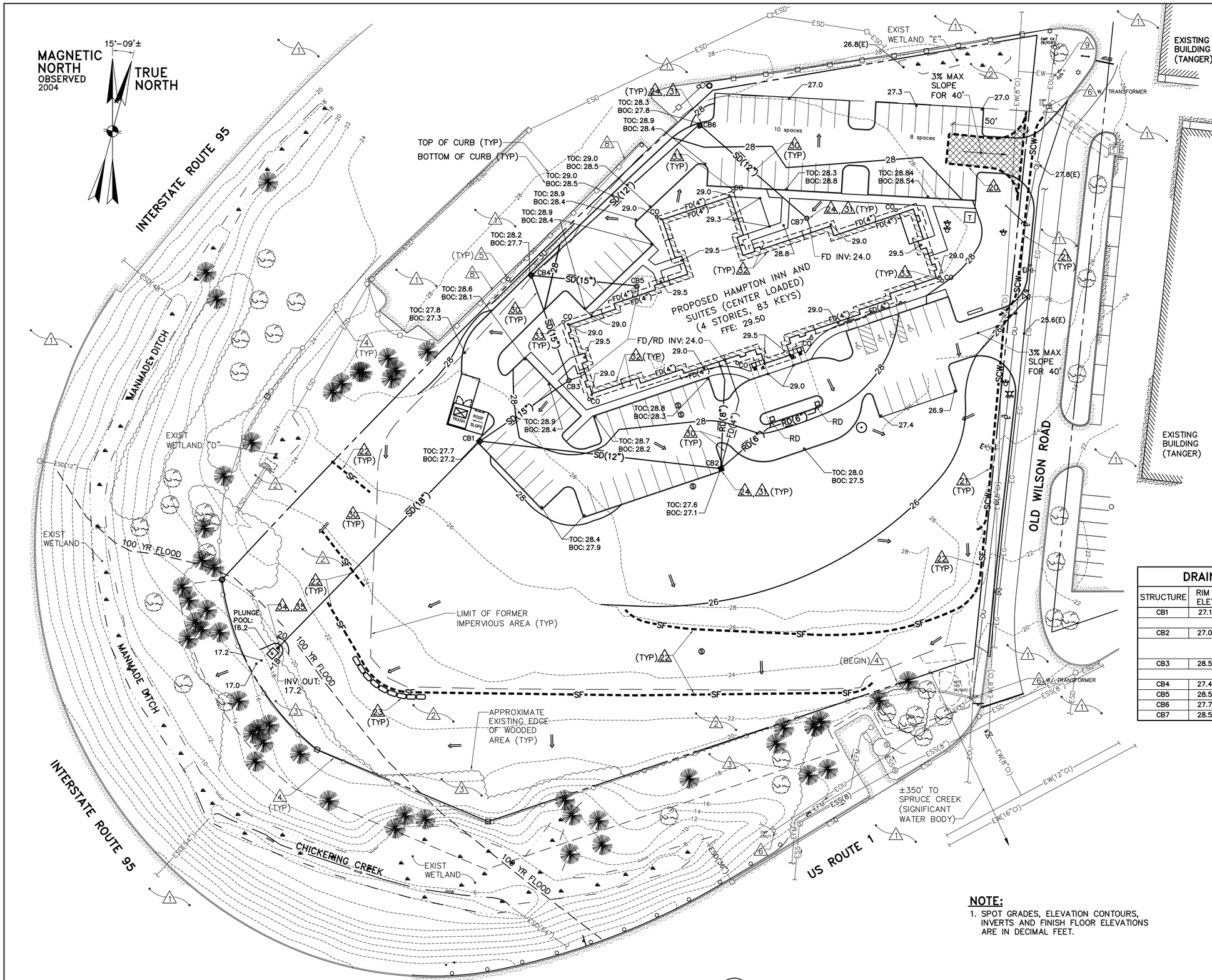


## KEYNOTES (THIS SHEET ONLY.)

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7. EXISTING SEWER PUMP STATION (PS–13).
8. EXISTING WOOD SPLIT RAIL FENCE.
9. EXISTING FIRE HYDRANT.
10. – 19. NOT USED.
20. CONSTRUCTION EXIT. (1 / C–502)
21. SEDIMENT CONTROL WATTLE. (3 / C–502)
22. SILT FENCE. (4 / C–502)
23. HAY BALE REINFORCEMENT. (2.4 / C–502)
24. CATCH BASIN INLET PROTECTION. (5 / C–502)
25. – 29. NOT USED.
30. PIPE TRENCH. (5 / C–503)
31. CATCH BASIN. (7 / C–503)
32. FOUNDATION DRAIN (INSIDE AND OUTSIDE OF FOOTING) WITH CONNECTOR PIPES.
33. FOUNDATION DRAIN CLEANOUT.
34. FLARED PIPE END.
35. PIPE OUTLET PROTECTION. (6 / C–502)

## DRAINAGE STRUCTURE SCHEDULE

| STRUCTURE | RIM ELEV | INVERT IN (SIZE) | INVERT OUT (SIZE) | REMARKS |
|---|---|---|---|---|
| CB1 | 27.1 | 19.28 (15"SD) | – | – |
| | | 20.35 (12"SD) | * 19.28 (18"SD) | TO OUTFALL |
| CB2 | 27.0 | 23.8 (8"RD) | – | CANOPY DRAIN |
| | | 23.8 (6"RD) | – | – |
| | | 23.8 (4"FD) | * 22.0 (12"SD) | BACKWATER VALVE ON FD |
| CB3 | 28.5 | 23.5 (4"FD) | – | BACKWATER VALVE ON FD |
| | | 19.9 (15"SD) | * 19.8 (12"SD) | – |
| CB4 | 27.4 | 20.8 (12"SD) | * 20.7 (15"SD) | – |
| CB5 | 28.5 | 23.5 (4"FD) | * 23.4 (12"SD) | BACKWATER VALVE ON FD |
| CB6 | 27.7 | 22.4 (12"SD) | * 22.3 (12"SD) | – |
| CB7 | 28.5 | 23.5 (4"FD) | * 23.4 (12"SD) | BACKWATER VALVE ON FD |

* INDICATES HOODED OUTLET AND 3' SUMP.

**NOTE:**

1. SPOT GRADES, ELEVATION CONTOURS, INVERTS AND FINISH FLOOR ELEVATIONS ARE IN DECIMAL FEET.

1 / CG101 **GRADING PLAN**
SCALE: 1"=30'

**GRAPHIC SCALE**
1"=30' — 30' 15' 0 30' 90'
CHECK GRAPHIC SCALE BEFORE USING

C:\dfile\21504.08–CG101.dwg 6/18/2015 9:52:31 AM EDT

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STATE OF MAINE JACQUES L. GAGNON, JR. No. 6227 LICENSED PROFESSIONAL ENGINEER
5/18/15

DESIGNED BY: JLG
DRAWN BY: DEW
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**GRADING PLAN**

SCALE: AS NOTED
DATE: 06-18-15
DWG.: CG101
SHEET: 6 OF 16

# EROSION AND SEDIMENT CONTROL

## A. GENERAL NOTES

1. DURING CONSTRUCTION AND THEREAFTER, IMPLEMENT EROSION CONTROL MEASURES AS INDICATED AND SPECIFIED. ALL EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENT CONTROL BMPS," PUBLISHED BY BUREAU OF LAND AND WATER QUALITY AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, DATED MARCH 2003, OR MOST RECENT EDITION.

2. IMPLEMENT ALL NECESSARY MEASURES TO CONTROL EROSION AND SEDIMENTATION FROM THE PROJECT SITE AS REQUIRED PURSUANT TO THE MAINE EROSION AND SEDIMENTATION CONTROL LAW.

3. LIMIT AREAS OF EXPOSED SOILS TO THOSE AREAS THAT WILL ACTIVELY BE WORKED. TEMPORARILY STABILIZE ANY AREA OF DISTURBED SOIL THAT REMAINS UNWORKED FOR MORE THAN 14 DAYS USING TEMPORARY MULCHING (IF THE SOIL WILL BE PERMANENTLY STABILIZED WITHIN 30 DAYS) OR TEMPORARY SEEDING AND MULCHING (IF THE SOIL WILL NOT BE PERMANENTLY STABILIZED WITHIN 30 DAYS). PERMANENTLY STABILIZE ANY AREA OF DISTURBED SOIL BROUGHT TO FINAL GRADE WITHIN 7 DAYS. DISTURBED SOILS DO NOT INCLUDE COMPACTED STRUCTURAL FILLS USED FOR ROADS, PARKING LOTS, AND BUILDING FOUNDATIONS.

4. TEMPORARY EROSION CONTROL MEASURES INCLUDE THE USE OF EROSION CONTROL DEVICES, TEMPORARY SEEDING AND MULCHING, CONSTRUCTION PHASING, AND PROVISIONS FOR STABILIZING INACTIVE AREAS. PERMANENT EROSION CONTROL MEASURES INCLUDE THE USE OF EROSION CONTROL BLANKETS, RIPRAP OUTLET PROTECTION, AND PERMANENT SEEDING AND MULCHING.

5. A DESIGNATED ENVIRONMENTAL MANAGER SHALL BE PROVIDED BY THE CONTRACTOR. THE DESIGNATED ENVIRONMENTAL MANAGER SHALL INSPECT ALL INSTALLED EROSION CONTROL MEASURES TO MONITOR THEIR EFFECTIVENESS.

6. PROVIDE AND MAINTAIN EROSION CONTROL MEASURES AT A MINIMUM AS SHOWN ON THE DEMOLITION SITE PLAN DRAWING CD101 AND GRADING, DRAINAGE AND EROSION CONTROL PLAN DRAWING CG101. PROVIDE ADDITIONAL MEASURES AS NECESSARY AND APPLICABLE TO CONTROL EROSION AND SEDIMENTATION FROM LEAVING THE CONSTRUCTION SITE.

7. PROVIDE INLET PROTECTION FOR EACH CATCH BASIN DIRECTLY AFTER INSTALLATION AND PRIOR TO BACKFILL BEING PLACED AROUND THE CATCH BASIN.

8. PROVIDE 4" PLANTING SOIL, SEED AND MULCH ON ALL DISTURBED AREAS NOT OTHERWISE SPECIFIED.

9. MAINTAIN ALL EROSION CONTROL MEASURES FOR THE LIFE OF THE PROJECT AND UNTIL PERMANENT STABILIZATION OF THE ENTIRE SITE IS ESTABLISHED. PERMANENT STABILIZATION SHALL CONSIST OF AT LEAST 90-PERCENT VEGETATION, PAVEMENT, GRAVEL BASE, OR RIPRAP.

## B. OFF-SITE VEHICLE TRACKING

1. PROVIDE A STABILIZED CONSTRUCTION EXIT AT EACH VEHICLE ACCESS TO THE CONSTRUCTION AREA, AS DETAILED ON DRAWING CD101 AND DETAIL 1/C-502.

2. SWEEP ADJACENT PAVED AREAS DAILY TO KEEP THEM FREE OF SEDIMENTS RESULTING FROM CONSTRUCTION ACTIVITIES.

## C. HOUSEKEEPING

1. COLLECT ALL WASTE MATERIALS AND STORE IN SECURELY LIDDED RECEPTACLE(S). DEPOSIT ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE IN A DUMPSTER. DO NOT BURY CONSTRUCTION WASTE MATERIALS ON SITE.

2. DISCHARGE AND WASH OUT SURPLUS CONCRETE FROM CONCRETE TRUCKS INTO CONTAINERS OR A DESIGNATED WASHOUT LOCATION, AND DISPOSE OFF SITE.

## D. DUST CONTROL

1. CONTROL DUST WITH PERIODIC WATERING OF THE EXPOSED SOIL SURFACES WITH ADEQUATE WATER TO CONTROL DUST FROM BECOMING AIRBORNE. APPLY REPETITIVE TREATMENTS AS NEEDED TO CONTROL DUST THROUGHOUT CONSTRUCTION UNTIL AREAS HAVE BEEN STABILIZED.

## E. INSPECTION AND MAINTENANCE

1. INSPECT DISTURBED AND IMPERVIOUS AREAS, EROSION AND STORMWATER CONTROL MEASURES, AREAS USED FOR STORAGE THAT ARE EXPOSED TO PRECIPITATION, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE PARCEL AT LEAST ONCE A WEEK AND BEFORE AND AFTER EACH STORM EVENT, GREATER THAN 0.1 INCH, PRIOR TO COMPLETION OF PERMANENT STABILIZATION. A PERSON WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING THE MAINE POLLUTANT DISCHARGE ELIMINATION SYSTEM (MPDES) STANDARDS AND ANY DEPARTMENTAL COMPANION DOCUMENT TO THIS PERMIT, SHALL CONDUCT THE INSPECTION. THIS PERSON SHALL BE IDENTIFIED IN THE INSPECTION LOG. IF BEST MANAGEMENT PRACTICES (BMPs) NEED TO BE MODIFIED OR IF ADDITIONAL BMPs ARE NECESSARY, COMPLETE IMPLEMENTATION WITHIN 7 CALENDAR DAYS AND PRIOR TO ANY STORM EVENT (RAINFALL). MAINTAIN ALL MEASURES IN EFFECTIVE OPERATING CONDITION UNTIL AREAS ARE PERMANENTLY STABILIZED.

2. KEEP A LOG (REPORT) SUMMARIZING THE SCOPE OF THE INSPECTION, NAME(S) AND QUALIFICATIONS OF THE PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, AND MAJOR OBSERVATIONS RELATING TO OPERATION OF EROSION AND SEDIMENTATION CONTROLS AND POLLUTION PREVENTION MEASURES. MAJOR OBSERVATIONS SHALL INCLUDE: BMPs THAT NEED TO BE MAINTAINED; LOCATION(S) OF BMPs THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION; AND LOCATION(S) WHERE ADDITIONAL BMPs ARE NEEDED THAT DID NOT EXIST AT THE TIME OF INSPECTION. FOLLOW-UP TO CORRECT DEFICIENCIES OR ENHANCE CONTROLS SHALL ALSO BE INDICATED IN THE LOG AND DATED, INCLUDING WHAT ACTION WAS TAKEN AND WHEN.

3. REMOVE SEDIMENT ACCUMULATIONS FROM SILT FENCES, HAY BALE BARRIERS, AND STONE CHECK DAMS WHEN THE SEDIMENT DEPTH APPROACHES 6 INCHES.

4. INSPECT THE AREA OF THE TEMPORARY SEDIMENT CONTROL BASIN, EMBANKMENTS AND OUTLET CONTROL STRUCTURE WEEKLY AND AFTER EACH STORM EVENT. PROMPTLY SEED AND MULCH ALL EROSION AND AREAS OF EXPOSED SOILS.

5. PROTECT ALL STABILIZED AREAS FROM EROSION AND IMMEDIATELY REPAIR/REVEGETATE ERODED AREAS.

6. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES WITHIN 30 DAYS AFTER THE TRIBUTARY AREA HAS BEEN PERMANENTLY STABILIZED. REMOVE ANY ACCUMULATED SEDIMENTS AND STABILIZE

## F. CONSTRUCTION DEWATERING

1. IF DEWATERING OF EXCAVATIONS ARE NECESSARY, UTILIZE BAG-TYPE DEWATERING SEDIMENT FILTERS WITH A MINIMUM SIZE OF 10'-0" x 15'-0". LOCATE DEWATERING SEDIMENT FILTERS A MINIMUM OF 100 FEET FROM ANY WATER BODY OR WETLAND. DEWATERING SEDIMENT FILTERS SHALL BE A NON-WOVEN GEOTEXTILE FABRIC WITH THE FOLLOWING MINIMUM PROPERTIES:

   a. WEIGHT IN ACCORDANCE WITH ASTM D3776: 8 OZ/YARD
   b. GRAB TENSILE STRENGTH IN ACCORDANCE WITH ASTM D4632: 203 LBS
   c. PUNCTURE RESISTANCE IN ACCORDANCE WITH ASTM D4833: 130 LBS
   d. MULLEN BURST STRENGTH IN ACCORDANCE WITH ASTM D3786: 400 PSI
   e. FLOW RATE IN ACCORDANCE WITH ASTM D4491: 80 GAL/MIN/SF

2. PROVIDE, OPERATE AND REMOVE DEWATERING SEDIMENT FILTERS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND PRINTED INSTRUCTIONS.

## G. CONSTRUCTION SEQUENCING

1. CONSTRUCT SILT FENCE AT LOCATIONS SHOWN ON PLAN.
2. REMOVE SITE SITE STRUCTURES AND PAVEMENTS INDICATED TO BE REMOVED.
3. CONSTRUCT UTILITIES AND DRAINAGE STRUCTURES.
4. ROUGH GRADE ROAD AND PARKING LOT AREAS. THE AREA OF DISTURBANCE SHALL BE KEPT TO A MINIMUM. DISTURBED AREAS REMAINING IDLE FOR MORE THAN 30 DAYS SHALL BE STABILIZED. ALL CUT AND FILL AREAS ARE TO BE LOAMED, SEEDED, AND MULCHED IMMEDIATELY FOLLOWING CONSTRUCTION. DISTURBED AREAS NOT TO FINAL GRADE BY MID-SEPTEMBER SHALL BE SEEDED AND MULCHED.
5. INSTALL REMAINDER OF EROSION CONTROL MEASURES.
6. PLACE GRAVEL BASE COURSES.

## G. CONSTRUCTION SEQUENCING (CONTINUED)

7. CONSTRUCT BASE COURSE OF PAVEMENT.
8. INSTALL PERMANENT SEEDING FOR ENTIRE PROJECT. (BY OCTOBER 15TH THE SITE WILL BE FULLY STABILIZED WITH 75% GRASS COVER)
9. CONSTRUCT WEARING COURSE OF PAVEMENT.
10. AFTER ALL NEW CONSTRUCTION IS COMPLETE AND ALL SEEDED AREAS HAVE BEEN STABILIZED BY HEALTHY ESTABLISHMENT OF PERMANENT GRASS, REMOVE ALL TEMPORARY EROSION CONTROL.

## H. DITCH AND CULVERT STABILIZATION

1. STABILIZE ANY SECTION OF DITCH, SWALE, OR CHANNEL BROUGHT TO FINAL GRADE WITH A RIPRAP LINING OR PROPERLY-INSTALLED EROSION CONTROL BLANKETS (USED OVER PERMANENT SEEDING) WITHIN 24 HOURS, REFER TO TURF AND GRASSES SPECIFICATION.

2. USE STONE CHECK DAMS AND TEMPORARY MULCHING IN ANY ROUGH-GRADED DITCH THAT WILL NOT BE FINAL GRADED AND PERMANENTLY STABILIZED WITHIN THE NEXT 7 DAYS. THE STONE CHECK DAMS AND MULCHING SHALL BE PUT IN PLACE WITHIN 48 HOURS OR PRIOR TO ANY RAINFALL.

3. PROVIDE RIPRAP OUTLET PROTECTION WITHIN 24 HOURS OF PLACING A CULVERT.

## I. SOIL STOCKPILE STABILIZATION

1. COVER ALL SOIL AND FILL STOCKPILES EXPECTED TO REMAIN IN PLACE FOR LESS THAN 30 DAYS WITH AN ANCHORED TARP OR POLYETHYLENE SHEETING WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.

2. SEED WITH A CONSERVATION MIX OF ANNUAL RYE GRASS (AT 0.9 LBS/1000 SF) AND HAY MULCH (AT 90 LBS HAY/1000 SF) WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL FOR ALL SOIL AND FILL STOCKPILES EXPECTED TO REMAIN LONGER THAN 30 DAYS

3. PROVIDE A SEDIMENT BARRIER FOR ALL SOIL AND FILL STOCKPILES (e.g. SILT FENCING) AROUND THE DOWNHILL EDGE OF THE STOCKPILE TO TRAP SEDIMENTS.

## J. TEMPORARY SEEDING

1. BEDDING - REMOVE STONES AND TRASH WITHIN SEEDING THE AREA. TILL THE SOIL TO A DEPTH OF ABOUT 3" TO PREPARE SEED BED AND MIX THE FERTILIZER INTO THE SOIL.

2. FERTILIZER - UNIFORMLY SPREAD FERTILIZER OVER THE AREA PRIOR TO BEING TILLED INTO THE SOIL. APPLY A 10-10-10 MIX OF FERTILIZER AT A RATE OF 300 POUNDS PER ACRE (OR 7 LBS/1,000 SF).

3. SEED MIXTURE - USE ANY OF THE FOLLOWING IN UPLAND AREAS:

| SPECIES | PER ACRE | SEEDING RATES PER 1,000 S.F. | DATES | DEPTH |
|---|---|---|---|---|
| WINTER RYE | 112 LBS | 2.5 LBS | 8/15 - 9/5 | 1 IN |
| OATS | 80 LBS | 2.0 LBS | SPRING - 5/15 | 1 IN |
| ANNUAL RYEGRASS | 40 LBS | 1.0 LBS | 4/15 - 9/15 WITH MULCH | 0.25 IN |

4. MULCHING FOR TEMPORARY SEEDING - WHERE IT IS IMPRACTICAL TO INCORPORATE FERTILIZER AND SEED INTO MOIST SOIL, MULCH THE SEEDED AREA TO FACILITATE GERMINATION. APPLY MULCH IN THE FORM OF HAY OR STRAW AT A RATE OF 70 TO 90 LBS PER 1,000 SF.

## K. PERMANENT SEEDING:

A. SITE PREPARATION - INSTALL NEEDED SURFACE WATER CONTROL MEASURES PRIOR TO SEEDING. WHERE PRACTICAL, GRADE TO PERMIT USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION. PROVIDE ADEQUATE DRAINAGE WHERE INTERNAL WATER MOVEMENT MAY CAUSE SEEPS OR SLIPPAGE BEFORE SEEDING IS WELL ESTABLISHED.

B. BEDDING - STONES LARGER THAN 4", TRASH, ROOTS, AND OTHER DEBRIS THAT WILL INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA SHOULD BE REMOVED. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF 4" TO PREPARE A SEEDBED AND MIX FERTILIZER INTO THE SOIL. AS PRACTICAL, PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO THE SLOPE. PROVIDE THE BEST CONDITIONS POSSIBLE FOR SEEDING. THE BEST SOIL TEXTURES ARE SANDY LOAM, LOAM, AND SILT LOAM. WHERE SANDS OR CLAYS ARE ENCOUNTERED, MODIFY THEM WITH HAULED-IN MATERIALS. REPLACE TOPSOIL AFTER GRADING.

C. FERTILIZER - LIME AND FERTILIZER SHOULD BE APPLIED EVENLY OVER THE AREA PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL. KINDS AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM SHOULD BE APPLIED:

GROUND LIMESTONE AT A RATE OF 138 LBS. PER 1,000 S.F. (3 TONS PER ACRE) 10-20-20 FERTILIZER OR EQUIVALENT AT 18.4 LBS. PER 1,000 S.F. (800 LBS. PER ACRE) WORK LIME AND FERTILIZER INTO THE SOIL TO A DEPTH OF 4" EITHER BEFORE OR DURING THE FINAL SEEDBED PREPARATIONS.

D. SEED MIXTURE (RECOMMENDED):

RATE:

| TYPE | LBS. PER ACRE | LBS PER 1,000 S.F. | USE |
|---|---|---|---|
| PERENNIAL RYEGRASS | 5 | 0.11 | |
| KENTUCKY BLUEGRASS | 20 | 0.46 | LOAM AREAS |
| CREEPING RED FESCUE | 20 | 0.46 | (NON-SLOPE WORK) |
| TOTAL | 45 | 1.03 | (NON-SHADED AREAS) |
| TALL FESCUE | 30 | 0.69 | LOAM AREAS |
| CREEPING RED FESCUE | 50 | 1.15 | (NON-SLOPE WORK) |
| TOTAL | 80 | 2.30 | (SHADED AREAS) |
| TALL FESCUE | 20 | 0.46 | |
| REDTOP | 2 | 0.05 | |
| CREEPING RED FESCUE | 20 | 0.46 | ALL SLOPE WORK |
| TOTAL | 42 | 0.97 | & DRAINAGE DITCHES |

## L. MULCHING

PROVIDE TEMPORARY MULCHING ON SLOPES, CHANNELS, OTHER EROSION PRONE AREAS, AND ALL EXPOSED SOILS THAT CANNOT RECEIVE PERMANENT COVER WITH 14 DAYS OF DISTURBANCE. PROVIDE MULCH FOLLOWING TEMPORARY AND PERMANENT SEEDING AS SPECIFIED. PROVIDE MULCH ANCHORS ON SLOPES GREATER THAN 5% IN FALL (PAST SEPTEMBER 15 AND OVER WINTER TO APRIL

| MULCH TYPE | RATE PER 1000 SF | USE AND COMMENTS |
|---|---|---|
| HAY OR STRAW | 70 TO 90 LBS | DRY AND FREE OF MOLD, MAY BE USED WITH PLANTINGS |
| WOOD CHIPS | 480 TO 920 LBS | USED MOSTLY WITH TREES OR BARK MULCH AND SHRUB PLANTINGS |
| JUTE AND FIBROUS MATTING | | USE ON SLOPES GREATER THAN 4:1, SWALES, AND OTHER EROSION-PRONE AREAS |
| CRUSHED STONE 1/2" TO 1-1/2" | SPREAD MORE THAN 1/2" THICK | EFFECTIVE IN CONTROLLING WIND AND WATER EROSION |

## M. SODDING

SODDING - SODDING IS DONE WHERE IT IS DESIRABLE TO RAPIDLY ESTABLISH COVER ON A DISTURBED AREA. SODDING AN AREA MAY BE SUBSTITUTED FOR PERMANENT SEEDING PROCEDURES ANYWHERE ON SITE. BED PREPARATION, FERTILIZING, AND PLACEMENT OF SOD SHALL BE PERFORMED ACCORDING TO THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES.

SODDING IS RECOMMENDED FOR STEEP SLOPED AREAS, AREAS IMMEDIATELY ADJACENT TO SENSITIVE WATER COURSED, EASILY ERODIBLE SOILS (FINE SAND/SILT) ETC.

## N. STRUCTURAL MEASURES

1. STRAW BALE BARRIERS/SILT SCREEN FENCES: STRAW BALE BARRIERS AND/OR SILT SCREEN FENCES ARE TO BE INSTALLED IN THE AREAS SHOWN ON THE PLAN. THEY ARE INTENDED PRIMARILY TO INTERCEPT AND FILTER SMALL VOLUMES OF "SHEET FLOWING" RUNOFF, OR AS SEDIMENT TRAPS IN SMALL SWALES. STRAW BALES HAVE A USEFUL LIFE OF 3 MONTHS WHEN WET, AND THEREFORE, MUST BE INSPECTED AND REPAIRED OR REPLACED PERIODICALLY. SILT SCREEN FENCES WILL FUNCTION 6 MONTHS OR LONGER IF KEPT FREE OF SEDIMENT ACCUMULATIONS (SEE DETAILS FOR ADDITIONAL INFORMATION).

2. SWALES: TEMPORARY AND/OR PERMANENT SWALES ARE TO BE INSTALLED AS SHOWN ON THE PLAN. SWALES ARE USED TO CONVERT SHEET FLOW TO CHANNEL FLOW AND CONVEY THE RUNOFF TO A PERMANENT CHANNEL, STORM DRAIN, OR DETENTION/SEDIMENT STRUCTURE. SWALES ARE INTENDED TO INTERCEPT RUNOFF AND DIVERT IT FROM AN EXPOSED OF NEWLY SEEDED SCOPE TOWARD AN ACCEPTABLE OUTLET (GRASS SWALES, SEDIMENTATION POND, ETC.) OR TO REDUCE THE VELOCITY OF RUNOFF FLOWING DOWN FROM A DRAINAGE AREA (SEE DETAIL FOR ADDITIONAL INFORMATION).

3. A STABILIZATION CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED OF 2-3 INCH STONE ACROSS THE FULL WIDTH OF THE VEHICLE INGRESS EGRESS AREA. THE STONE PAD SHOULD BE AT LEAST 100 FEET LONG, 24 FEET WIDE AND AT LEAST 6 INCHES THICK. ADDITIONAL STONE MAY HAVE TO BE ADDED PERIODICALLY TO MAINTAIN THE PROPER FUNCTIONING OF THE PAD.

4. PROVIDE RIPRAP AND STONE FOR CHECK DAMS AND STONE LININGS CONSISTING OF SOUND, DURABLE ROCK WHICH WILL NOT DISINTEGRATE BY EXPOSURE TO WATER OR WEATHER. ANGULAR FIELD STONE, ROUGH QUARRY STONE OR BLASTED LEDGE ROCK MAY BE USED. THE MEDIAN STONE SIZE SHALL BE AS INDICATED. THE MAXIMUM STONE SIZE SHALL BE TWICE THE MEDIAN SIZE. INCLUDE ENOUGH SMALLER STONES TO FILL THE VOIDS IN THE LARGER STONES.

## O. WINTER STABILIZATION

THE WINTER CONSTRUCTION PERIOD IS FROM NOVEMBER 1 THROUGH APRIL 15. IF THE SITE, OR ANY PORTION OF THE SITE, IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE, 75% MATURE VEGETATION COVER OR RIPRAP BY NOVEMBER 15, THEN THE SITE SHALL BE PROTECTED WITH OVER-WINTER STABILIZATION

1. DISTURBED SOILS - BY SEPTEMBER 15th SEED AND MULCH ALL DISTURBED SOILS HAVING A SLOPE OF LESS THAN 15% ON THE SITE. IF THE CONTRACTOR FAILS TO STABILIZE THESE SOILS BY THIS DATE, TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SOIL FOR LATE FALL AND WINTER:

   a. STABILIZE THE SOIL WITH TEMPORARY VEGETATION - BY OCTOBER 1st SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET, LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 1st, THEN MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED IN PARAGRAPH 3c, BELOW.

   b. STABILIZE THE SOIL WITH SOD - STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1st. PROPER INSTALLATION INCLUDES PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.

   c. STABILIZE THE SOIL WITH MULCH - BY NOVEMBER 15th. MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. IMMEDIATELY AFTER APPLYING THE MULCH, ANCHOR THE MULCH WITH NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.

2. DITCHES AND CHANNELS - CONSTRUCT AND STABILIZE ALL STONE-LINED DITCHES AND CHANNELS BY NOVEMBER 15th. CONSTRUCT AND STABILIZE ALL GRASS-LINED DITCHES AND CHANNELS BY SEPTEMBER 1st. IF A DITCH OR CHANNEL TO BE GRASS-LINED IS NOT STABILIZED BY SEPTEMBER 15th, THEN TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE DITCH FOR LATE FALL AND WINTER:

   a. PROVIDE A SOD LINING IN THE DITCH - LINE THE DITCH WITH PROPERLY INSTALLED SOD BY OCTOBER 1st. PROPER INSTALLATION INCLUDES PINNING THE SOD ONTO THE SOIL WITH ANCHORING STAPLES, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL, AND ANCHORING SOD AT THE BASE OF THE DITCH WITH JUTE OR PLASTIC MESH TO PREVENT THE SOD FROM SLOUGHING DURING FLOW CONDITIONS.

   b. PROVIDE A STONE LINING IN THE DITCH; LINE THE DITCH WITH STONE RIPRAP BY NOVEMBER 15th. MEDIAN STONE SIZE FOR STONE LINED DITCHES SHALL BE 6". IF NECESSARY, REGRADE THE DITCH PRIOR TO PLACING THE STONE LINING TO PREVENT THE STONE LINING FROM REDUCING THE DITCH'S CROSS-SECTIONAL AREA.

3. DISTURBED SLOPES - THIS STANDARD APPLIES TO ALL SLOPES GREATER THAN 15 PERCENT. SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 1st. IF ANY SLOPE TO BE VEGETATED IS NOT STABILIZED BY SEPTEMBER 1st, THEN TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER:

   a. STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL BLANKETS - BY OCTOBER 1st SEED THE DISTURBED SLOPE WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET AND THEN INSTALL EROSION CONTROL BLANKETS OR ANCHORED HAY MULCH OVER THE SEEDING. MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE SLOPE BY NOVEMBER 1ST, THEN COVER THE SLOPE WITH A LAYER OF EROSION CONTROL MIX AS DESCRIBED IN PARAGRAPH 3c BELOW.

   b. STABILIZE THE SLOPE WITH SOD - STABILIZE THE DISTURBED SLOPE WITH PROPERLY INSTALLED SOD BY OCTOBER 1st. PROPER INSTALLATION INCLUDES PINNING THE SOD ONTO THE SLOPE WITH WIRE PINS. ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. DO NOT USE LATE-SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% (3H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.

   c. STABILIZE THE SLOPE WITH EROSION CONTROL MIX AS SPECIFIED BY MEDEP BMP - EROSION CONTROL MIX MUST BE PROPERLY INSTALLED BY NOVEMBER 15th. DO NOT USE EROSION CONTROL MIX TO STABILIZE SLOPES HAVING GRADES GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.

   d. STABILIZE THE SLOPE WITH RIPRAP - PLACE A LAYER OF RIPRAP ON SLOPES BY NOVEMBER 15th. MEDIAN STONE SIZE SHALL BE 4".


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STATE OF MAINE JACQUES L. GAGNON, JR. No. 8237 LICENSED PROFESSIONAL ENGINEER
FOR PERMITTING PURPOSES ONLY, NOT FOR CONSTRUCTION.
6/18/15

DESIGNED BY: JLG
DRAWN BY: DEW
CHECKED BY: JLG
PROJECT: 21504.08


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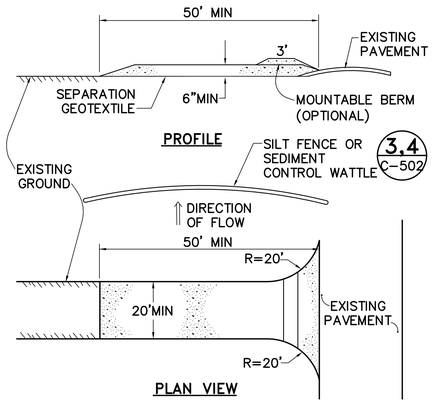
275 U.S. Route One, Kittery, Maine

EROSION CONTROL NOTES

SCALE: AS NOTED
DATE: 06-18-15
DWG.: C-501
SHEET: 7 OF 16

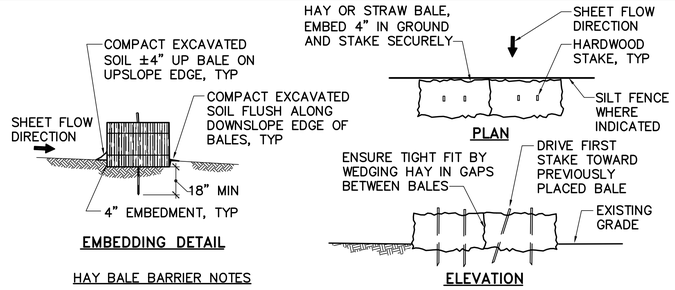



EXIT SPECIFICATIONS:

1. STONE FOR A STABILIZED CONSTRUCTION EXIT SHALL BE 2"–3" STONE, OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED EXIT SHALL NOT BE LESS THAN 50 FEET.
3. THE THICKNESS OF THE STONE FOR THE STABILIZED EXIT SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH OF THE EXIT SHALL NOT BE LESS THAN THE FULL WIDTH OF THE EXIT WHERE INGRESS OR EGRESS OCCURS OR 20 FEET, WHICH EVER IS GREATER.
5. SEPARATION GEOTEXTILE SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE.
6. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION EXIT SHALL BE PIPED BENEATH THE EXIT. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. THE EXIT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO EXISTING PAVEMENT. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO EXISTING PAVEMENT MUST BE REMOVED PROMPTLY.
8. WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO EXIT ONTO EXISTING PAVEMENT. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH 2"–3" CRUSHED STONE. WASH WATER SHALL BE COLLECTED AND DIRECTED TO A SEDIMENT TRAPPING DEVICE SYSTEM.

## 1 STABILIZED CONSTRUCTION EXIT DETAIL

CD101, CG1101, C-501 C-502 NOT TO SCALE

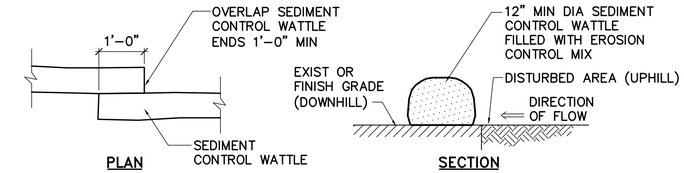



HAY BALE BARRIER NOTES

1. DO NOT USE HAY OR STRAW BALE BARRIERS IN DITCHES OR AREAS OF CONCENTRATED FLOW.
2. INSTALL HAY BALE BARRIERS FOLLOWING THE CONTOUR OF THE LAND AS CLOSELY AS POSSIBLE, WITH THE ENDS FLARED UPSLOPE.
3. INSPECT HAY BALE BARRIERS IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. MAKE ALL NECESSARY REPAIRS/REPLACEMENTS IMMEDIATELY.
4. REMOVE SEDIMENT DEPOSITS WHEN DEPOSITS EXCEED ONE HALF THE HEIGHT OF THE BARRIER.
5. REMOVE HAY BALE BARRIERS AFTER SATISFACTORY VEGETATIVE COVER IS ESTABLISHED UPSLOPE. PROVIDE PLANTING SOIL, FINISH GRADE, SEED AND MULCH AREA DISTURBED FROM BARRIER REMOVAL.

## 2 HAY BALE EROSION PROTECTION DETAIL

CG101,C-502 C-502 NOT TO SCALE

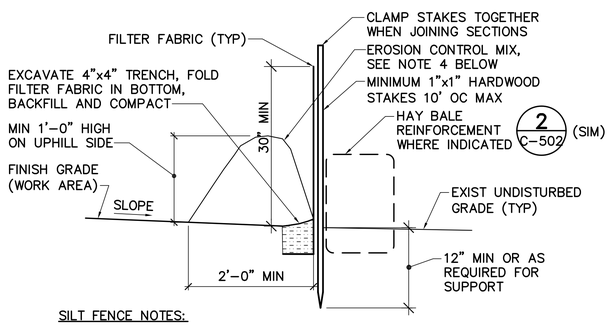



NOTES:

1. SEDIMENT CONTROL WATTLES SHALL BE MANUFACTURED FOR THE PURPOSE OF TEMPORARY SEDIMENT CONTROL AND INSTALLED ACCORDING TO THE MANUFACTURERS RECOMMENDATIONS.
2. REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES ONE THIRD THE WATTLE HEIGHT.
3. SEDIMENT CONTROL WATTLES SHALL REMAIN IN PLACE UNTIL AFFECTED AREAS ARE STABILIZED AND STOCKPILES ARE REMOVED.
4. SECURE SEDIMENT CONTROL WATTLES IN PLACE TO PREVENT MOVEMENT AND UNDERMINING OF WATTLE.
5. EROSION CONTROL MIX SHALL CONSIST PRIMARILY OF WELL GRADED ORGANIC MATERIAL AND SHALL INCLUDE SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR OTHER PRODUCTS BASED ON A SIMILAR RAW SOURCE. SILT, CLAY, OR FINE SAND ARE NOT ACCEPTABLE IN THE MIX.

## 3 TYPICAL SEDIMENT CONTROL WATTLE DETAIL

CD101, CG101, C-502 C-502 NOT TO SCALE

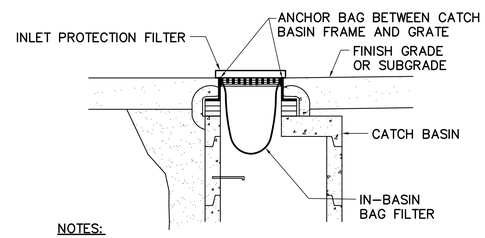



SILT FENCE NOTES:

1. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN DEPOSITS EXCEED 6" IN DEPTH.
2. SILT FENCES SHALL BE INSPECTED AFTER EACH RAINFALL AND ALL NECESSARY REPAIRS/REPLACEMENT MADE IMMEDIATELY.
3. SILT FENCES SHALL BE REMOVED AFTER SATISFACTORY VEGETATIVE COVER IS ESTABLISHED. PROVIDE PLANTING SOIL, FINISH GRADE, SEED AND MULCH DISTURBED AREAS.
4. EROSION CONTROL MIX MAY BE USED IN LIEU OF SILT FENCE AT LOCATIONS APPROVED BY CONTRACTING OFFICER OR SUPPLEMENT EROSION CONTROL MEASURES ADJACENT TO WOODED AREAS. PROVIDE TREE PROTECTION FENCE AT EDGE OF CLEARING IF EROSION CONTROL MIX IS USED INSTEAD OF SILT FENCE.

## 4 SILT FENCE DETAIL

CD101, CG101, C-502 C-502 NOT TO SCALE

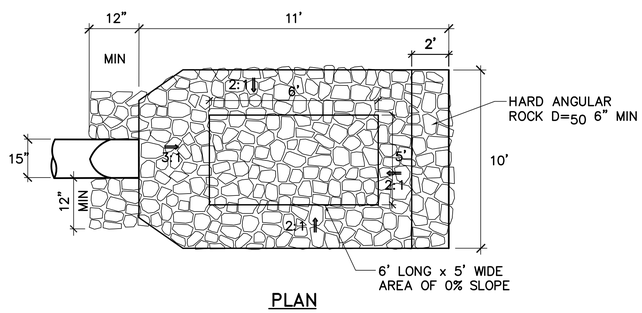


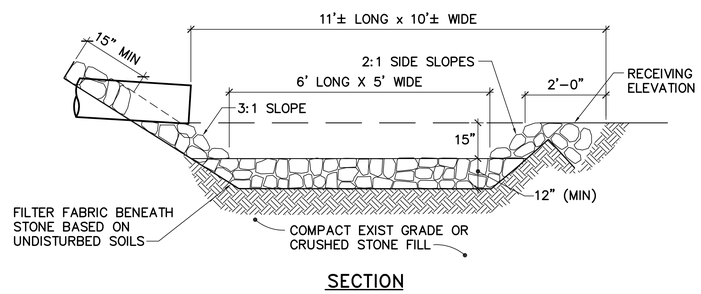

NOTES:

1. IN–BASIN BAG FILTERS SHALL BE "SILT–CATCH" BY DGI INDUSTRIES OR APPROVED EQUAL. INSTALL ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
2. INLET PROTECTION FILTER SHALL BE "SEDIGUARD" BY EARTH SUPPORT SYSTEMS OR APPROVED EQUAL. INSTALL ACCORDING TO MANUFACTURERS INSTRUCTIONS.
3. PROVIDE TYPE A INLET PROTECTION IN EXISTING OR NEWLY PAVED AREAS WITH NON–STABILIZED TRIBUTARY WATERSHEDS.
4. REMOVE ACCUMULATED SEDIMENTS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
5. PUNCTURING IN–BASIN BAG FILTER TO REMOVE SEDIMENTS IS PROHIBITED.

## 5 CATCH BASIN INLET PROTECTION DETAIL (TYPE A)

CG101 C-502 NOT TO SCALE




NOTE:

1. IN DEFINED CHANNELS, APRON SHALL EXTEND FULL WIDTH OF BOTTOM AND UP TO A MINIMUM OF 1'–6" UP THE BANK OR TO THE TOP OF THE BANK, WHICHEVER IS LESS.

## 6 TYP PIPE OUTLET PROTECTION DETAIL

CG101 C-502 NOT TO SCALE

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DRAWN BY: DEW
CHECKED BY: JLG
PROJECT: 21504.08

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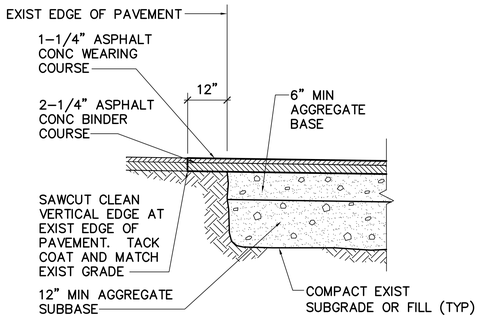
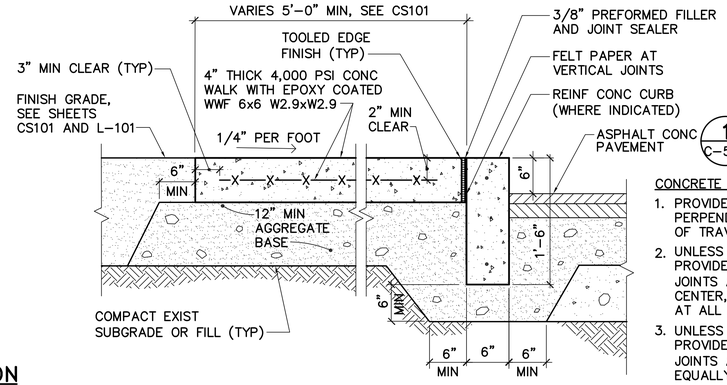
**EROSION CONTROL DETAILS**

SCALE: AS NOTED
DATE: 06-18-15
DWG.: C-502
SHEET: 8 OF 16




## 1 ASPHALT CONCRETE PAVEMENT SECTION

CS101 C-503 NOT TO SCALE

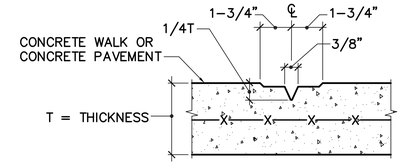



## 2 CONCRETE WALK AND CURB SECTION

CS101 C-503 NOT TO SCALE

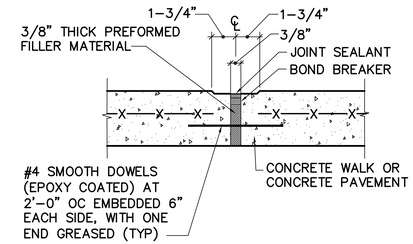
CONCRETE WALK NOTES:

1. PROVIDE MEDIUM BROOM FINISH PERPENDICULAR TO DIRECTION OF TRAVEL.
2. UNLESS INDICATED OTHERWISE, PROVIDE TOOLED CONTROL JOINTS AT 5'-0" TO 6'-0" ON CENTER, EQUALLY SPACED, AND AT ALL EDGES. (3 C-503)
3. UNLESS INDICATED OTHERWISE, PROVIDE TOOLED EXPANSION JOINTS AT 25'-35' ON CENTER, EQUALLY SPACED. (4 C-503)
4. PROVIDE 3/8" PREFORMED FILLER AND JOINT SEALANT WHERE WALK ABUTS THE BUILDING.




## 3 TOOLED CONTROL JOINT DETAIL

C-503 C-503 NOT TO SCALE

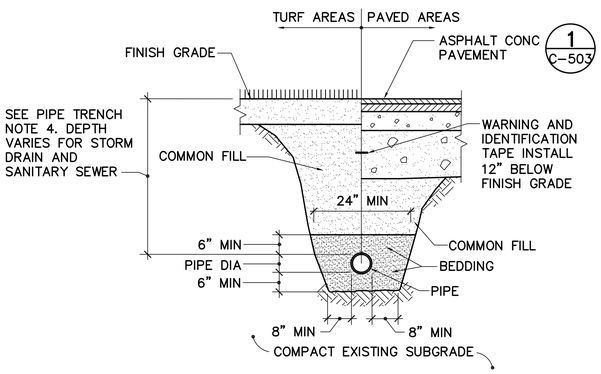



EXPANSION JOINT NOTES:

1. TOOLED JOINT SURFACE SHALL BE SMOOTH AND AT A CONSTANT DEPTH.
2. BREAK REINFORCING AT EXPANSION JOINT.

## 4 EXPANSION JOINT DETAIL

C-503 C-503 NOT TO SCALE



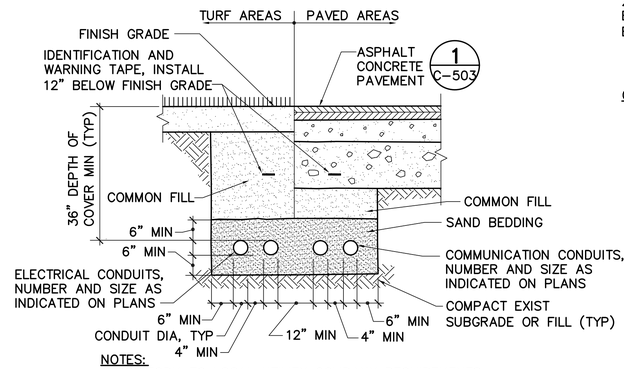

PIPE TRENCH NOTES:

1. INSTALL THERMOPLASTIC (HDPE AND PVC) GRAVITY PIPING IN ACCORDANCE WITH ASTM D 2321 (CLASS II BEDDING UNLESS INDICATED OTHERWISE).
2. INSTALL WATER SUPPLY PIPING IN ACCORDANCE WITH AWWA 600 (TYPE 5 BEDDING AND BLANKET).
3. ALL EXCAVATION WORK SHALL COMPLY WITH OSHA STANDARDS. TRENCH SIDEWALLS SHALL BE VERTICAL FROM TRENCH BOTTOM TO 12" ABOVE TOP OF PIPE.
4. PROVIDE A MINIMUM OF 6" VERTICAL CLEARANCE BETWEEN CROSSING PIPES.
5. MAINTAIN THE FOLLOWING DEPTH OF COVER FOR EACH SERVICE:

| SERVICE | MIN DEPTH OF COVER |
|---|---|
| WATER SUPPLY | 5'-6" |
| SANITARY SEWER | 4'-6" |
| STORM DRAIN | 4'-0" |
| NATURAL GAS | 3'-0" |

## 5 PIPE TRENCH DETAIL

CU101, CG101, C-503 C-503 NOT TO SCALE

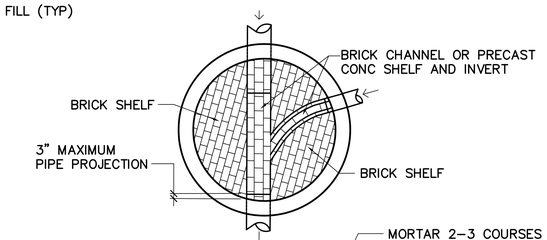



NOTES:

1. CONFORM TO LOCAL UTILITY COMPANY REQUIREMENTS FOR MATERIALS AND INSTALLATION OF UNDERGROUND SERVICE ENTRANCE.

## 6 ELECTRIC AND COMMUNICATIONS SERVICE TRENCH DETAIL

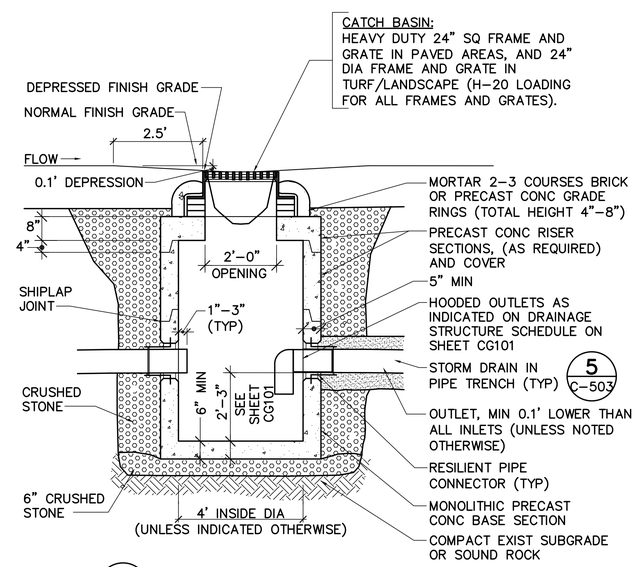
CU101 C-503 NOT TO SCALE




PLAN

CATCH BASIN NOTES:

1. CONCRETE SHALL BE MIN F'c=5,000 PSI.
2. PROVIDE REINFORCING TO ACHIEVE AASHTO HS-20 LOADING CLASSIFICATION (32,000 POUND AXLE LOAD).
3. CATCH BASIN GRATE SHALL BE 0.1' BELOW NORMAL FINISH GRADE.
4. CATCH BASINS SHALL CONFORM TO ASTM C478, UNLESS INDICATED OTHERWISE.
5. PROVIDE PIPE PENETRATIONS AS INDICATED ON PLANS.
6. SHIPLAP JOINTS SHALL HAVE 2 STRIPS OF 1" DIA BUTYL RUBBER SEALANT.
7. PROVIDE LOCK JOINT FLEXIBLE PIPE SLEEVES, CAST IN OR GASKET WITH EXPANSION SLEEVE.
8. EACH CASTING TO HAVE LIFTING HOLES CAST IN. PLUG LIFTING HOLES WITH GROUT AFTER PLACING MANHOLE.
9. PROVIDE MANHOLE STEPS @ 12" O.C.

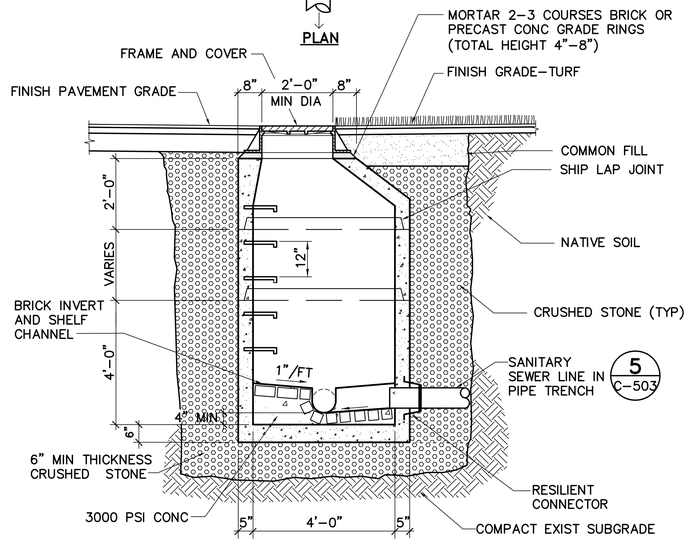



## 7 CATCH BASIN DETAIL

CU101, CG101 C-503 NOT TO SCALE

SEWER MANHOLE NOTES:

1. CONCRETE: 5,000 PSI AFTER 28 DAYS.
2. PROVIDE REINFORCING TO ACHIEVE AASHTO HS-20 LOADING CLASSIFICATION (32,000 POUND AXLE LOAD).
3. SHIPLAP JOINTS SHALL BE SEALED WITH 2 STRIPS OF 1" DIA BUTYL RUBBER SEALANT.
4. PROVIDE LOCK JOINT FLEXIBLE PIPE SLEEVES, CAST INTO BASE.
5. EACH CASTING TO HAVE LIFTING HOLES CAST IN. PLUG LIFTING HOLES WITH GROUT AFTER PLACING MANHOLE.
6. PROVIDE MANHOLE STEPS @ 12" OC.
7. INVERT SHELF TO BE PLACED AFTER LEAKAGE TEST.
8. INVERT BRICKS SHALL BE LAID ON EDGE.




## 8 SEWER MANHOLE DETAIL

CU101 C-503 NOT TO SCALE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STATE OF MAINE JACQUES L. GAGNON, JR. No. 6237 LICENSED PROFESSIONAL ENGINEER

DESIGNED BY: JLG
DRAWN BY: DEW
CHECKED BY: JLG
PROJECT: 21504.08

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**SITE DETAILS**

SCALE: AS NOTED
DATE: 06-18-15
DWG.: C-503
SHEET: 9 OF 16

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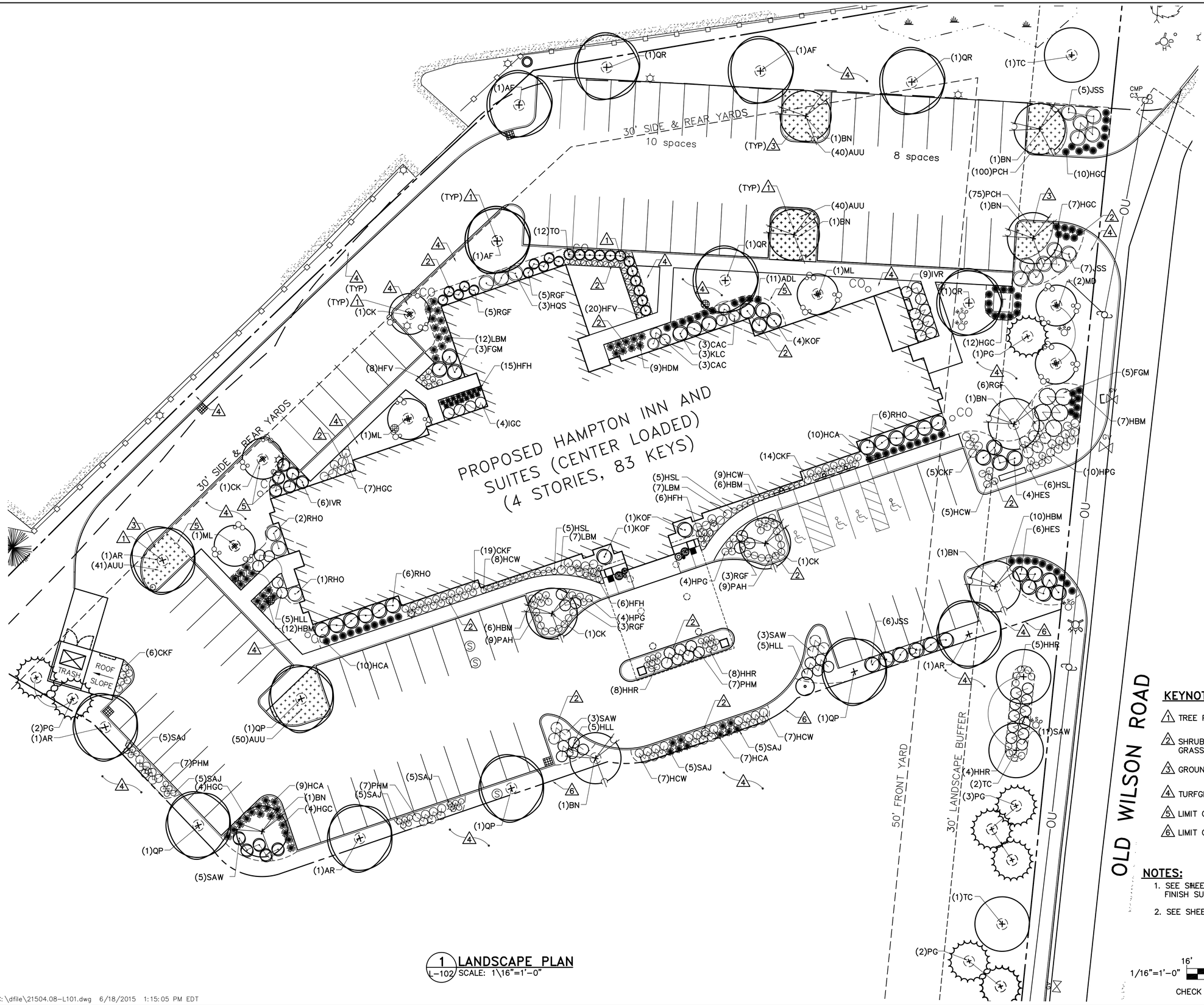


1 L-102 LANDSCAPE PLAN
SCALE: 1\16"=1'-0"

## KEYNOTES (THIS SHEET ONLY.)

1. TREE PLANTING. (1 / L-501) (2 / L-501)
2. SHRUB/PERENNIAL/ORNAMENTAL GRASS PLANTING. (3 / L-501)
3. GROUNDCOVER PLANTING. (4 / L-501)
4. TURFGRASS (LAWN).
5. LIMIT OF MULCH.
6. LIMIT OF IRRIGATION.

## NOTES:

1. SEE SHEET CS101 FOR ADDITIONAL FINISH SURFACE INFORMATION.
2. SEE SHEET L-501 FOR PLANT LIST.

GRAPHIC SCALE
1/16"=1'-0"
16' 8' 0 16' 32'
CHECK GRAPHIC SCALE BEFORE USING

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DRAWN BY: KSP
CHECKED BY: JLG
PROJECT: 21504.08

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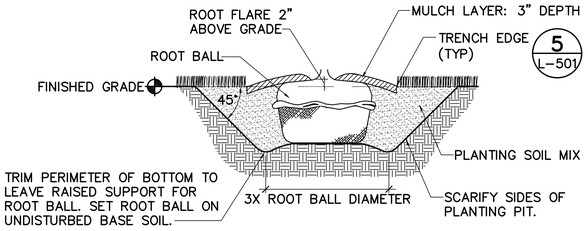
HAMPTON INN AND SUITES
275 U.S. Route One, Kittery, Maine

LANDSCAPE PLAN

SCALE: AS NOTED
DATE: 06-18-15
DWG.: L-101
SHEET: 10 OF 16

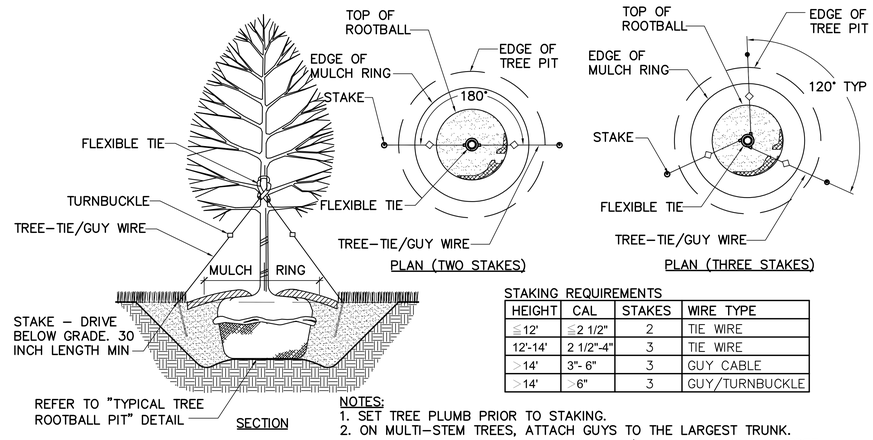



PLANTING PROCEDURE:

1. EXCAVATE CIRCULAR PLANTING PIT 3X THE DIAMETER OF ROOT BALL WITH SIDES SLOPING INWARD AT 45°ANGLE.
2. FILL EXCAVATIONS WITH WATER AND ALLOW TO PERCOLATE. NOTIFY ARCHITECT OF UNEXPECTED WATER SEEPAGE OR RETENTION OF WATER.
3. SET TREE WITH ROOT FLARE 2" ABOVE SURROUNDING FINISHED GRADE. DO NOT BREAK ROOT BALL.
4. REMOVE BURLAP, STRAPS, WIRE CAGE AND OTHER MATERIALS FROM TOP 1/4 OF ROOTBALL.
5. BACK FILL WITH PLANTING SOIL MIX IN LAYERS. TAMP LIGHTLY TO ELIMINATE VOIDS AND AIR POCKETS.
6. WATER THOROUGHLY WHEN ONE-HALF OF PLANTING PIT IS FILLED.
7. PLACE FERTILIZER TABLETS ONE INCH FROM ROOT BALL WHEN ONE-HALF OF PLANTING PIT IS FILLED.
8. PLACE REMAINDER OF FILL AND WATER THOROUGHLY.
9. CONSTRUCT TRENCH EDGE AND MULCH AS SPECIFIED. DO NOT PLACE MULCH WITHIN 3 INCHES OF TRUNK.
10. STABILIZE TREE AS SPECIFIED.

## 1 TYPICAL TREE ROOT BALL PIT

L-101 L-501 NOT TO SCALE




STAKING REQUIREMENTS

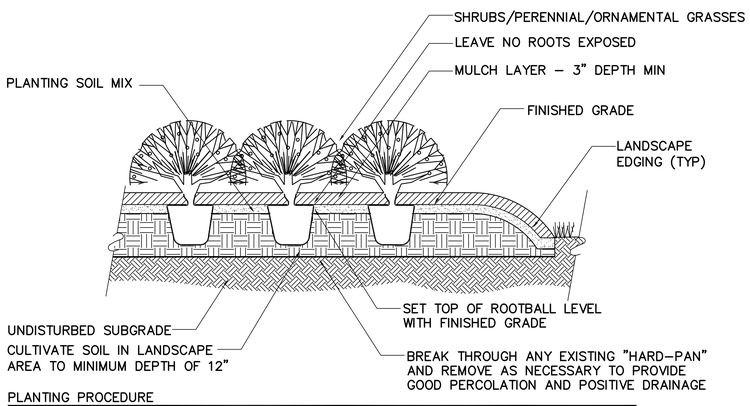
| HEIGHT | CAL | STAKES | WIRE TYPE |
|---|---|---|---|
| ≤12' | ≤2 1/2" | 2 | TIE WIRE |
| 12'-14' | 2 1/2"-4" | 3 | TIE WIRE |
| >14' | 3"- 6" | 3 | GUY CABLE |
| >14' | >6" | 3 | GUY/TURNBUCKLE |

NOTES:

1. SET TREE PLUMB PRIOR TO STAKING.
2. ON MULTI-STEM TREES, ATTACH GUYS TO THE LARGEST TRUNK.
3. ON EVERGREEN TREES, ATTACH GUYS 1/2 WAY UP HEIGHT OF TREE.
4. REMOVE STAKING AND GUYING AFTER ONE YEAR.

## 2 TREE STAKING AND GUYING

L-101 L-501 NOT TO SCALE

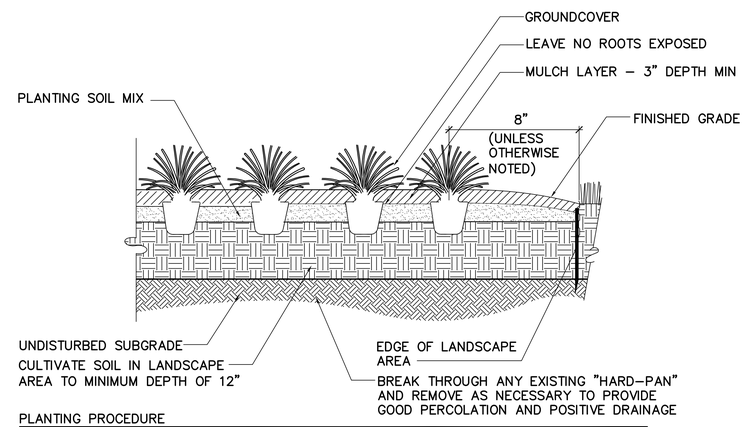



PLANTING PROCEDURE

1. LAY OUT BED AND OUTLINE WITH TRENCH EDGE. PLACE SOIL FROM EDGE WITHIN BED.
2. ROTOTILL BED TO 12" DEPTH. SPREAD 3" MIN. LAYER OF PLANTING SOIL MIX OVER BED. ROTOTILL SOIL MIX INTO TOP OF BED. INSTALL PLANTS AND MULCH. WATER THOROUGHLY.

## 3 GROUP SHRUB/PERENNIAL/ORNAMENTAL GRASSES

L-101 L-501 NOT TO SCALE

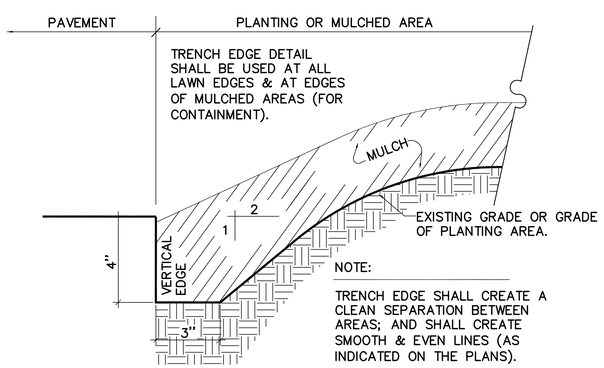



PLANTING PROCEDURE

1. LAY OUT BED AND OUTLINE WITH TRENCH EDGE. PLACE SOIL FROM EDGE WITHIN BED.
2. ROTOTILL BED TO 12" DEPTH. SPREAD 3" MIN. LAYER OF PLANTING SOIL MIX OVER BED. ROTOTILL SOIL MIX INTO TOP OF BED. INSTALL PLANTS AND MULCH. WATER THOROUGHLY.

## 4 GROUP GROUNDCOVER PLANTING

L-101 L-501 NOT TO SCALE




NOTE:

TRENCH EDGE SHALL CREATE A CLEAN SEPARATION BETWEEN AREAS; AND SHALL CREATE SMOOTH & EVEN LINES (AS INDICATED ON THE PLANS).

## 5 TRENCH EDGE-SECTION

L-101 L-501 NOT TO SCALE

## PLANT LIST

| | Symb. | Qty. | Botanical Name | Common Name | Size | Comment |
|---|---|---|---|---|---|---|
| TREES | | | | | | |
| | AF | 3 | Acer x freemanii 'Autumn Blaze' | Autumn Blaze Maple | 2 1/2 - 3" cal. | Straight trunk; dense, uniform branching |
| | AR | 4 | Acer rubrum 'Red Sunset' | Red Sunset Maple | 2 1/2 - 3" cal. | Straight trunk; dense, uniform branching |
| | BN | 8 | Betula nigra 'Heritage' | Heritage River Birch | 10 - 12" ht. | Multi trunk, 3-5 canes; dense, uniform branching |
| | CK | 4 | Cornus kousa | Korean Dogwood | 6 - 8' ht. | Multi trunk, 3-5 canes; dense, uniform branching |
| | ML | 3 | Magnolia x loebneri 'Merrill' | Merrill Magnolia | 6'-7' hvy. | Straight trunk; dense, uniform branching |
| | MD | 2 | Malus 'Donald Wyman' | Donald Wyman Crabapple | 2-2 1/2" cal. | Straight trunk; dense, balanced head |
| | PG | 8 | Picea glauca | White Spruce | 8 - 10' ht. | Full to ground; dense foliage; straight; pyramidal form |
| | QP | 4 | Quercus palustris | Pin Oak | 2 1/2 - 3" cal. | Straight trunk; dense, uniform branching |
| | QR | 4 | Quercus rubra | Northern Red Oak | 2 1/2 - 3" cal. | Straight trunk; dense, uniform branching |
| | TC | 4 | Tilia cordata 'Greenspire' | Greenspire Linden | 2 1/2 - 3" cal. | Straight trunk; dense, uniform branching |
| | TO | 12 | Thuja occidentalis 'Emerald Green' | Eastern Arborvitae | 10'-12' ht. | Full to ground; dense foliage; straight pyramidal form |
| SHRUBS / PERENNIALS / ORNAMENTAL GRASSES /GROUNDCOVER | | | | | | |
| | ADL | 11 | Astilbe 'Delft Lace' | Pink Astilbe | 2 qt. | Well rooted in pot; good color |
| | AUU | 171 | Arctostaphylos uva-ursi | Bearberry | 2 qt. | Full in pot; good color |
| | CKF | 44 | Calamagrotis acutiflora 'Karl Foerster' | Feather Reed Grass | 1 gal. | Full in pot; good color |
| | CAC | 6 | Clethra alnifolia 'Compacta' | Dwarf Summersweet | 3 gal. | Dense branching; well rooted, self supporting stems |
| | FGM | 8 | Fothergilla gardenii 'Mount Airy' | Mount Airy Fothergilla | 3 gal. | Dense branching; well rooted, self supporting stems |
| | HBM | 41 | Hemerocallis 'Barbara Mitchell' | Barbara Mitchell Daylily | 2 qt. | Well rooted in pot; good color |
| | HHR | 25 | Hemerocallis 'Happy Returns' | Happy Returns Daylily | 2 qt. | Well rooted in pot; good color |
| | HCA | 36 | Hemerocallis 'Chicago Apache' | Chigaco Apache Daylily | 2 qt. | Well rooted in pot; good color |
| | HCW | 36 | Hemerocallis 'Catherine Woodbury' | Pink/Yellow Daylily | 2 qt. | Well rooted in pot; good color |
| | HSL | 16 | Hemerocallis flava syn-lilioasphodelus | Lemon Lily | 2 qt. | Well rooted in pot; good color |
| | HFV | 28 | Heuchera 'Frosted Violet' | Coral Bells | 2 qt | Well rooted in pot; good color |
| | HFH | 27 | Hosta fortunei 'Hyacinthina' | Hosta | 2 qt | Well rooted in pot; good color |
| | HDM | 9 | Hosta 'Dance With Me' | Hosta | 1 gal. | Well rooted in pot; good color |
| | HGC | 44 | Hosta 'Guacamole' | Hosta | 1 gal. | Well rooted in pot; good color |
| | HPG | 18 | Hosta 'Paul's Glory' | Hosta | 2 qt | Well rooted in pot; good color |
| | HES | 10 | Hydrangea macrophylla 'Endless Summer' | Endless Summer Hydrangea | 5 gal. | Dense branching; well rooted, self supporting stems |
| | HLL | 15 | Hydrangea paniculata 'Little Lime' | Dwarf Limelight Hydrangea | 5 gal. | Dense branching; well rooted, self supporting stems |
| | HQS | 3 | Hydrangea quercifolia 'Snow Queen' | Oakleaf Hydrangea | 5 gal. | Dense form; good color; well rooted |
| | IGC | 4 | Ilex glabra 'Compacta' | Dwarf Inkberry | 2" ht. | Dense form; good color; well rooted |
| | IVR | 15 | Ilex verticillata 'Red Sprite' | Red Sprite Winterberry | 2 - 3' ht. | Dense branching; well rooted, include (1) male plant |
| | JSS | 18 | Juniperis sabina 'Scandia' | Scandia Juniper | 5 gal. | Full in pot; good color; well rooted |
| | KLC | 3 | Kalmia latifolia 'Carousel' | Carousel Mountain Laurel | 18"-24" ht. | Dense form; good color; well rooted |
| | KOF | 6 | Kalmia latifolia 'Olympic Fire' | Olympic Fire Mountain Laurel | 18"-24" ht. | Dense form; good color; well rooted |
| | LBM | 26 | Ligularia dentata 'Britt Marie Crawford' | Ligularia | 1 gal. | Well rooted in pot; good color |
| | PCH | 175 | Pachysandra terminalis 'Green Sheen' | Japanese Spurge | 1 qt. | Full in pot; good color |
| | PHM | 21 | Panicum virgatum 'Heavy Metal' | Heavy Metal Switch Grass | 1 gal. | Full in pot; good color |
| | PAH | 18 | Pennisetum alopecuroides 'Hameln' | Dwarf Fountain Grass | 1 gal. | Full in pot; good color |
| | RGF | 22 | Rhododendron 'Girard's Fuschia' | Girard's Fuschia Azalea | 3 gal. | Full in pot; good color |
| | RHO | 15 | Rhododendron 'Nova Zembla' | Nova Zembla Rhododendron | 5 gal. | Full in pot; good color |
| | SAJ | 30 | Sedum 'Autumn Joy' | Autumn Joy Sedum | 1 gal. | Well rooted in pot; good color |
| | SAW | 22 | Spiraea bumalda 'Anthony Waterer' | Anthony Waterer Spiraea | 18 - 24" ht. | Dense branching; well rooted, self supporting stems |

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DESIGNED BY: KSP
DRAWN BY: DEW
CHECKED BY: JLG
PROJECT: 21504.08

275 US ROUTE ONE, LLC
200 International Drive, Suite 180
Portsmouth, NH 03801
T (603)436-8686 / F (603)436-5399

HAMPTON INN AND SUITES
275 U.S. Route One, Kittery, Maine

LANDSCAPE DETAILS

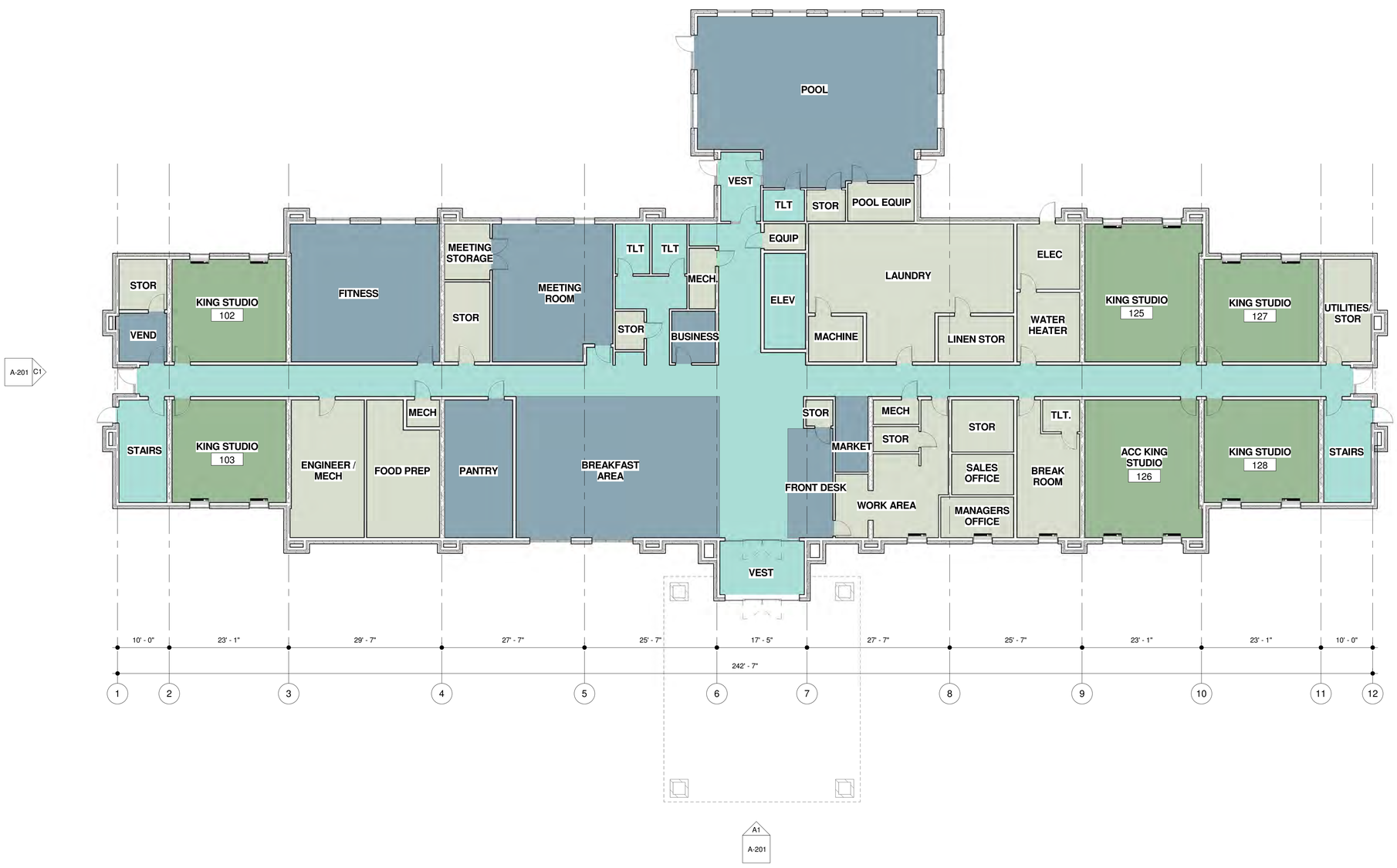
SCALE: AS NOTED
DATE: 06-18-15
DWG.: L-501
SHEET: 11 OF 16

DRAFT

## ROOM TYPE LEGEND

- BACK OF HOUSE
- CIRCULATION
- GUESTROOM
- PUBLIC SPACE

| BUILDING AREA | |
|---|---|
| FLOOR | AREA |
| FIRST FLOOR | 16,049 SF |
| SECOND FLOOR | 14,149 SF |
| THIRD FLOOR | 14,149 SF |
| FOURTH FLOOR PLAN | 14,149 SF |
| Grand total | 58,497 SF |




A1 FIRST FLOOR PLAN
3/32" = 1'-0"

Project:

**HAMPTON INN & SUITES**

275 US ROUTE 1, KITTERY ME 03904

Project Owner:

**TWO INTERNATIONAL GROUP**

200 INTERNATIONAL DRIVE, SUITE 180
PORTSMOUTH, NH 03801

Architect:


BMA Architectural Group
Professional Corporation
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12 Middle Street
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| | |
|---|---|
| Job Number: | 2987 |
| Drawn By: | Author |
| Checked By: | RKB |
| Phase: | PRE-DESIGN |

Drawing Title:

**FIRST FLOOR PLAN**

SHEET NUMBER:

**A-101**

DATE: 15 JUNE 2015

DRAFT

A1 SECOND FLOOR PLAN
3/32" = 1'-0"

Project:

**HAMPTON INN & SUITES**

275 US ROUTE 1, KITTERY ME 03904

Project Owner:

**TWO INTERNATIONAL GROUP**

200 INTERNATIONAL DRIVE, SUITE 180
PORTSMOUTH, NH 03801

Architect:

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| Checked By: | RKB |
| Phase: | PRE-DESIGN |

Drawing Title:

**SECOND FLOOR PLAN**

SHEET NUMBER:

**A-102**

DATE: 15 JUNE 2015

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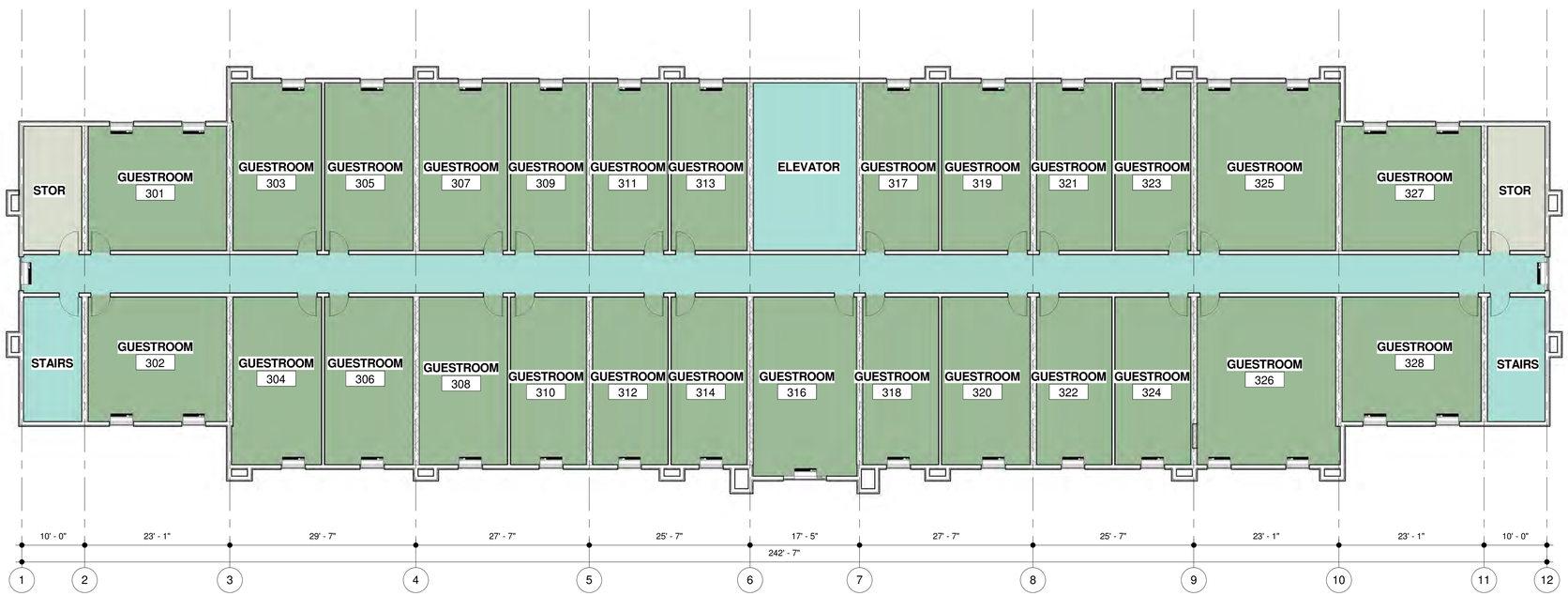
C1 FOURTH FLOOR ARCHITECTURAL PLAN
3/32" = 1'-0"




A1 THIRD FLOOR ARCHITECTURAL PLAN
3/32" = 1'-0"

## ROOM TYPE LEGEND

- BACK OF HOUSE
- CIRCULATION
- GUESTROOM

Project:

**HAMPTON INN & SUITES**

275 US ROUTE 1, KITTERY ME 03904

Project Owner:

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| Phase: | PRE-DESIGN |

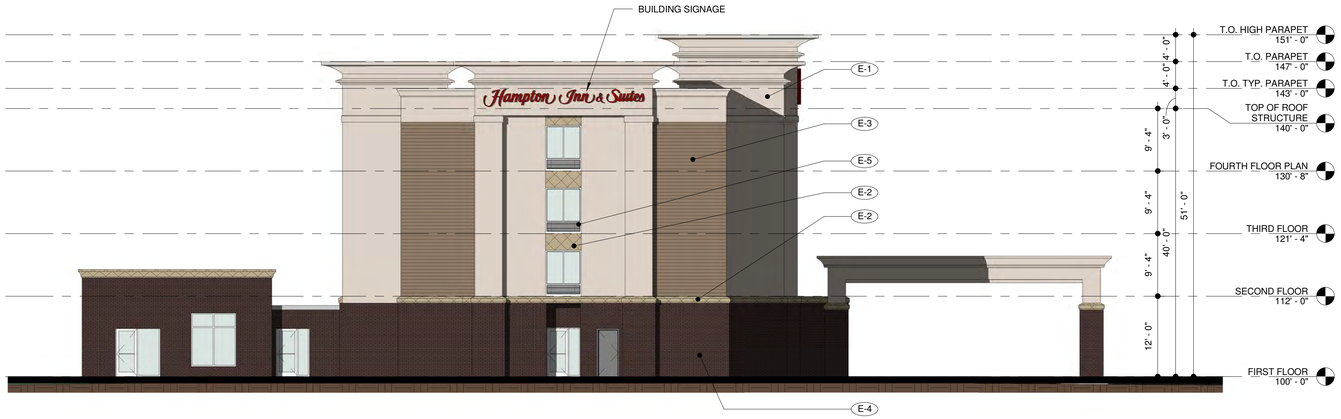
Drawing Title:

**THIRD AND FOURTH FLOOR ARCHITECTURAL PLANS**

SHEET NUMBER:

**A-103**

DATE: 15 JUNE 2015




C1 WEST ELEVATION
3/32" = 1'-0"

**MATERIALS LEGEND:**

- E-1 EIFS, COLOR 1
- E-2 EIFS, COLOR 2
- E-3 4" HORIZONTAL FIBER CEMENT SIDING
- E-4 MODULAR BRICK
- E-5 ACM, WINDOWS, AND STOREFRONT

C4 MATERIAL PERSPECTIVE
12" = 1'-0"

A1 SOUTH ELEVATION
3/32" = 1'-0"

Project:

**HAMPTON INN & SUITES**

275 US ROUTE 1, KITTERY ME 03904

Project Owner:

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| Checked By: | RKB |
| Phase: | PRE-DESIGN |

Drawing Title:

**EXTERIOR ELEVATIONS**

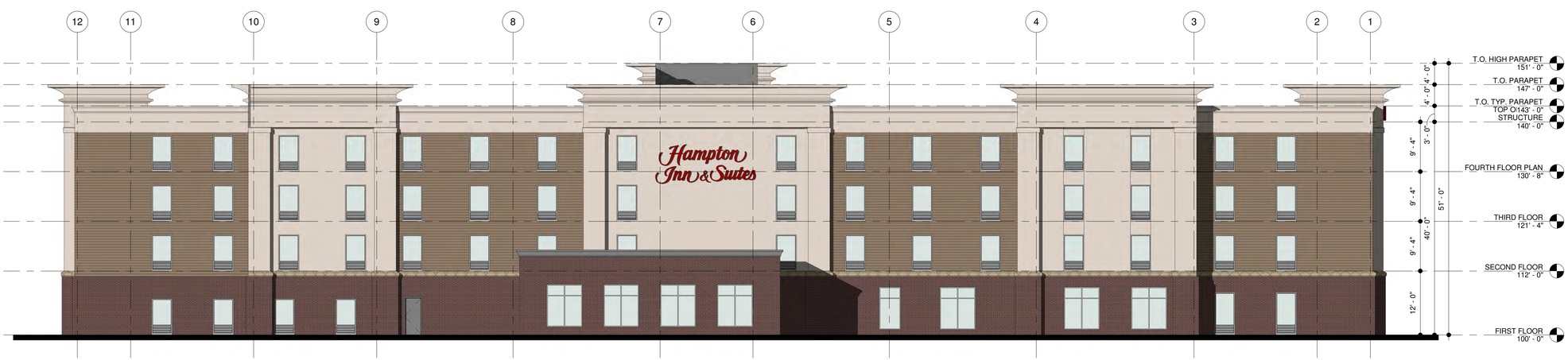
SHEET NUMBER:

**A-201**

DATE: 16 JUNE 2015

DRAFT

C1 EAST ELEVATION
3/32" = 1'-0"




A1 NORTH ELEVATION
3/32" = 1'-0"

Project:

**HAMPTON INN & SUITES**

275 US ROUTE 1, KITTERY ME 03904

Project Owner:

**TWO INTERNATIONAL GROUP**

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| Phase: | PRE-DESIGN |

Drawing Title:

**EXTERIOR ELEVATIONS**

SHEET NUMBER:

**A-202**

DATE: 15 JUNE 2015

# Appendix J – Roof Height/Sloped Roof Memo

**BMA Architectural Group**
Professional Corporation
Architecture ■ Design ■ Planning ■ Interiors

# Memorandum

*Project:* **Hampton Inn & Suites**
**Kittery, ME**
BMA Reference J-2981/May15

*Date:* 18 June 2015

*To:* Chris DiMatteo

*From:* Desirea Falt, BMA Architectural Group

*Re:* Planning Board Memo, 275 US Rte 1

The purpose of this memo is to explain the design intent for the Kittery Hampton Inn & Suites and to address specific concerns that were brought up in the Sketch Plan Review meeting on 5/14.

The proposed commercial development is located at 275 US Route 1, Tax Map 30, Lot 41 in the Commercial 1 (C-1) and Resource Protection Overlay (OZ-RP) Zones. The design being presented includes multiple complementary uses. The hotel sits on a 1.89 acre portion of the site. The development of the site is an 83 room, 4 story hotel building with 560± square feet of meeting space. The building is Type II non-combustible construction with fire sprinklers per NFPA 13. Possible future buildings include a coffee shop and a restaurant. These are not part of this project and are provided as potential future build-outs for reference only. It is understood that the remaining development will be subject to constraints in place at the time of separate approval for those uses.

Architectural Dialog
While Hilton encourages their developers to stay as close to prototype as possible, we have modified a number of features to try to incorporate local zoning guidelines and aspects of the design handbook, while maintaining functionality and brand standards from Hilton. The façade materials have been changed from a predominantly EIFS finish on the Hilton prototype to primarily cementitious clapboard siding and brick base, with EIFS only used at bump outs to provide variation and break up the façade (see Exhibit A). The brick establishes a rusticated base so the building meets the ground in traditional New England fashion. The entrance is inviting and has been well established visually with glazing and a porte cochere element based on the brand standards. The porte cochere is a requirement of the brand. The overall façade composition uses bump outs and parapets to break up the massing of the building and establish a traditional center, right, and left flanks. The cornice helps to create a traditional top termination to the façade. This façade is designed to work in context with the local architectural character and materials.

Mass and Screening:
The placement of the hotel is along the I-95 corner of the site. This does two things:

1. Reduces perceived building height from the US Route 1 side of the site. All the perimeter screening trees are to remain.
2. Leaves space for complimentary uses on the Route 1 side that would have lower building heights and further benefit the Route 1 corridor. These future developments would take up much of the view from the Route 1 side, with the hotel set at the back of the lot.

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Approach US Route 1 Rendering:
This rendering depicts the existing trees on the site as you enter from the South. This is the first image of Maine as you exit the interstate.

Approach Ox Point Drive Rendering:
This rendering depicts the approach to US Route 1 from the nearest residential access road. Existing vegetation along the roadway is to remain intact. It is part of the Maine DOT buffer zone.

Flat roof design:
While a sloped roof was considered for this project, a number of concerns caused us to utilize a flat roof design. Among these concerns are aesthetics as it relates to mechanical equipment, life safety concerns, and mass/scale.

The first concern is that the use of a sloped roof increases complications with mechanical equipment design and maintenance. Locating the mechanical equipment within the truss system would create problems for for fire department access and locating the equipment outside on the ground would be aesthetically unpleasant. Utilizing a flat roof with parapets allows us to provide architectural breaks, hide mechanical equipment, and provide easy access for not just the maintenance personnel, but for the fire department in the remote instance there is ever a mechanical related fire.

In addition, this project must be sensitive to snowfall and a sloped roof on a 4 story structure can create concerns during the winter. Snow falling from a pitched roof of that height is a major concern for any pedestrians, equipment, vehicles, or installations below. As we saw last winter, there is also more concern for structural damage. Although a flat roof may hold more snow, it has a concrete plank as the base so it is very structurally sound, and is also much easier to access and remove the snow on a regular basis.

Lastly, there is a concern about massing if the building incorporates a sloped roof. We investigated designs for both 4 story and 3 story configurations. As depicted in exhibit B you can see that the 4-story option is considerably taller than the proposed flat roof design. The highest point of the roof is at 59'-8", which is 12' taller than the tallest parapet at 51'-0" in the proposed design. The Building Height of this option is 51'-4", exceeding the maximum of 40'-0". These findings led us to studying a 3 story option. The mass is only slightly taller with the tallest portion of the building at 52'-10". However, the 3 story option still exceeds the maximum Building Height by 3 feet. The biggest problem with this option is the increase in building length required. The 3-story building is 63'-9" longer than the 4 story option to maintain the market driven 80+ rooms. This had a huge impact on the site. The building and associated parking would have to be rotated and moved closer to Route 1, which impacts views and perceived scale. This reduces the remaining useable acreage for future development to a point where the two future build-outs and associated parking could not be accommodated. (See Exhibit B).

In the end, we determined that the best course of action is to utilize a flat roof 4-story structure with a Building Height of 40'-0", which complies with maximum building height requirements set by the town. This reduces the footprint by 4,335 square feet, as compared to a 3 story building. This configuration will help to reduce impervious area on the site, while also opens up the space for landscaping and circulation.

In short, the use of a sloped roof on this project does not appear to be practicable. Per section 16.3.2.11.3, "A building's prominent roofs must be pitched at a minimum of 4:12 unless demonstrated to the Planning Board's satisfaction that this is not practicable." We are asking that the planning board take our thoughts and recommendations into consideration in determining the appropriateness of a flat roof in this instance.

The key points of our design:
Design Guidelines regionally appropriate materials included:

1. Variation in building façade materials has been provided to break up the length and height of the building in comparison with most limited service hotels.
2. Siding: Clapboard siding is used on the main body of the building.
3. Continuous Brick veneer base element.
4. Colors are neutral.
5. Changes in materials occur at detailed transitions, with returns and caps at all transitions.
6. Building detail elements have been added to this hotel compared to the prototypical design to break up the building façade.
7. Building Lighting would comply with town requirements and be full cutoff luminaires. No light would spill over the property lines.
8. Parapets designed to breakup façade and roof line as well as to cover up mechanical equipment.

Please let Rolf Biggers or myself know if you have any questions or comments.

Sincerely,

Desirea Falt, AIA
Architect

Enclosures: Exhibit A & B

**EXHIBIT A**

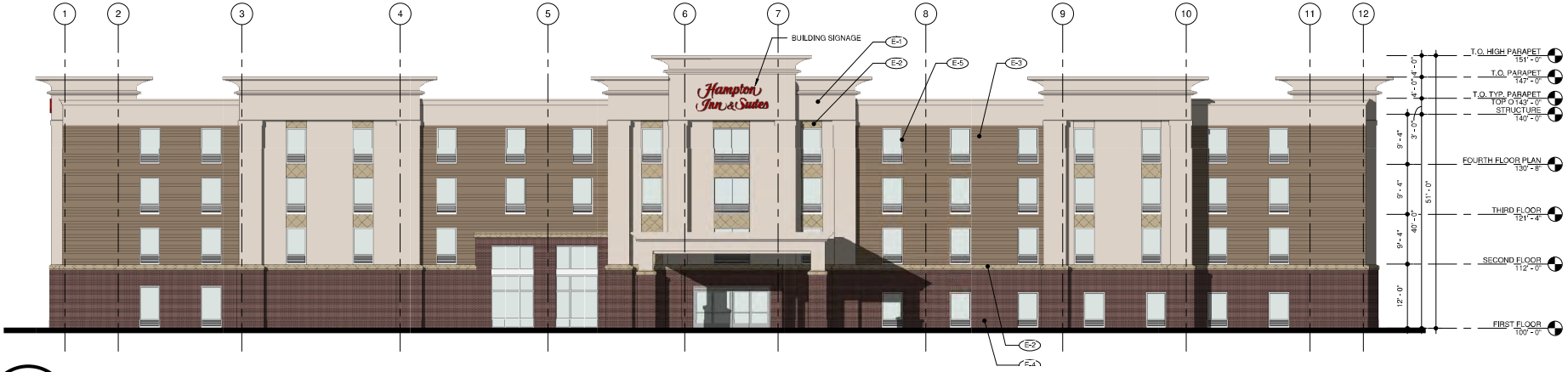
16 JUNE 2015

1 - PERSPECTIVE VIEW - PROPOSED DESIGN

2 - PERSPECTIVE VIEW - HAMPTON INN PROTOTYPICAL DESIGN

**EXHIBIT B**

16 JUNE 2015



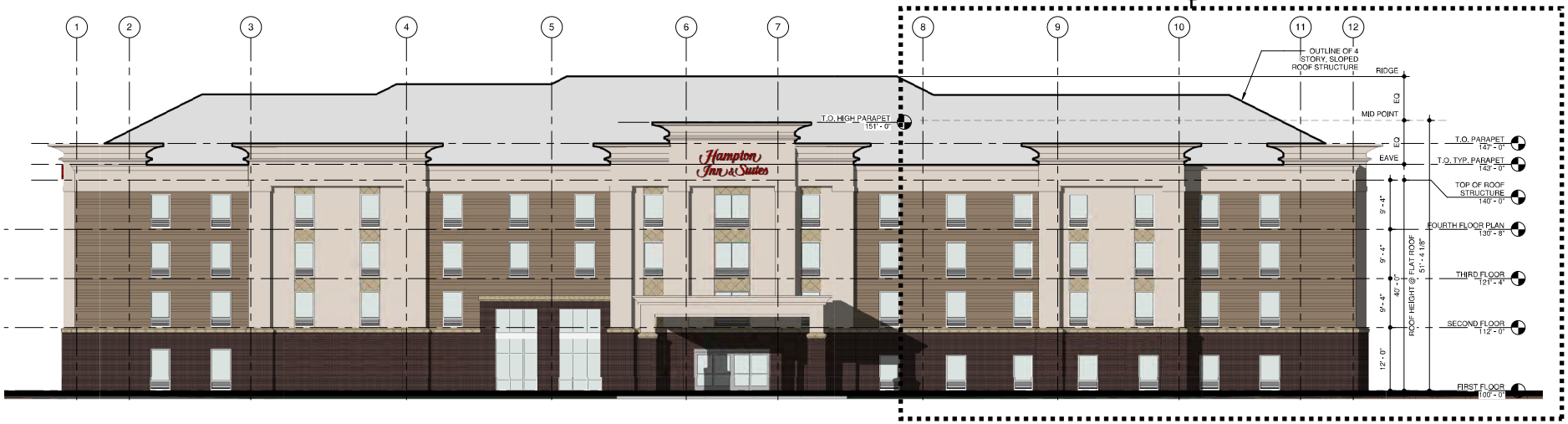

1 - SOUTH ELEVATION - PROPOSED 4 STORY DESIGN

2 - SOUTH ELEVATION - 4 STORY SLOPED ROOF DESIGN

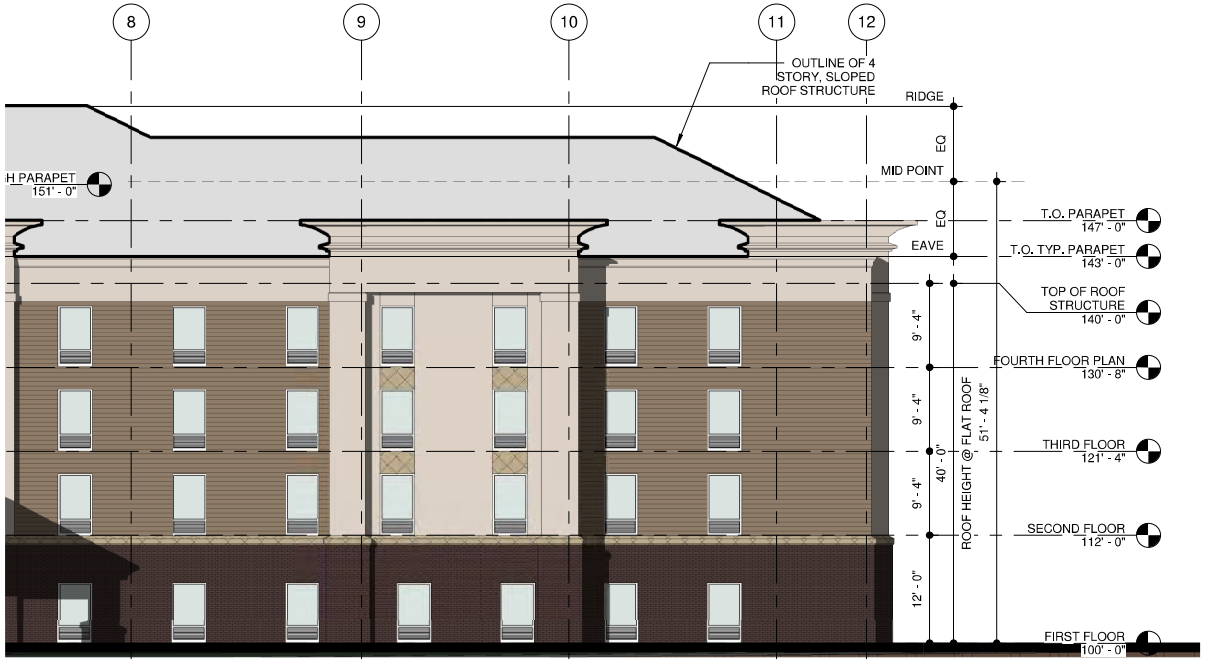
**EXHIBIT B - (CONT.)**

4
-

16 JUNE 2015




3
-
SOUTH ELEVATION - 4 STORY SLOPED ROOF COMPARISON




4
-
ENLARGED SOUTH ELEVATION - 4 STORY SLOPED ROOF COMPARISON

**EXHIBIT B - (CONT.)**

16 JUNE 2015

5 SOUTH ELEVATION - 3 STORY SLOPED ROOF COMPARISON

6 ENLARGED SOUTH ELEVATION - 3 STORY SLOPED ROOF COMPARISON

**EXHIBIT B - (CONT.)**

16 JUNE 2015

4-STORY BUILDING AND PARKING SHOWN IN GREY

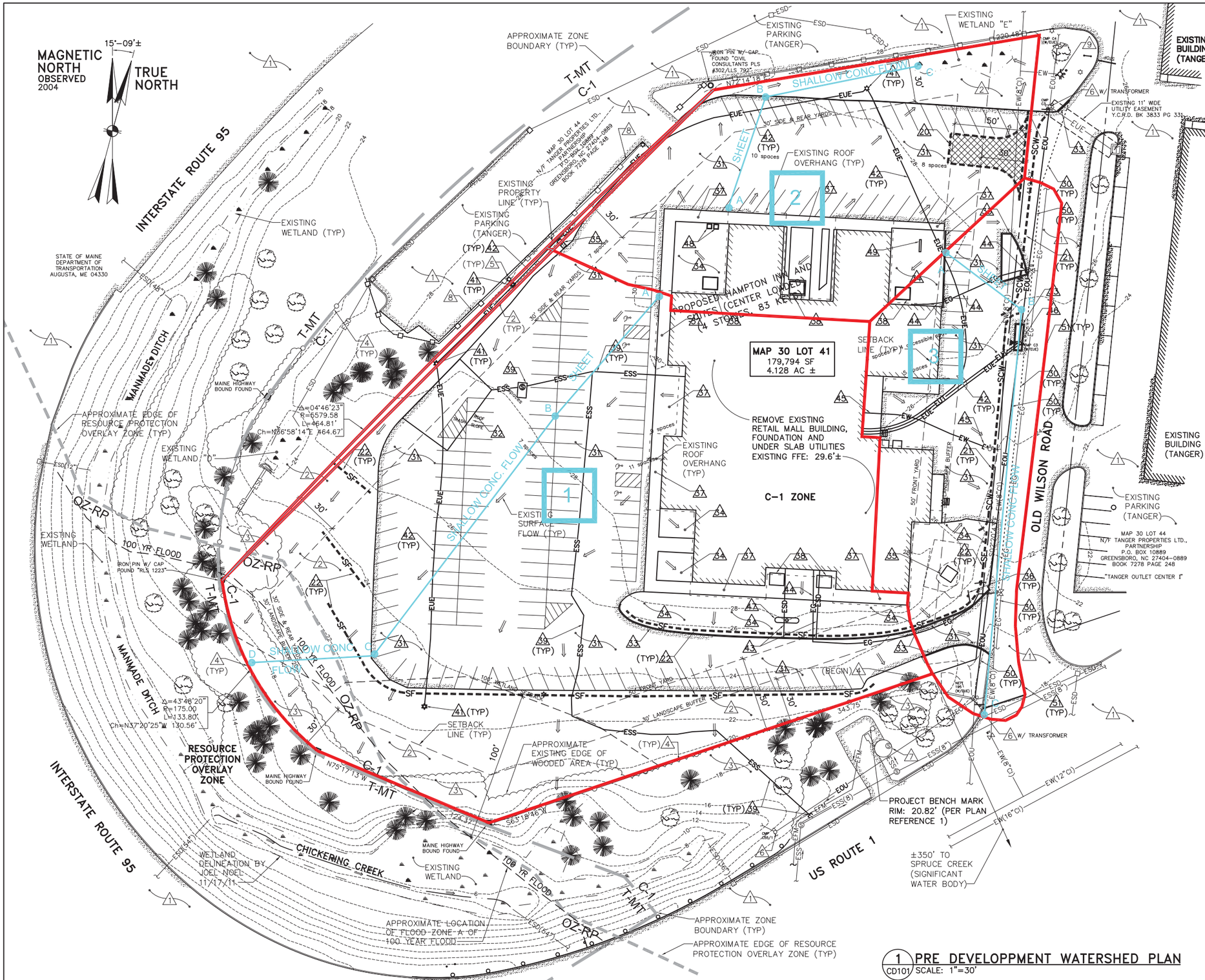
3-STORY OUTLINE

3-STORY BUILDING PARKING LOT

REMAINING BUILDABLE AREA

7
-
SITE PLAN - 3 STORY COMPARISON

# Appendix K – Stormwater Calculations




1 PRE DEVELOPMENT WATERSHED PLAN
CD101 SCALE: 1"=30'

## KEYNOTES (THIS SHEET ONLY.)

1. EXISTING ASPHALT CONCRETE PAVEMENT.
2. EXISTING TURF.
3. EXISTING WOODED AREA.
4. EXISTING CHAIN LINK FENCE.
5. EXISTING LIGHT POLE AND CONCRETE BASE.
6. EXISTING UTILITY POLE WITH OVERHEAD UTILITY LINES.
7. EXISTING SEWER PUMP STATION (PS-13).
8. EXISTING WOOD SPLIT RAIL FENCE.
9. EXISTING FIRE HYDRANT.
10. – 19. NOT USED.
20. CONSTRUCTION EXIT. 1 / C-502
21. SEDIMENT CONTROL WATTLE. 3 / C-502
22. SILT FENCE. 4 / C-502
23. – 29. NOT USED.
30. SAWCUT EXISTING ASPHALT CONCRETE PAVEMENT.
31. REMOVE EXISTING ASPHALT CONCRETE PAVEMENT.
32. REMOVE ABANDONED SEPTIC DISPOSAL FIELD.
33. REMOVE EXISTING ASPHALT CONCRETE CURB.
34. REMOVE EXISTING LANDSCAPING.
35. REMOVE EXISTING LARGE SIGN AND FOUNDATION.
36. REMOVE EXISTING TRAFFIC SIGN AND POST.
37. REMOVE EXISTING REINFORCED CONCRETE WALK.
38. REMOVE EXISTING MECHANICAL EQUIPMENT AND REINFORCED CONCRETE PAD.
39. REMOVE AND CAP EXISTING UNDERGROUND SANITARY SEWER LINE.
40. REMOVE EXISTING SEPTIC TANK.
41. REMOVE EXISTING LIGHT POLE, FIXTURE AND CONCRETE BASE.
42. REMOVE EXISTING UNDERGROUND ELECTRIC LINE(S).
43. REMOVE EXISTING STORM DRAIN LINE.
44. CUT, CAP AND REMOVE EXISTING UNDERGROUND GAS LINE.
45. CUT, CAP AND REMOVE EXISTING WATER LINE.
46. RELOCATE EXISTING UTILITY POLE, LIGHT AND GUY WIRE.
47. REMOVE EXISTING UNDERGROUND LP TANK, CONFIRM TANK IS ABANDONED AND EMPTY BEFORE REMOVAL.
48. REMOVE EXISTING MAILBOXES.
49. REMOVE EXISTING SIGN, POSTS AND CONCRETE BASE.
50. RELOCATE EXISTING OVERHEAD UTILITY LINES.
51. REMOVE EXISTING SINGLE WHITE PAVEMENT MARKING (OLD WILSON ROAD).

## EXISTING SITE INVENTORY

| | |
|---|---|
| EXISTING RETAIL MALL BUILDING | 32,690± SF |
| EXISTING PAVEMENT | 124,620± SF |
| EXISTING LANDSCAPING | 49,185± SF |
| TOTAL EXISTING DISTURBED AREA | 173,805± SF |
| EXISTING PARKING | 144 SPACES |

GRAPHIC SCALE
1"=30' 30' 15' 0 30' 90'
CHECK GRAPHIC SCALE BEFORE USING

OAK POINT ASSOCIATES
231 Main Street, Biddeford, Maine 04005 (T) 207.283.0193 (F) 207.283.4283 www.oakpointa.com

FOR PERMITTING PURPOSES ONLY, NOT FOR CONSTRUCTION.

DESIGNED BY: JLG
DRAWN BY: DEW
CHECKED BY: JLG
PROJECT: 21504.08

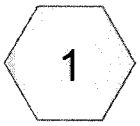
275 US ROUTE ONE, LLC
200 International Drive, Suite 180
Portsmouth, NH 03801
T (603)436-8686 / F (603)436-5399

HAMPTON INN AND SUITES
275 U.S. Route One, Kittery, Maine

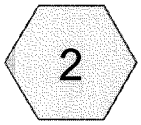
PRE DEVELOPMEN
WATERSHED PLA

SCALE: AS NOTED
DATE: 06-18-15
DWG.: PRE
SHEET: 1 OF 2

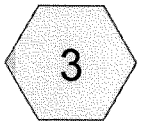
C:\dfile\21504.08-PRE.dwg 6/18/2015 2:10:53 PM EDT



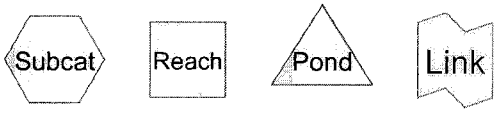

Catchment #1




Catchment #2




Catchment #3




**Drainage Diagram for PRE-Development**
Prepared by Oak Point Associates, Printed 6/17/2015
HydroCAD® 9.10 s/n 01227 © 2010 HydroCAD Software Solutions LLC

## Summary for Subcatchment 1: Catchment #1

Runoff = 6.61 cfs @ 12.05 hrs, Volume= 0.429 af, Depth= 1.89"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-Year Rainfall=2.90"

| Area (sf) | CN | Description |
|---|---|---|
| 6,059 | 73 | Woods, Fair, HSG C |
| 77,867 | 98 | Paved parking, HSG C |
| 34,513 | 74 | >75% Grass cover, Good, HSG C |
| 118,439 | 90 | Weighted Average |
| 40,572 | | 34.26% Pervious Area |
| 77,867 | | 65.74% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 1.3 | 100 | 0.0180 | 1.26 | | **Sheet Flow, AB** Smooth surfaces n= 0.011 P2= 2.90" |
| 1.1 | 210 | 0.0250 | 3.21 | | **Shallow Concentrated Flow, BC** Paved Kv= 20.3 fps |
| 0.6 | 60 | 0.0670 | 1.81 | | **Shallow Concentrated Flow, CD** Short Grass Pasture Kv= 7.0 fps |
| 0.3 | 30 | 0.1000 | 1.58 | | **Shallow Concentrated Flow, DE** Woodland Kv= 5.0 fps |
| 3.3 | 400 | Total | | | |

## Summary for Subcatchment 2: Catchment #2

Runoff = 2.45 cfs @ 12.05 hrs, Volume= 0.162 af, Depth= 2.16"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-Year Rainfall=2.90"

| Area (sf) | CN | Description |
|---|---|---|
| 30,750 | 98 | Paved parking, HSG C |
| 8,531 | 74 | >75% Grass cover, Good, HSG C |
| 39,281 | 93 | Weighted Average |
| 8,531 | | 21.72% Pervious Area |
| 30,750 | | 78.28% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 1.2 | 85 | 0.0160 | 1.16 | | **Sheet Flow, AB** Smooth surfaces n= 0.011 P2= 2.90" |
| 2.1 | 110 | 0.0150 | 0.86 | | **Shallow Concentrated Flow, BC** Short Grass Pasture Kv= 7.0 fps |
| 3.3 | 195 | Total | | | |

## Summary for Subcatchment 3: Catchment #3

Runoff = 2.12 cfs @ 12.03 hrs, Volume= 0.136 af, Depth= 2.25"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-Year Rainfall=2.90"

| Area (sf) | CN | Description |
|---|---|---|
| 26,011 | 98 | Paved parking, HSG C |
| 5,428 | 74 | >75% Grass cover, Good, HSG C |
| 31,439 | 94 | Weighted Average |
| 5,428 | | 17.27% Pervious Area |
| 26,011 | | 82.73% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 0.7 | 65 | 0.0380 | 1.55 | | **Sheet Flow, AB** |
| | | | | | Smooth surfaces n= 0.011 P2= 2.90" |
| 1.4 | 280 | 0.0280 | 3.40 | | **Shallow Concentrated Flow, BC** |
| | | | | | Paved Kv= 20.3 fps |
| 2.1 | 345 | Total | | | |

## Summary for Subcatchment 1: Catchment #1

Runoff = 10.65 cfs @ 12.05 hrs, Volume= 0.705 af, Depth= 3.11"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=4.20"

| Area (sf) | CN | Description |
|---|---|---|
| 6,059 | 73 | Woods, Fair, HSG C |
| 77,867 | 98 | Paved parking, HSG C |
| 34,513 | 74 | >75% Grass cover, Good, HSG C |
| 118,439 | 90 | Weighted Average |
| 40,572 | | 34.26% Pervious Area |
| 77,867 | | 65.74% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 1.3 | 100 | 0.0180 | 1.26 | | **Sheet Flow, AB** Smooth surfaces n= 0.011 P2= 2.90" |
| 1.1 | 210 | 0.0250 | 3.21 | | **Shallow Concentrated Flow, BC** Paved Kv= 20.3 fps |
| 0.6 | 60 | 0.0670 | 1.81 | | **Shallow Concentrated Flow, CD** Short Grass Pasture Kv= 7.0 fps |
| 0.3 | 30 | 0.1000 | 1.58 | | **Shallow Concentrated Flow, DE** Woodland Kv= 5.0 fps |
| 3.3 | 400 | Total | | | |

## Summary for Subcatchment 2: Catchment #2

Runoff = 3.78 cfs @ 12.05 hrs, Volume= 0.257 af, Depth= 3.41"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=4.20"

| Area (sf) | CN | Description |
|---|---|---|
| 30,750 | 98 | Paved parking, HSG C |
| 8,531 | 74 | >75% Grass cover, Good, HSG C |
| 39,281 | 93 | Weighted Average |
| 8,531 | | 21.72% Pervious Area |
| 30,750 | | 78.28% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 1.2 | 85 | 0.0160 | 1.16 | | **Sheet Flow, AB** Smooth surfaces n= 0.011 P2= 2.90" |
| 2.1 | 110 | 0.0150 | 0.86 | | **Shallow Concentrated Flow, BC** Short Grass Pasture Kv= 7.0 fps |
| 3.3 | 195 | Total | | | |

## Summary for Subcatchment 3: Catchment #3

Runoff = 3.22 cfs @ 12.03 hrs, Volume= 0.212 af, Depth= 3.52"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=4.20"

| Area (sf) | CN | Description |
|---|---|---|
| 26,011 | 98 | Paved parking, HSG C |
| 5,428 | 74 | >75% Grass cover, Good, HSG C |
| 31,439 | 94 | Weighted Average |
| 5,428 | | 17.27% Pervious Area |
| 26,011 | | 82.73% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 0.7 | 65 | 0.0380 | 1.55 | | **Sheet Flow, AB** |
| | | | | | Smooth surfaces n= 0.011 P2= 2.90" |
| 1.4 | 280 | 0.0280 | 3.40 | | **Shallow Concentrated Flow, BC** |
| | | | | | Paved Kv= 20.3 fps |
| 2.1 | 345 | Total | | | |

## Summary for Subcatchment 1: Catchment #1

Runoff = 13.45 cfs @ 12.05 hrs, Volume= 0.900 af, Depth= 3.97"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-Year Rainfall=5.10"

| Area (sf) | CN | Description |
|---|---|---|
| 6,059 | 73 | Woods, Fair, HSG C |
| 77,867 | 98 | Paved parking, HSG C |
| 34,513 | 74 | >75% Grass cover, Good, HSG C |
| 118,439 | 90 | Weighted Average |
| 40,572 | | 34.26% Pervious Area |
| 77,867 | | 65.74% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 1.3 | 100 | 0.0180 | 1.26 | | **Sheet Flow, AB** Smooth surfaces n= 0.011 P2= 2.90" |
| 1.1 | 210 | 0.0250 | 3.21 | | **Shallow Concentrated Flow, BC** Paved Kv= 20.3 fps |
| 0.6 | 60 | 0.0670 | 1.81 | | **Shallow Concentrated Flow, CD** Short Grass Pasture Kv= 7.0 fps |
| 0.3 | 30 | 0.1000 | 1.58 | | **Shallow Concentrated Flow, DE** Woodland Kv= 5.0 fps |
| 3.3 | 400 | Total | | | |

## Summary for Subcatchment 2: Catchment #2

Runoff = 4.70 cfs @ 12.05 hrs, Volume= 0.323 af, Depth= 4.30"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-Year Rainfall=5.10"

| Area (sf) | CN | Description |
|---|---|---|
| 30,750 | 98 | Paved parking, HSG C |
| 8,531 | 74 | >75% Grass cover, Good, HSG C |
| 39,281 | 93 | Weighted Average |
| 8,531 | | 21.72% Pervious Area |
| 30,750 | | 78.28% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 1.2 | 85 | 0.0160 | 1.16 | | **Sheet Flow, AB** Smooth surfaces n= 0.011 P2= 2.90" |
| 2.1 | 110 | 0.0150 | 0.86 | | **Shallow Concentrated Flow, BC** Short Grass Pasture Kv= 7.0 fps |
| 3.3 | 195 | Total | | | |

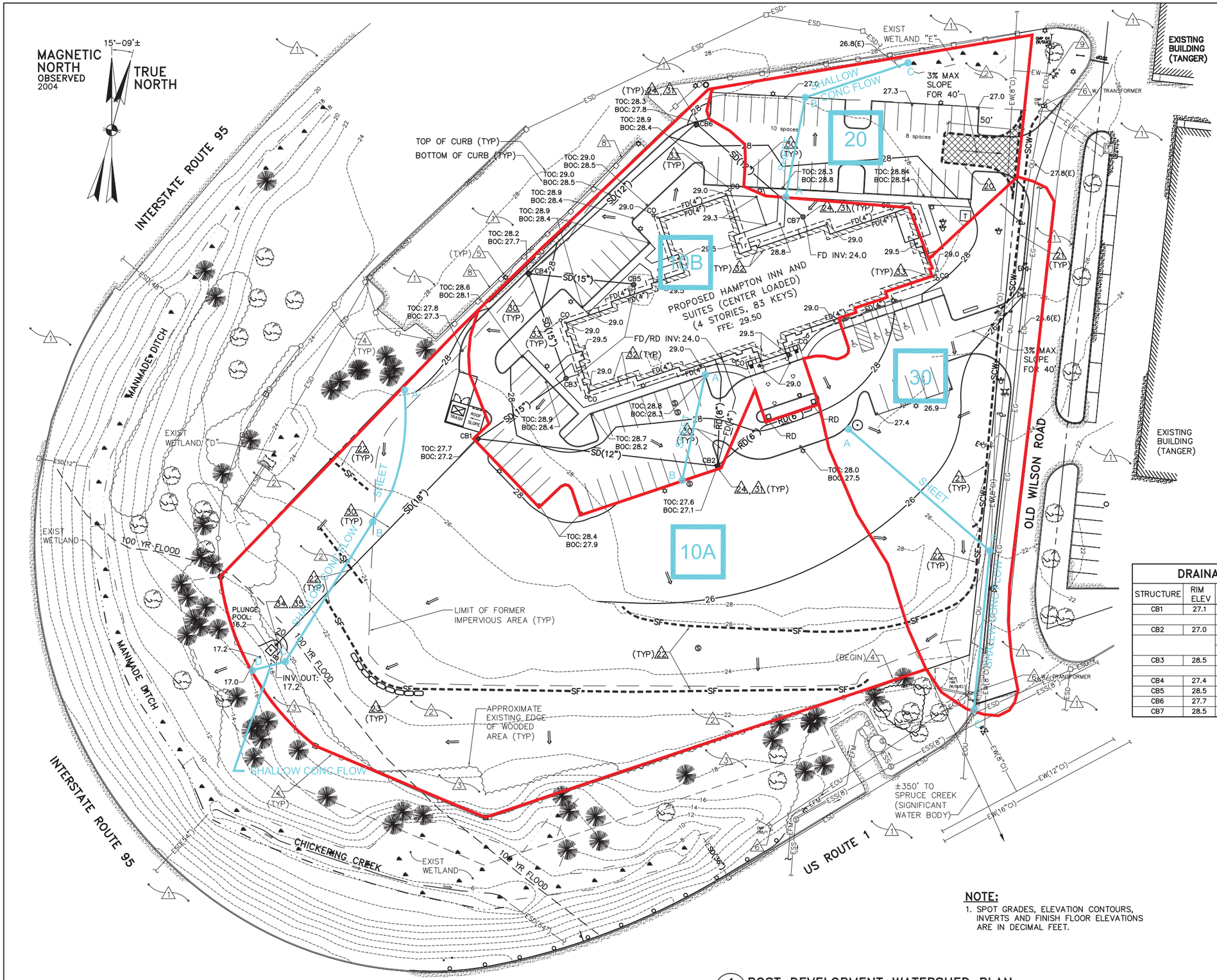
## Summary for Subcatchment 3: Catchment #3

Runoff = 3.98 cfs @ 12.03 hrs, Volume= 0.265 af, Depth= 4.41"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-Year Rainfall=5.10"

| Area (sf) | CN | Description |
|---|---|---|
| 26,011 | 98 | Paved parking, HSG C |
| 5,428 | 74 | >75% Grass cover, Good, HSG C |
| 31,439 | 94 | Weighted Average |
| 5,428 | | 17.27% Pervious Area |
| 26,011 | | 82.73% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 0.7 | 65 | 0.0380 | 1.55 | | **Sheet Flow, AB** Smooth surfaces n= 0.011 P2= 2.90" |
| 1.4 | 280 | 0.0280 | 3.40 | | **Shallow Concentrated Flow, BC** Paved Kv= 20.3 fps |
| 2.1 | 345 | Total | | | |




## KEYNOTES (THIS SHEET ONLY.)

1. EXISTING ASPHALT CONCRETE PAVEMENT.
2. EXISTING TURF.
3. EXISTING WOODED AREA.
4. EXISTING CHAIN LINK FENCE.
5. EXISTING LIGHT POLE AND CONCRETE BASE.
6. EXISTING UTILITY POLE WITH OVERHEAD UTILITY LINES.
7. EXISTING SEWER PUMP STATION (PS-13).
8. EXISTING WOOD SPLIT RAIL FENCE.
9. EXISTING FIRE HYDRANT.
10. – 19. NOT USED.
20. CONSTRUCTION EXIT. 1 / C-502
21. SEDIMENT CONTROL WATTLE. 3 / C-502
22. SILT FENCE. 4 / C-502
23. HAY BALE REINFORCEMENT. 2,4 / C-502
24. CATCH BASIN INLET PROTECTION. 5 / C-502
25. – 29. NOT USED.
30. PIPE TRENCH. 5 / C-503
31. CATCH BASIN. 7 / C-503
32. FOUNDATION DRAIN (INSIDE AND OUTSIDE OF FOOTING) WITH CONNECTOR PIPES.
33. FOUNDATION DRAIN CLEANOUT.
34. FLARED PIPE END.
35. PIPE OUTLET PROTECTION. 6 / C-502

## DRAINAGE STRUCTURE SCHEDULE

| STRUCTURE | RIM ELEV | INVERT IN (SIZE) | INVERT OUT (SIZE) | REMARKS |
|---|---|---|---|---|
| CB1 | 27.1 | 19.28 (15"SD) | – | – |
| | | 20.35 (12"SD) | * 19.28 (18"SD) | TO OUTFALL |
| CB2 | 27.0 | 23.8 (8"RD) | – | CANOPY DRAIN |
| | | 23.8 (6"RD) | – | – |
| | | 23.8 (4"FD) | * 22.0 (12"SD) | BACKWATER VALVE ON FD |
| CB3 | 28.5 | 23.5 (4"FD) | – | BACKWATER VALVE ON FD |
| | | 19.9 (15"SD) | * 19.8 (12"SD) | – |
| CB4 | 27.4 | 20.8 (12"SD) | * 20.7 (15"SD) | – |
| CB5 | 28.5 | 23.5 (4"FD) | * 23.4 (12"SD) | BACKWATER VALVE ON FD |
| CB6 | 27.7 | 22.4 (12"SD) | * 22.3 (12"SD) | – |
| CB7 | 28.5 | 23.5 (4"FD) | * 23.4 (12"SD) | BACKWATER VALVE ON FD |

* INDICATES HOODED OUTLET AND 3' SUMP.

## NOTE:

1. SPOT GRADES, ELEVATION CONTOURS, INVERTS AND FINISH FLOOR ELEVATIONS ARE IN DECIMAL FEET.

1 / CG101 POST DEVELOPMENT WATERSHED PLAN
SCALE: 1"=30'

GRAPHIC SCALE
1"=30' 30' 15' 0 30' 90'
CHECK GRAPHIC SCALE BEFORE USING

Y:\21504.08\Info From Client\From BMA 6-8-2015\21504.08-POST.dwg 6/18/2015 2:07:42 PM EDT

OAK POINT ASSOCIATES
231 Main Street, Biddeford, Maine 04005 (T) 207.283.0193 (F) 207.283.4283 www.oakpointa.com

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STATE OF MAINE JACQUES L. GAGNON, JR. No. 6327 LICENSED PROFESSIONAL ENGINEER

DESIGNED BY: JLG
DRAWN BY: DEW
CHECKED BY: JLG
PROJECT: 21504.08

275 US ROUTE ONE, LLC
200 International Drive, Suite 180
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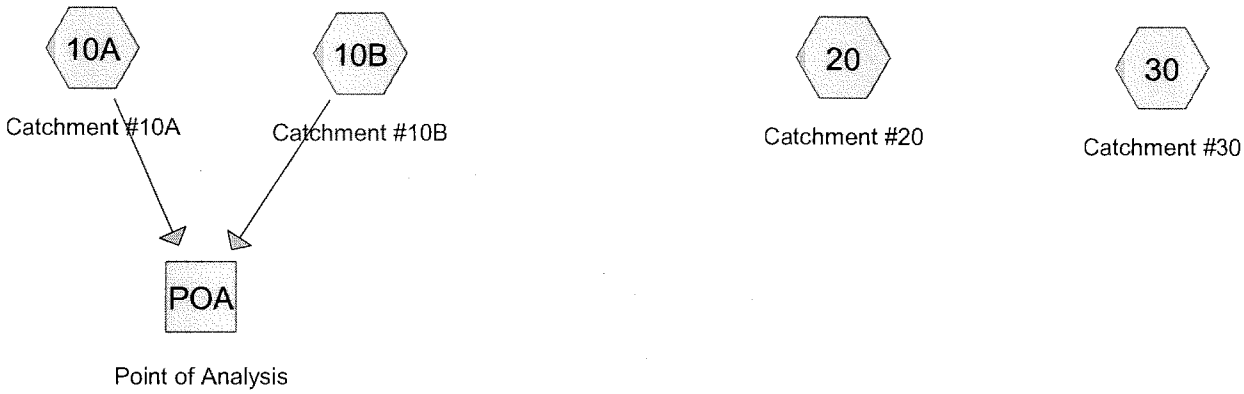
HAMPTON INN AND SUITES
275 U.S. Route One, Kittery, Maine

POST DEVELOPMENT WATERSHED PLAN

SCALE: AS NOTED
DATE: 06-18-15
DWG.: POST
SHEET: 2 OF 2



**Drainage Diagram for POST-Development**
Prepared by Oak Point Associates, Printed 6/17/2015
HydroCAD® 9.10 s/n 01227 © 2010 HydroCAD Software Solutions LLC

## Summary for Subcatchment 10A: Catchment #10A

Runoff = 1.70 cfs @ 12.16 hrs, Volume= 0.150 af, Depth= 0.90"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-Year Rainfall=2.90"

| Area (sf) | CN | Description |
|---|---|---|
| 6,059 | 73 | Woods, Fair, HSG C |
| 2,495 | 98 | Paved parking, HSG C |
| 79,236 | 74 | >75% Grass cover, Good, HSG C |
| 87,790 | 75 | Weighted Average |
| 85,295 | | 97.16% Pervious Area |
| 2,495 | | 2.84% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 8.9 | 100 | 0.0290 | 0.19 | | **Sheet Flow, AB**<br>Grass: Short n= 0.150 P2= 2.90" |
| 1.3 | 120 | 0.0500 | 1.57 | | **Shallow Concentrated Flow, BC**<br>Short Grass Pasture Kv= 7.0 fps |
| 0.2 | 20 | 0.1300 | 1.80 | | **Shallow Concentrated Flow, CD**<br>Woodland Kv= 5.0 fps |
| 10.4 | 240 | Total | | | |

## Summary for Subcatchment 10B: Catchment #10B

Runoff = 3.22 cfs @ 12.02 hrs, Volume= 0.197 af, Depth= 2.16"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-Year Rainfall=2.90"

| Area (sf) | CN | Description |
|---|---|---|
| 38,333 | 98 | Paved parking, HSG C |
| 9,444 | 74 | >75% Grass cover, Good, HSG C |
| 47,777 | 93 | Weighted Average |
| 9,444 | | 19.77% Pervious Area |
| 38,333 | | 80.23% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 1.1 | 85 | 0.0200 | 1.27 | | **Sheet Flow, AB**<br>Smooth surfaces n= 0.011 P2= 2.90" |

## Summary for Subcatchment 20: Catchment #20

Runoff = 1.04 cfs @ 12.03 hrs, Volume= 0.065 af, Depth= 1.73"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-Year Rainfall=2.90"

| Area (sf) | CN | Description |
|---|---|---|
| 11,551 | 98 | Paved parking, HSG C |
| 7,944 | 74 | >75% Grass cover, Good, HSG C |
| 19,495 | 88 | Weighted Average |
| 7,944 | | 40.75% Pervious Area |
| 11,551 | | 59.25% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 0.8 | 70 | 0.0300 | 1.43 | | **Sheet Flow, AB** Smooth surfaces n= 0.011 P2= 2.90" |
| 1.4 | 70 | 0.0150 | 0.86 | | **Shallow Concentrated Flow, BC** Short Grass Pasture Kv= 7.0 fps |
| 2.2 | 140 | Total | | | |

## Summary for Subcatchment 30: Catchment #30

Runoff = 1.07 cfs @ 12.15 hrs, Volume= 0.089 af, Depth= 1.37"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-Year Rainfall=2.90"

| Area (sf) | CN | Description |
|---|---|---|
| 12,308 | 98 | Paved parking, HSG C |
| 21,770 | 74 | >75% Grass cover, Good, HSG C |
| 34,078 | 83 | Weighted Average |
| 21,770 | | 63.88% Pervious Area |
| 12,308 | | 36.12% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 10.1 | 120 | 0.0300 | 0.20 | | **Sheet Flow, AB** Grass: Short n= 0.150 P2= 2.90" |
| 0.5 | 120 | 0.0360 | 3.85 | | **Shallow Concentrated Flow, BC** Paved Kv= 20.3 fps |
| 10.6 | 240 | Total | | | |

## Summary for Reach POA: Point of Analysis

| | | | | | |
|---|---|---|---|---|---|
| Inflow Area = | 3.112 ac, | 30.12% Impervious, | Inflow Depth = | 1.34" | for 2-Year event |
| Inflow = | 3.96 cfs @ | 12.02 hrs, | Volume= | 0.348 af | |
| Outflow = | 3.96 cfs @ | 12.02 hrs, | Volume= | 0.348 af, | Atten= 0%, Lag= 0.0 min |

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs

## Summary for Subcatchment 10A: Catchment #10A

Runoff = 3.65 cfs @ 12.15 hrs, Volume= 0.305 af, Depth= 1.82"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=4.20"

| Area (sf) | CN | Description |
|---|---|---|
| 6,059 | 73 | Woods, Fair, HSG C |
| 2,495 | 98 | Paved parking, HSG C |
| 79,236 | 74 | >75% Grass cover, Good, HSG C |
| 87,790 | 75 | Weighted Average |
| 85,295 | | 97.16% Pervious Area |
| 2,495 | | 2.84% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 8.9 | 100 | 0.0290 | 0.19 | | **Sheet Flow, AB**<br>Grass: Short n= 0.150 P2= 2.90" |
| 1.3 | 120 | 0.0500 | 1.57 | | **Shallow Concentrated Flow, BC**<br>Short Grass Pasture Kv= 7.0 fps |
| 0.2 | 20 | 0.1300 | 1.80 | | **Shallow Concentrated Flow, CD**<br>Woodland Kv= 5.0 fps |
| 10.4 | 240 | Total | | | |

## Summary for Subcatchment 10B: Catchment #10B

Runoff = 4.96 cfs @ 12.02 hrs, Volume= 0.312 af, Depth= 3.41"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=4.20"

| Area (sf) | CN | Description |
|---|---|---|
| 38,333 | 98 | Paved parking, HSG C |
| 9,444 | 74 | >75% Grass cover, Good, HSG C |
| 47,777 | 93 | Weighted Average |
| 9,444 | | 19.77% Pervious Area |
| 38,333 | | 80.23% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 1.1 | 85 | 0.0200 | 1.27 | | **Sheet Flow, AB**<br>Smooth surfaces n= 0.011 P2= 2.90" |

## Summary for Subcatchment 20: Catchment #20

Runoff = 1.73 cfs @ 12.03 hrs, Volume= 0.109 af, Depth= 2.92"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=4.20"

| Area (sf) | CN | Description |
|---|---|---|
| 11,551 | 98 | Paved parking, HSG C |
| 7,944 | 74 | >75% Grass cover, Good, HSG C |
| 19,495 | 88 | Weighted Average |
| 7,944 | | 40.75% Pervious Area |
| 11,551 | | 59.25% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 0.8 | 70 | 0.0300 | 1.43 | | **Sheet Flow, AB** Smooth surfaces n= 0.011 P2= 2.90" |
| 1.4 | 70 | 0.0150 | 0.86 | | **Shallow Concentrated Flow, BC** Short Grass Pasture Kv= 7.0 fps |
| 2.2 | 140 | Total | | | |

## Summary for Subcatchment 30: Catchment #30

Runoff = 1.93 cfs @ 12.15 hrs, Volume= 0.160 af, Depth= 2.46"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=4.20"

| Area (sf) | CN | Description |
|---|---|---|
| 12,308 | 98 | Paved parking, HSG C |
| 21,770 | 74 | >75% Grass cover, Good, HSG C |
| 34,078 | 83 | Weighted Average |
| 21,770 | | 63.88% Pervious Area |
| 12,308 | | 36.12% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 10.1 | 120 | 0.0300 | 0.20 | | **Sheet Flow, AB** Grass: Short n= 0.150 P2= 2.90" |
| 0.5 | 120 | 0.0360 | 3.85 | | **Shallow Concentrated Flow, BC** Paved Kv= 20.3 fps |
| 10.6 | 240 | Total | | | |

## Summary for Reach POA: Point of Analysis

| | | | | | |
|---|---|---|---|---|---|
| Inflow Area = | 3.112 ac, 30.12% Impervious, Inflow Depth = 2.38" for 10-Year event | | | | |
| Inflow = | 6.78 cfs @ 12.02 hrs, Volume= | 0.617 af | | | |
| Outflow = | 6.78 cfs @ 12.02 hrs, Volume= | 0.617 af, Atten= 0%, Lag= 0.0 min | | | |

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs

## Summary for Subcatchment 10A: Catchment #10A

Runoff = 5.14 cfs @ 12.15 hrs, Volume= 0.425 af, Depth= 2.53"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-Year Rainfall=5.10"

| Area (sf) | CN | Description |
|---|---|---|
| 6,059 | 73 | Woods, Fair, HSG C |
| 2,495 | 98 | Paved parking, HSG C |
| 79,236 | 74 | >75% Grass cover, Good, HSG C |
| 87,790 | 75 | Weighted Average |
| 85,295 | | 97.16% Pervious Area |
| 2,495 | | 2.84% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 8.9 | 100 | 0.0290 | 0.19 | | **Sheet Flow, AB** Grass: Short n= 0.150 P2= 2.90" |
| 1.3 | 120 | 0.0500 | 1.57 | | **Shallow Concentrated Flow, BC** Short Grass Pasture Kv= 7.0 fps |
| 0.2 | 20 | 0.1300 | 1.80 | | **Shallow Concentrated Flow, CD** Woodland Kv= 5.0 fps |
| 10.4 | 240 | Total | | | |

## Summary for Subcatchment 10B: Catchment #10B

Runoff = 6.16 cfs @ 12.02 hrs, Volume= 0.393 af, Depth= 4.30"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-Year Rainfall=5.10"

| Area (sf) | CN | Description |
|---|---|---|
| 38,333 | 98 | Paved parking, HSG C |
| 9,444 | 74 | >75% Grass cover, Good, HSG C |
| 47,777 | 93 | Weighted Average |
| 9,444 | | 19.77% Pervious Area |
| 38,333 | | 80.23% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 1.1 | 85 | 0.0200 | 1.27 | | **Sheet Flow, AB** Smooth surfaces n= 0.011 P2= 2.90" |

## Summary for Subcatchment 20: Catchment #20

Runoff = 2.21 cfs @ 12.03 hrs, Volume= 0.140 af, Depth= 3.76"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-Year Rainfall=5.10"

| Area (sf) | CN | Description |
|---|---|---|
| 11,551 | 98 | Paved parking, HSG C |
| 7,944 | 74 | >75% Grass cover, Good, HSG C |
| 19,495 | 88 | Weighted Average |
| 7,944 | | 40.75% Pervious Area |
| 11,551 | | 59.25% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 0.8 | 70 | 0.0300 | 1.43 | | **Sheet Flow, AB** Smooth surfaces n= 0.011 P2= 2.90" |
| 1.4 | 70 | 0.0150 | 0.86 | | **Shallow Concentrated Flow, BC** Short Grass Pasture Kv= 7.0 fps |
| 2.2 | 140 | Total | | | |

## Summary for Subcatchment 30: Catchment #30

Runoff = 2.56 cfs @ 12.14 hrs, Volume= 0.213 af, Depth= 3.26"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-Year Rainfall=5.10"

| Area (sf) | CN | Description |
|---|---|---|
| 12,308 | 98 | Paved parking, HSG C |
| 21,770 | 74 | >75% Grass cover, Good, HSG C |
| 34,078 | 83 | Weighted Average |
| 21,770 | | 63.88% Pervious Area |
| 12,308 | | 36.12% Impervious Area |

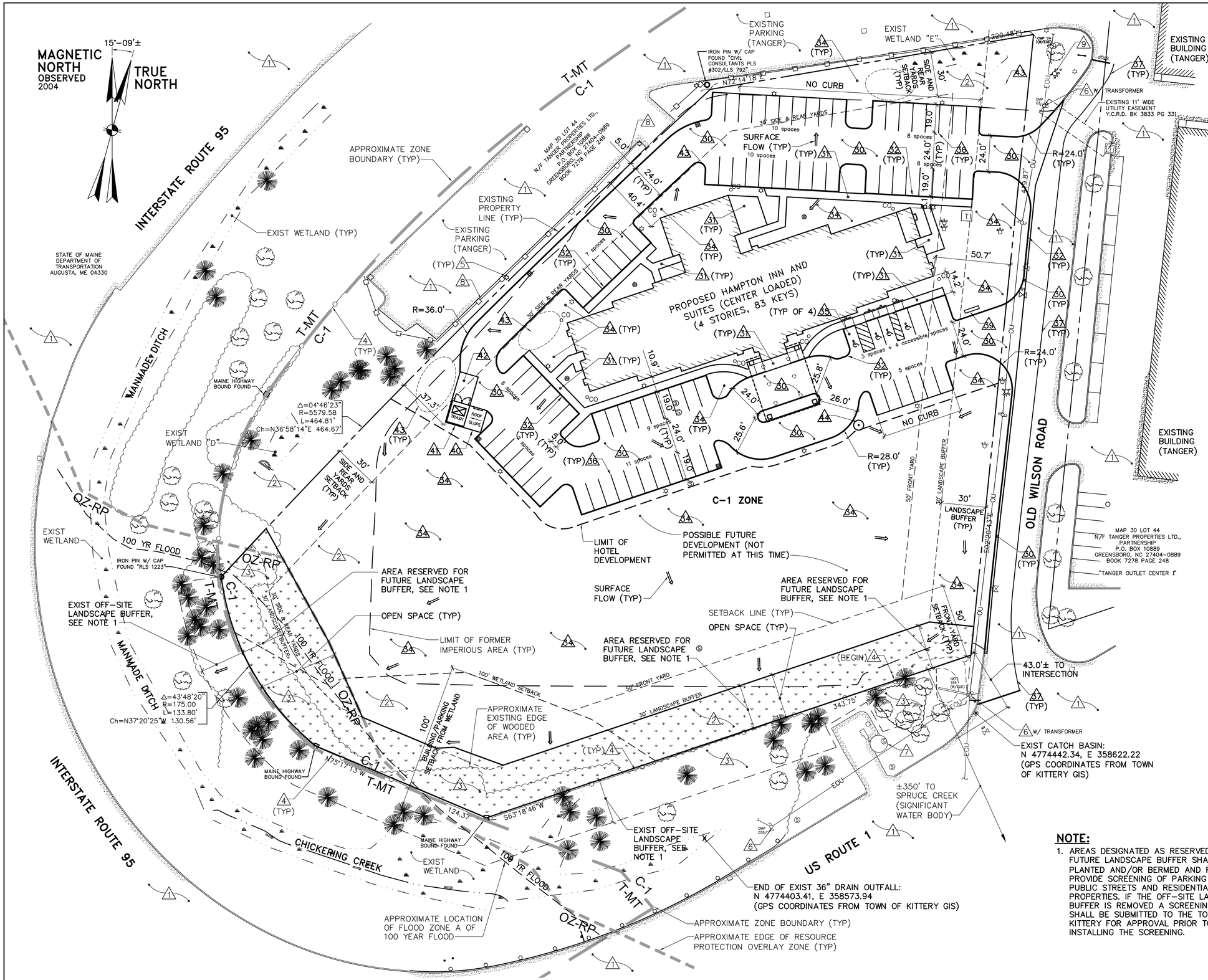
| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 10.1 | 120 | 0.0300 | 0.20 | | **Sheet Flow, AB** Grass: Short n= 0.150 P2= 2.90" |
| 0.5 | 120 | 0.0360 | 3.85 | | **Shallow Concentrated Flow, BC** Paved Kv= 20.3 fps |
| 10.6 | 240 | Total | | | |

## Summary for Reach POA: Point of Analysis

Inflow Area = 3.112 ac, 30.12% Impervious, Inflow Depth = 3.15" for 25-Year event
Inflow = 8.82 cfs @ 12.02 hrs, Volume= 0.818 af
Outflow = 8.82 cfs @ 12.02 hrs, Volume= 0.818 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs

231 Main Street, Biddeford, ME 04005 TEL 207.283.0193 FAX 207.283.4283 www.oakpoint.com




1 CS101 SITE PLAN/LAYOUT PLAN
SCALE: 1"=30'

## KEYNOTES (THIS SHEET ONLY.)

1. EXISTING ASPHALT CONCRETE PAVEMENT.
2. EXISTING TURF.
3. EXISTING WOODED AREA.
4. EXISTING CHAIN LINK FENCE.
5. EXISTING LIGHT POLE AND CONCRETE BASE.
6. EXISTING UTILITY POLE WITH OVERHEAD UTILITY LINES.
7. EXISTING SEWER PUMP STATION (PS-13).
8. EXISTING WOOD SPLIT RAIL FENCE.
9. EXISTING FIRE HYDRANT.
10. – 29. NOT USED.
30. ASPHALT CONCRETE PAVEMENT. (1 / C-503)
31. CONCRETE WALK (5.0' MINIMUM WIDTH). (2 / C-503)
32. CONCRETE CURB. (2 / C-503)
34. 4" TOPSOIL, SEED, FERTILIZER AND MULCH.
35. ACCESSIBLE PARKING STALL 8'x19' WITH AISLES (5' AND 8' WIDE), ACCESSIBLE PAVEMENT MARKING AND ACCESSIBLE SIGN.
36. PAVEMENT MARKING 9'x19' PARKING STALL.
37. PAVEMENT MARKING (OLD WILSON ROAD).
38. TRAFFIC MOVEMENT SIGN AND POST.
39. HOTEL SIGN.
40. ACCESSORY BUILDING (STORAGE).
41. DUMPSTER PAD AND ENCLOSURE.
42. CONCRETE PAVEMENT.
43. SNOW STORAGE AREA.
44. FLAG POLE.

## SITE INVENTORY

| | |
|---|---|
| HOTEL (FOOTPRINT) | 15,919± SF |
| ACCESSORY BUILDING (FOOTPRINT) | 184± SF |
| PAVEMENT & WALKS | 43,632± SF |
| LANDSCAPING (WITHIN HOTEL SITE) | 25,478± SF |
| LANDSCAPING (OUTSIDE HOTEL SITE) | 62,611± SF |
| TOTAL DISTURBED AREA | 147,824± SF<br>3.39± AC |

## OPEN SPACE SUMMARY

| | |
|---|---|
| REQUIRED: OPEN SPACE 25% OF LOT AREA (4.12± AC) | 44,866± SF<br>1.03± AC |
| PROVIDED: LANDSCAPING AREAS WITHIN HOTEL DEVELOPMENT | 25,478± SF |
| OPEN SPACE AREA DESIGNATED ON PLAN | 20,285± SF |
| TOTAL OPEN SPACE AREA | 45,763± SF<br>1.05± AC<br>25.4% |

## NOTE:

1. AREAS DESIGNATED AS RESERVED FOR FUTURE LANDSCAPE BUFFER SHALL BE PLANTED AND/OR BERMED AND FENCED TO PROVIDE SCREENING OF PARKING FROM PUBLIC STREETS AND RESIDENTIAL PROPERTIES. IF THE OFF-SITE LANDSCAPE BUFFER IS REMOVED A SCREENING PLAN SHALL BE SUBMITTED TO THE TOWN OF KITTERY FOR APPROVAL PRIOR TO INSTALLING THE SCREENING.

GRAPHIC SCALE
1"=30' 30' 15' 0 30' 90'
CHECK GRAPHIC SCALE BEFORE USING

OAK POINT ASSOCIATES
ARCHITECTURE ■ ENGINEERING ■ PLANNING
231 Main Street, Biddeford, Maine 04005 (T) 207.283.0159 (F) 207.283.4208
www.oakpoint.com

FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION.
STATE OF MAINE JACQUES L. GAGNON, JR. No. 6237 LICENSED PROFESSIONAL ENGINEER

DESIGNED BY: JLG
DRAWN BY: DEW
CHECKED BY: JLG
PROJECT: 21504.08

275 US ROUTE ONE, LLC
200 International Drive, Suite 180
Portsmouth, NH 03801
T (603)436-8686 / F (603)436-5399

HAMPTON INN AND SUITES
275 U.S. Route One, Kittery, Maine

SITE PLAN / LAYOUT PLAN

SCALE: AS NOTED
DATE: 06-18-15
DWG.: CS101
SHEET: 4 OF 16

C:\dfile\21504.08-CS101.dwg 6/18/2015 11:07:47 AM EDT

# Town of Kittery
# Planning Board Meeting
# July 9, 2015

**Spruce Creek Ventures II - Minor Subdivision Sketch Plan Review**
Action: approve or deny sketch plan. Owner/applicant Spruce Creek Ventures II requests consideration of a three-lot subdivision of 3.02 acres located at 9 Cook Street and Old Post Road (Tax Map 3, Lot 77-A) in the Residential – Urban (R-U) Zone. Agent is Chris Wilber, Chris Wilber Consulting.

**PROJECT TRACKING**

| REQ'D | ACTION | COMMENTS | STATUS |
|---|---|---|---|
| NO | Sketch Plan | 7/9 review | TBD |
| NO | Site Visit | | |
| YES | Preliminary Plan Review Completeness/Acceptance | | |
| YES | Public Hearing | | |
| YES | Final Plan Review and Decision | | |

Applicant: Prior to the signing of the approved Plan any **Conditions of Approval related to the Findings of Fact along with waivers and variances (by the BOA) must be placed on the Final Plan and, when applicable, recorded at the York County Registry of Deeds. PLACE THE MAP AND LOT NUMBER IN 1/4" HIGH LETTERS AT LOWER RIGHT BORDER OF ALL PLAN SHEETS.** As per Section 16.4.4.13 - Grading/Construction Final Plan Required. - Grading or construction of roads, grading of land or lots, or construction of buildings is prohibited until the original copy of the approved final plan endorsed has been duly recorded in the York County registry of deeds when applicable.

**Staff Review**
There are a few issues to be resolved at this conceptual sketch plan review so that the applicants can move forward to a preliminary plan application.

1. **Conventional vs. Cluster.** The proposed three-lot subdivision is presented as a conventional subdivision that meets all dimensional requirements and does not include any preservation of open space. Creating a conventional subdivision in the Urban Zone requires 15% retention of common open space and the Board must grant a special exception for the use. On the other hand, cluster residential development (cluster subdivision) is a permitted use in the Urban Zone. It requires the applicant to designate 50% of total area, including 30% of the net residential acreage, as open space. A cluster subdivision could also yield three or more lots. **The Board should determine whether the circumstances warrant a special exception for a conventional subdivision.** (See 16.6.4.4. In granting a special use exception, the Board must find the proposed development meets the criteria of Section 16.10.8.3.4 and 16.6.6.)
2. **Shared Driveway.** A "driveway" by definition must serve only one or two lots. A shared access to three lots should meet the design and construction standards of a Class I Private Street, which may be more practical in a clustered development.
3. **Existing Access?** A piece of the lot fronts on Bridge Street and appears to serve as a shared driveway for 10 and 12 Bridge Street. What is the status of this easement? Was it considered for an access to the proposed subdivision?
4. **Sewer Service.** The development is located well within 1,000 feet of an existing sewer line and therefore must connect to it per 16.8.7.3.
5. **Dimensional Standards.** The sketch plan is presented as if there are 40-foot front setbacks and 30-foot side and rear setbacks in the Urban Zone. In fact the front setback is 30 feet and the side and rear setbacks are 15 feet—the building envelopes would be larger than they appear.

**Recommendation**
The sketch plan review is an opportunity to consider a concept and make specific suggestions to the applicant. There are challenges and benefits to either a cluster or conventional subdivision on this site.

According to the code, residential development in the Urban Zone is expected to be clustered and served by public sewer.

Considering the topography of the lot, the impacts of a common access way (currently shown at 12.5% grade) on Old Post Road, and the impact of connecting three separate lots to public sewer, staff opinion is that a cluster subdivision, as intended by the code, is more appropriate and feasible in this location. The applicant might consider an alternative development, possibly a condominium form of ownership within a multifamily cluster development. Access via Bridge Street would be preferable.

**Action**
After discussing the proposal, the Board may want to continue the sketch plan in order to obtain additional information and/or allow the applicant to prepare an alternative design.

***Move to continue the sketch plan application dated June 18, 2015 from owner/applicant Spruce Creek Ventures II for a three-lot subdivision of 3.02 acres located at 9 Cook Street and Old Post Road (Tax Map 3, Lot 77A) in the Residential – Urban (R-U) Zone not to exceed 90 days.***

# TOWN OF KITTERY MAINE
## TOWN PLANNING AND DEVELOPMENT DEPARTMENT

200 Rogers Road, Kittery, Maine 03904
Phone: (207) 475-1323
Fax: (207) 439-6806
www.kittery.org

RECEIVED
JUN 18 2015
BY:_____

## APPLICATION: SITE OR SUBDIVISION-SKETCH PLAN REVIEW

**Application Fee:** ☒ $300.00 **Amount Paid:$** 300.00 **Date:** 6/18/15

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| PROPERTY DESCRIPTION | Parcel ID | Map | 3 | Zone(s)-Base: | UR | Total Land Area | 3.02 |
| | | Lot | 77A | Overlay: | | MS4 | ___ YES ___ NO |
| | Physical Address | 9 COOK STREET | | | | | |

| | | | | |
|---|---|---|---|---|
| PROPERTY OWNER'S INFORMATION | Name | Spruce Creek Vent. II | Mailing Address | 2456 Lafayette Road<br>Portsmouth NH 03801 |
| | Phone | 603 | | |
| | Fax | | | |
| | Email | | | |
| APPLICANT'S AGENT INFORMATION | Name | Chris Wilber, PLS | Name of Business | |
| | Phone | 207-451-3940 | Mailing Address | 38 Creek Crossing<br>Eliot, ME 03801 |
| | Fax | | | |
| | Email | chriswilberpls@gmail.com | | |

**PROJECT DESCRIPTION**

*See reverse side regarding information to be provided.*

Existing Land Use(s):

Raw land

Proposed Land Use(s) and Development:

Minor 3 Lot subdivsion

Please describe any construction constraints (wetlands, shoreland overlay zone, flood plain, non-conformance, etc.)

Slopes require common driveway

I certify, to the best of my knowledge, this application information is true and correct and I will not deviate from the Plan submitted without notifying the Town Planning and Development Department of any changes.

| | | | |
|---|---|---|---|
| Applicant's Signature: | | Owner's Signature: | Nick Obrien / Spruce Cr Vent II |
| Date: | | Date: | 6/18/15 |

## MINIMUM PLAN SUBMITTAL REQUIREMENTS

☑ **15 Copies of this Application, Vicinity Map, and the Sketch Plan - 5 of which must be 24"X 36"**

**Sketch Plan format and content:**

A) Paper Size; no less than 11" X 17" or greater than 24" X 36"

B) Plan Scale

- ☐ Under 10 acres: no greater than 1" = 30'
- ☐ 10 + acres: 1" = 50'

C) Title Block

- ☐ Applicant's name and address
- ☐ Name of preparer of plan with professional information
- ☐ Parcel's Kittery tax map identification (map – lot) in bottom right corner

**Vicinity Map – map or aerial photo showing 1,000 feet around the site.**

**NOTE TO APPLICANT: PRIOR TO A PLANNING BOARD SITE WALK, TEMPORARY MARKERS MUST BE ADEQUATELY PLACED THAT ENABLE THE PLANNING BOARD TO READILY LOCATE AND EVALUATE THE DEVELOPMENT'S DESIGN.**

**Sketch Plan must include the following existing and proposed information:**

**Existing:**

- ☐ Land Use Zone and boundary
- ☐ Topographic map (optional)
- ☐ Wetlands and flood plains
- ☐ Water bodies and water courses
- ☐ Parcel area
- ☐ Lot dimensions
- ☐ Utilities (Sewer/septic, water, electric, phone)
- ☐ Streets, driveways and rights-of-way
- ☐ Structures

**Proposed**: (Plan must show the lightened existing topography under the proposed plan for comparison.)

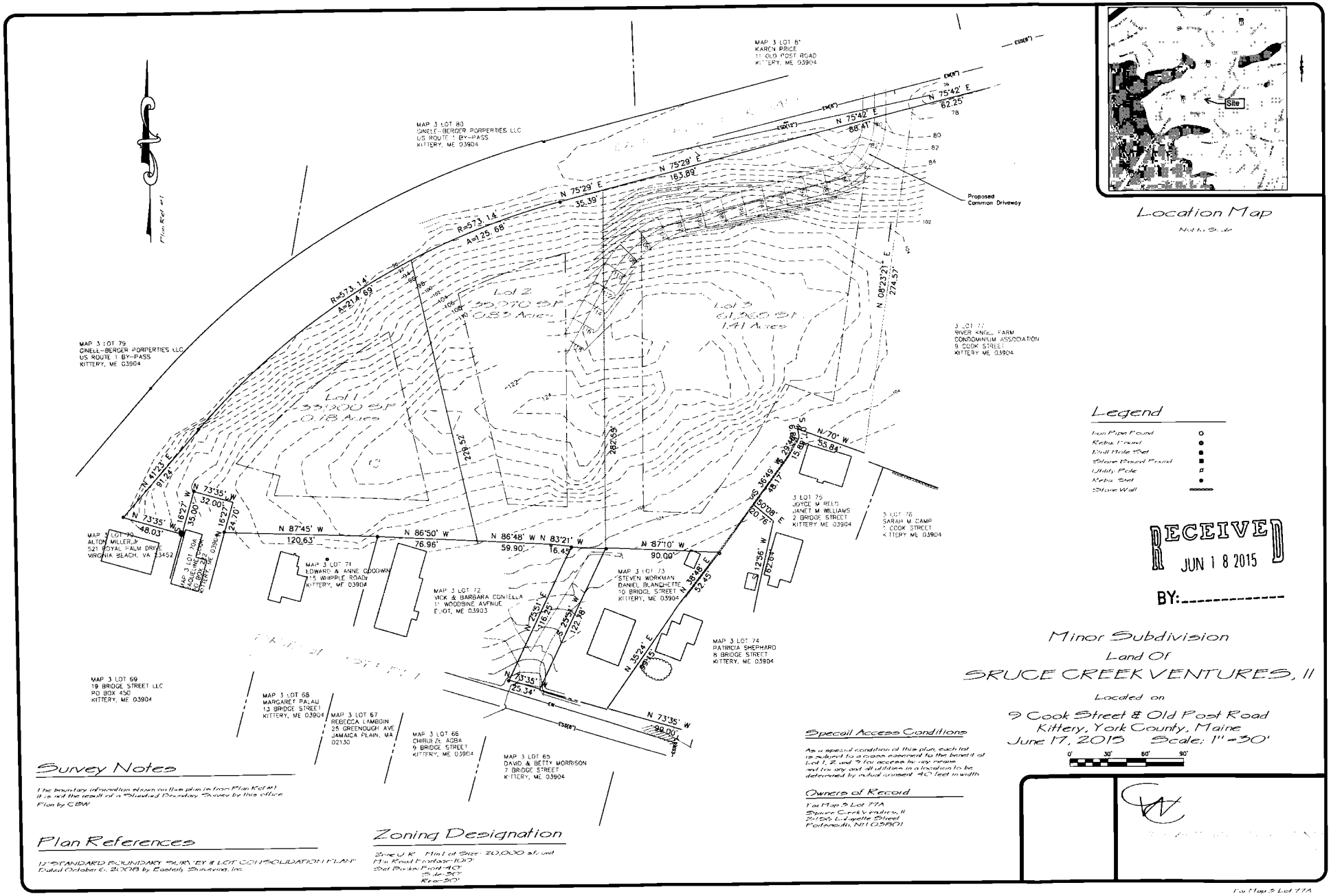
- ☐ Recreation areas and open space
- ☐ Number of lots and lot areas
- ☐ Setback lines and building envelopes
- ☐ Lot dimensions
- ☐ Utilities (Sewer/septic, water, electric, phone)
- ☐ Streets, driveways and rights-of-way
- ☐ Structures

Distance to:

- ☐ Nearest driveways and intersections
- ☐ Nearest fire hydrant
- ☐ Nearest significant water body

**AN APPLICATION THE TOWN PLANNER DEEMS SUFFICIENTLY LACKING IN CONTENT WILL NOT BE SCHEDULED FOR PLANNING BOARD REVIEW.**

Site
Location Map
Legend
Minor Subdivision
Land Of
SPRUCE CREEK VENTURES II
9 Coast Street & Old Post Road
Kittery, York County, Maine
June 17, 2019 Scale: 1" = 50'
Survey Notes
Plan References
Zoning Designation
Special Access Conditions
Owner of Record







## Location Map

Not to Scale

## Legend

- Iron Pipe Found
- Rebar Found
- Drill Hole Set
- Stone Bound Found
- Utility Pole
- Rebar Set
- Stone Wall

RECEIVED
JUN 18 2015
BY:_____

# Minor Subdivision
## Land Of
# SPRUCE CREEK VENTURES, II

Located on

9 Cook Street & Old Post Road
Kittery, York County, Maine
June 17, 2015 Scale: 1" =30'

0' 30' 60' 90'

## Survey Notes

The boundary information shown on this plan is from Plan Ref #1
It is not the result of a Studied Boundary Survey by this office
Plan by CDW

## Plan References

12"STANDARD BOUNDARY SURVEY & LOT CONSOLIDATION PLAN"
Dated October 6, 2008 by Easterly Surveying, Inc.

## Zoning Designation

Zone U.R. Min Lot Size: 20,000 sf/unit
Min Road Frontage: 100'
Set Backs: Front 40'
Side 30'
Rear 30'

## Specail Access Conditions

As a special condition of this plan, each lot is subject to a cross easement to the benefit of Lot 1, 2 and 3 for access by any means and for any and all utilities in a location to be determined by mutual consent. 40 feet in width

## Owners of Record

Tax Map 3 Lot 77A
Spruce Creek Ventures, II
3125 Lafayette Street
Portsmouth, NH 03801

Tax Map 3 Lot 77A

ITEM 6



# Town of Kittery Maine
# Town Planning Board Meeting
# July 9, 2015

**42 Pepperrell Road – Shoreland Development Plan Review**

Action: accept or deny plan application; approve or deny plan. Owners/applicants Brian and Jan Rodonets request consideration of a shoreland development plan for replacing a porch and walkway with a mudroom, adding 80 square feet to the existing office and garage at 42 Pepperrell Road (Tax Map 18, Lot 27) in the Residential – Kittery Point Village (R-KPV) and Shoreland Overlay (OZ-SL-250') Zone. Agent is Brian Rodonets, Coastal Architecture.

**PROJECT TRACKING**

| REQ'D | ACTION | COMMENTS | STATUS |
|---|---|---|---|
| NO | Sketch Plan Review | | NA |
| NO | Site Visit | At the Board's discretion | |
| YES | Determination of Completeness/Acceptance | | Scheduled for 7/9 |
| NO | Public Hearing | At the Board's discretion | |
| YES | Final Plan Review and Decision | | Feasible for 7/9 |

Plan Review Notes reflect comments and recommendations regarding applicability of Town Land Use Development Code, and standard planning and development practices. Only the PB makes final decisions on code compliance and approves, approves with conditions or denies final plans. Prior to the signing of the approved Plan any **Conditions of Approval related to the Findings of Fact along with waivers and variances (by the BOA) must be placed on the Final Plan and recorded at the York County Registry of Deeds. PLACE THE MAP AND LOT NUMBER IN 1/4" HIGH LETTERS AT LOWER RIGHT BORDER OF ALL PLAN SHEETS.** As per Section 16.4.4.13 - Grading/Construction Final Plan Required. - Grading or construction of roads, grading of land or lots, or construction of buildings is prohibited until the original copy of the approved final plan endorsed has been duly recorded in the York County registry of deeds when applicable.

## Review

Planning Board review of this project is required by 16.10.3.2 Other Development Review because it is located in the Shoreland Overlay Zone. The existing use is a nonconforming single-family dwelling and detached office/garage on a nonconforming lot.

The applicant proposes replacing a porch and walkway with a slightly larger mudroom addition to the office/garage building. The office/garage is located within the 40-foot front yard setback along Pepperrell Road, but is well outside the 100-foot setback from the ocean. The proposed addition does not increase nonconformity with respect to the setback.

The proposed addition creates 80 square feet of new devegetated area. The current condition is unknown, and the maximum is 20% devegetated. The building coverage has been provided at 2,556 square feet existing (6.8%) and 2,636 square feet proposed (7.0%). The maximum is also 20%.

## Staff Comments

The proposal appears to meet the standards of Title 16 but more information is needed on the plan. Changes required as a condition of approval include:

- Should be titled "Shoreland Development Plan."
- Should include a table comparing existing and proposed building coverage and most importantly, devegetated area, as well as dimensional requirements for the zone.
- Land use zone and boundary.
- A signature block for signing by the Planning Board Chair.
- Conditions of approval as detailed below.

**Recommendations**

Staff opinion is that the application is sufficiently complete for the Board to make a decision and appears to meet the requirements of Title 16, as described in the draft findings of fact and with the proposed conditions below.

The Board should first accept the plan application.

***Move to accept the Shoreland Development Plan application dated June 19, 2015 from Brian and Jan Rodonets for 42 Pepperrell Road (Tax Map 28, Lot 17) in the Kittery Point Village and Shoreland Overlay Zones…***

The Board may move to approve with conditions (suggestions provided below) and proceed to reading and voting on the Findings of Fact.

***Move to grant conditional approval for the Shoreland Development Plan application dated June 19, 2015 from Brian and Jan Rodonets for 42 Pepperrell Road (Tax Map 28, Lot 17) in the Kittery Point Village and Shoreland Overlay Zones…***

KITTERY PLANNING BOARD

**FINDINGS OF FACT** **UNAPPROVED**
**For 42 Pepperrell Road**
**Shoreland Development Plan Review**

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**WHEREAS:** Brian and Jan Rodonets request approval of their Shoreland Development Plan to replace a porch and walkway with a mudroom, adding 80 square feet to an existing, nonconforming office/garage structure located at 42 Pepperrell Road (Tax Map 28, Lot 17) in the Residential – Kittery Point Village and Shoreland Overlay Zones, hereinafter the "Development," and

Pursuant to the Plan Review meetings conducted by the Town Planning Board as noted;

| | |
|---|---|
| Shoreland Development Plan Review | 7/9 |

And pursuant to the Application and Plan and other documents considered to be a part of the plan review decision by the Town Planning Board in this Finding of Fact consisting of the following (hereinafter the "Plan"):

1. Shoreland Development Plan Application, received June 22, 2015.
2. Site Plan, Coastal Architects, June 19, 2015.

**NOW THEREFORE,** based on the entire record before the Town Planning Board and pursuant to the applicable standards in the Land Use and Development Code, the Town Planning Board makes the following factual findings and conclusions:

**FINDINGS OF FACT**

**Chapter 16.3 LAND USE ZONE REGULATIONS**

**16.3.2.17. D Shoreland Overlay Zone**

*1.d The total footprint of areas devegetated for structures, parking lots and other impervious surfaces, must not exceed twenty (20) percent of the lot area, including existing development, except in the following zones…*
Findings: The existing *building coverage* is 6.8% and the proposed condition is 7.0%.

Conclusion: With the proposed condition #1, this standard appears to be met.

**Vote: __ in favor __ against __ abstaining**

## Chapter 16.7 GENERAL DEVELOPMENT REQUIREMENTS
## Article III Nonconformance

**16.7.3.1 Prohibitions and Allowances**

*A. Except as otherwise provided in this Article, a nonconforming condition must not be permitted to become more nonconforming.*

Finding: The proposed development does not increase nonconformity.

Conclusion: The requirement appears to be met.

**Vote: __ in favor __ against __ abstaining**

**16.7.3.5 Types of Nonconformance**
**16.7.3.5.5 Nonconforming Structure Repair and/or Expansion**

*A. A nonconforming structure may be repaired or maintained and may be expanded in conformity with the dimensional requirements, such as setback, height, etc., as contained in this Code. If the proposed expansion of a nonconforming structure cannot meet the dimensional requirements of this Code, the Board of Appeals or the Planning Board (in cases where the structure is located in a Shoreland Overlay or Resources Protection Overlay Zone) will review such expansion application and may approve proposed changes provided the changes are no more nonconforming than the existing condition and the Board of Appeals or the Planning Board (in cases where the structure is located in a Shoreland Overlay or Resources Protection Overlay Zone) makes its decision per section 16.6.6.2.*

Finding: The proposed development is no more nonconforming than the existing condition.
Conclusion: The requirement appears to be met.

**Vote: __ in favor __ against __ abstaining**

**16.7.3.6 Nonconforming Structures in Shoreland and Resource Protection Zones**
**16.7.3.6.1 Nonconforming Structure Expansion**

*A nonconforming structure may be added to, or expanded, after obtaining Planning Board approval and a permit from the Code Enforcement Officer. Such addition or expansion must not increase the non-conformity of the structure and must be in accordance with the subparagraphs* [A through C] *below.*
*A. After January 1, 1989, if any portion of a structure is less than the required setback from the normal high-water line of a water body or tributary stream or the upland edge of a wetland, that portion of the structure will not be permitted to expand, as measured in floor area or volume, by thirty percent (30%) or more during the lifetime of the structure.*
*B. If a replacement structure conforms to the requirements of Section 16.7.3.6.1.A and is less than the required setback from a water body, tributary stream or wetland, the replacement structure will not be permitted to expand if the original structure existing on January 1, 1989, has been expanded by 30% in floor area and volume since that date.*
*C. Whenever a new, enlarged or replacement foundation is constructed under a nonconforming*

*structure, the structure and new foundation must be placed such that the setback requirement is met to the greatest practical extent as determined by the Planning Board, basing its decision on the criteria specified in Section 16.7.3.5.2 – Relocation, below. If the completed foundation does not extend beyond the exterior dimensions of the structure, except for expansion in conformity with Section 16.7.3.5.3, above, and the foundation does not cause the structure to be elevated by more than three (3) additional feet, as measured from the uphill side of the structure (from original ground level to the bottom of the first floor sill), it will not be considered to be an expansion of the structure.*

Finding: The existing structure is not located within the 100 foot setback from the ocean.
Conclusion: Standards A-C are not applicable.

**Vote: __ in favor __ against __ abstaining**

## Chapter 10 DEVELOPMENT PLAN APPLICATION AND REVIEW
## Article 10 Shoreland Development Review

**16.10.10.2 Procedure for Administering Permits**
D. *An Application will be approved or approved with conditions if the reviewing authority makes a positive finding based on the information presented. It must be demonstrated the proposed use will:*

***1. Maintain safe and healthful conditions;***
Finding: The proposed development does not appear to have an adverse impact.
Conclusion: This requirement appears to be met.

**Vote: __ in favor __ against __ abstaining**

***2. Not result in water pollution, erosion or sedimentation to surface waters;***
Finding: Maine DEP Best Management practices will be followed for erosion and sedimentation control during site preparation and building construction to avoid impact on adjacent surface waters. The proposed development does not appear to have an adverse impact.
Conclusion: This requirement appears to be met.

**Vote: __ in favor __ against __ abstaining**

***3. Adequately provide for the disposal of all wastewater;***
Finding: There is no change requiring wastewater disposal.
Conclusion: The requirement is not applicable.

**Vote: __ in favor __ against __ abstaining**

***4. Not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat;***
Finding: Maine DEP Best Management practices will be followed for erosion and sedimentation control during site preparation and building construction to avoid impact on adjacent surface waters.
Conclusion: The proposed development does not appear to have an adverse impact. This requirement appears to be met.

**Vote: __ in favor __ against __ abstaining**

| |
|---|
| ***5. Conserve shore cover and visual, as well as actual, points of access to inland and coastal waters;***<br>Finding: Shore cover does not appear to be affected by this development. There are no points of access.<br>Conclusion: The requirement appears to be met. |
| **Vote: __ in favor __ against __ abstaining** |
| ***6. Protect archaeological and historic resources;***<br>Finding: The proposed development does not appear to have an adverse impact.<br>Conclusion: The requirement appears to be met. |
| **Vote: __ in favor __ against __ abstaining** |
| ***7. Not adversely affect existing commercial fishing or maritime activities in a commercial fisheries/ maritime activities district;***<br>Finding: The proposed development does not appear to have an adverse impact.<br>Conclusion: This requirement appears to be met. |
| **Vote: __ in favor __ against __ abstaining** |
| ***8. Avoid problems associated with floodplain development and use;***<br>Finding: The proposed development is not within the floodplain.<br>Conclusion: This requirement appears to be met. |
| **Vote: __ in favor __ against __ abstaining** |
| ***9. Is in conformance with the provisions of this Code;***<br>Finding: The proposed development appears to be in conformance with the provisions of this Code.<br>Conclusion: This requirement appears to be met. |
| **Vote: __ in favor __ against __ abstaining** |
| ***10. Be recorded with the York County Registry of Deeds.***<br>Conclusion: As stated in the Notices to Applicant contained herein, Shoreland Development plans must be recorded with the York County Registry of Deeds prior to the issuance of a building permit. |
| **Vote: __ in favor __ against __ abstaining** |

Based on the foregoing Findings, the Planning Board finds the applicant has satisfied each of the review standards for approval and, therefore, the Planning Board approves the Shoreland Development Plan Application for Theodore H. Curtis Trust, owner/applicant, for an addition to an existing, nonconforming single-family dwelling located at 43 Tower Road (Tax Map 58, Lot 34) subject to any conditions or waivers, as follows:

Based on the foregoing Findings, the Planning Board finds the applicant has satisfied each of the review standards for approval and, therefore, the Planning Board approves the Shoreland Development Plan Application for Brian and Jan Rodonets, owners/applicants, for replacing a porch and walkway with a mudroom, adding 80 square feet to an existing, nonconforming office/garage structure located at 42 Pepperrell Road (Tax Map 28, Lot 17) subject to any conditions or waivers, as follows:

**Waivers:** None

**Conditions of Approval** (not to be included on final plan):

1. Plan revisions as described in staff review notes will be made prior to signing.

**Conditions of Approval** (to be included on final plan to be recorded):

2. No changes, erasures, modifications or revisions may be made to any Planning Board approved final plan. (Title 16.10.9.1.2)

3. Prior to the commencement of grading and/or construction within a building envelope, as shown on the Plan, the owner and/or developer must stake all corners of the envelope. These markers must remain in place until the Code Enforcement Officer determines construction is completed and there is no danger of damage to areas that are, per Planning Board approval, to remain undisturbed.

4. All Notices to Applicant contained herein (Findings of Fact dated 7/9/15).

The Planning Board authorizes the Planning Board Chair to sign the Final Plan and the Findings of Fact upon confirmation of compliance with any conditions of approval.

**Vote of __ in favor__ against __ abstaining**

APPROVED BY THE KITTERY PLANNING BOARD ON _____7/9/15_____

_____
Ann Grinnell, Planning Board Chair

**Notices to Applicant:**

1. Incorporate any plan revisions on the final plan as recommended by Staff, Planning Board or Peer Review Engineer, and submit for Staff review prior to presentation of final mylar.

2. Prior to the release of the signed plans, the applicant must pay all outstanding fees associated with the permitting, including, but not limited to, Town Attorney fees, peer review, newspaper advertisements and abutter notification.

3. One (1) mylar copy of the final plan and any and all related state/federal permits or legal documents that may be required, must be submitted to the Town Planning Department for signing. Date of Planning Board approval shall be included on the final plan in the Signature Block. After the signed plan is recorded with the York County Registry of Deeds, a mylar copy of the signed original must be submitted to the Town Planning Department.

4. This approval by the Town Planning Board constitutes an agreement between the Town and the Developer, incorporating as elements the Development Plan and supporting documentation, the Findings of Fact, and any Conditions of Approval.

Per Title 16.6.2.A - An aggrieved party with legal standing may appeal a final decision of the Planning Board to the York County Superior Court in accordance with Maine Rules of Civil Procedures Section 80B, within forty-five (45) days from the date the decision by the Planning Board was rendered.

COASTAL ARCHITECTS

June 19, 2015

Chris di Matteo, Town Planner
Town of Kittery
200 Rogers Road
Kittery, Maine 03905

***RE: BRIAN AND JAN RODONETS , MAP 18, LOT 27, APPLICATION FOR BUILDING EXPANSION WITHIN THE SHORELAND OVERLAY ZONE***

Hello Chris,
Please find the following information to support our application for a mudroom addition to our existing office building.

**PROJECT NARRATIVE**

We are planning to improve the access to our 24 year old office and garage building. This includes replacing a porch and walkway with a mudroom of slightly larger(adding 80sf) proportions. The proposed mudroom will provide a dry entry to the building. This addition is not located within the 100' setback from elevation 6 of Pepperrell Cove.
It is located partially within the 40' front setback. The office/garage building, which is located within the front setback, was approved by the Zoning Board of Approvals and permitted in 1989. We are not making the existing building more non conforming because the mudroom replaces an existing deck, and is located partially outside the front setback. Please see the site plan for more information.
The building is not located within the FEMA FIRM map, so it is not within the flood zone. Elevation certificates can be provided upon request.

**SITE INFORMATION**

| | |
|---|---|
| Map: | 18, Lot: 27 |
| Civic Address: | 42 Pepperrell Road |
| Zoning: | Kittery Point Village (KPV) with Shoreland Overlay |
| Property size: | .86acre, 37,385sf |

RECEIVED
JUN 2 2 2015
BY:_____

**BUILDING COVERAGE**

| | | |
|---|---|---|
| Maximum bldg coverage allowed: | 7,477sf | 20% |
| House: | 1,905sf | |
| Garage: | 651sf | |
| Current Total: | 2,556sf | 6.8% |
| Proposed Total: | 2,636sf | 7.0% |

**BUILDING SETBACKS**

Front: 40' Sides: 15' Rear: 15'

Sincerely,

Brian M. Rodonets

Coastal Architects PA 42 Pepperrell Road Kittery Point, Maine 207.439.2110 Email: coastalarchitects@gmail.com

# TOWN OF KITTERY MAINE

*TOWN PLANNING AND DEVELOPMENT DEPARTMENT*

200 Rogers Road, Kittery, Maine 03904
Phone: (207) 475-1307
Fax: (207) 439-6806
www.kittery.org

## APPLICATION: SHORELAND OVERLAY ZONE PROJECT PLAN REVIEW

| FEE FOR REVIEW | ☐ $200.00 | Amount Paid: $_____ Date: _____ |
|---|---|---|

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| PROPERTY DESCRIPTION | Parcel ID | Map | 18 | Base Zone | KPV | Total Land Area | .86 AC 37,385 SF |
| | | Lot | 27 | Overlay Zone | SHORELAND | | |
| | Physical Address | 42 PEPPERRELL ROAD, KITTERY POINT. | | | | | |

| | | | | |
|---|---|---|---|---|
| PROPERTY OWNER'S INFORMATION | Name | BRIAN + JAN RODONETS | Mailing Address | 42 PEPPERRELL ROAD KITTERY POINT, ME 03905 |
| | Phone | 207.439.2110 | | |
| | ~~Fax~~ | | | |
| | Email | WILDACRE 2@GMAIL.COM | | |
| ~~APPLICANT'S AGENT INFORMATION~~ | Name | | Name of Business | |
| | Phone | | Mailing Address | |
| | Fax | | | |
| | Email | | | |

PROJECT DESCRIPTION

*See reverse side regarding information to be provided.*

**Existing Land Use:**

RESIDENTIAL, SINGLE FAMILY

**Proposed Land Use and Development:**

RESIDENTIAL, SINGLE FAMILY

| PROJECT DECSCRIPTION | Please describe any construction constraints (wetlands, shoreland overlay zone, flood plain, non-conformance, etc.) |
|---|---|
| | THE PROPOSED MUDROOM ADDITION IS ATTACHED TO OUR OFFICE BUILDING WHICH IS LOCATED WITHIN THE 40' FRONT SETBACK. THE BUILDING WAS LEGALLY PERMITTED BY THE ZBA AND TOWN 24 YRS AGO |
| | NO OTHER CONSTRAINTS EXIST. |

**I certify I have provided, to the best of my knowledge, information requested for this application that is true and correct and I will not deviate from the Plan submitted without notifying the Town Planning and Development Department of any changes.**

| | | | |
|---|---|---|---|
| **Applicant's Signature:** | P Rodonets | **Owner's Signature:** | P Rodonets |
| **Date:** | 19 June '15 | **Date:** | 19 June '15 |

## MINIMUM PLAN SUBMITTAL REQUIREMENTS

☐ **15 Copies of this Application and the Project Plan and Vicinity Map**

**Shoreland Overlay Zone Project Plan format and content:**

A) Paper Size; no less than 11" X 17" or greater than 24" X 36"

B) Plan Scale
- ☑ Under 10 acres: no greater than 1" = 30'
- ☐ 10 + acres: 1" = 50'

C) Title Block
- ☑ Applicant's name and address
- ☑ Name of preparer of plan with professional information
- ☑ Parcel's Kittery tax map identification (map – lot) in bottom right corner

**Vicinity Map or aerial photo showing geographic features 5,000 feet around the site.**

**NOTE TO APPLICANT: PRIOR TO A TOWN PLANNING BOARD SITE WALK, TEMPORARY MARKERS MUST BE ADEQUATELY PLACED THAT ENABLE THE BOARD TO READILY LOCATE AND EVALUATE THE DEVELOPMENT'S DESIGN.**

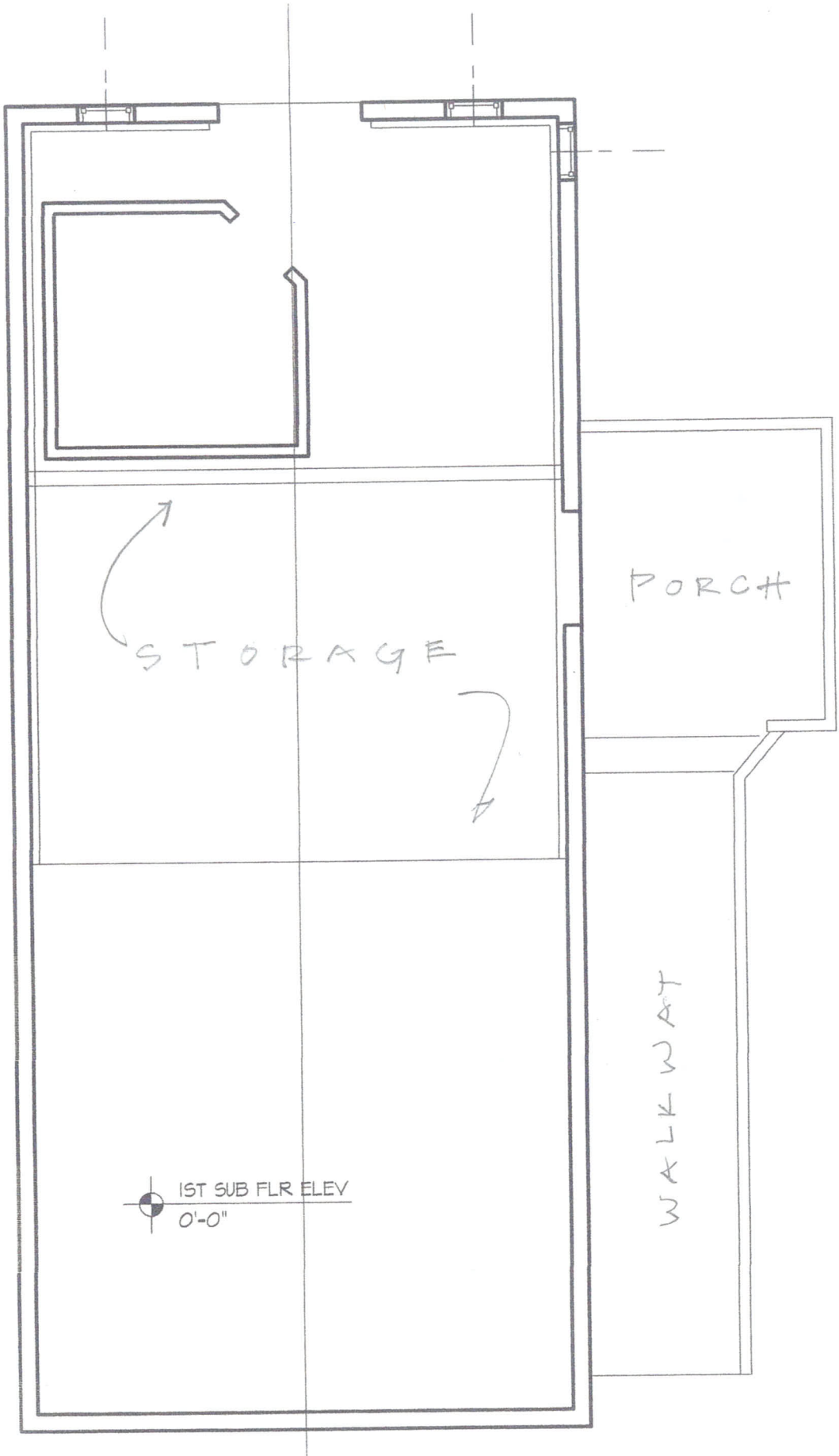
**Project Plan must include the following existing and proposed information:**

**Existing:**
- ☐ Land Use Zone and boundary
- ☐ Topographic map (optional)
- ☐ Wetlands and flood plains
- ☐ Water bodies and water courses
- ☐ Parcel area
- ☐ Lot dimensions
- ☐ Utilities (Sewer/septic, water, electric, phone)
- ☐ Streets, driveways and rights-of-way
- ☐ Structures

**Proposed**: (Plan must show the lightened existing topography under the proposed project plan for comparison.)
- ☐ Recreation areas and open space
- ☐ Setback lines and building envelopes
- ☐ Lot dimensions
- ☐ Utilities (Sewer/septic, water, electric, phone)
- ☐ Streets, driveways and rights-of-way
- ☐ Structures
- ☐ Shoreland Project Expansion Analysis (see attached)

Distance to:
- ☐ Nearest driveways and intersections
- ☐ Nearest fire hydrant
- ☐ Nearest significant water body; ocean, wetland, stream.

**AN APPLICATION THE TOWN PLANNER DEEMS SUFFICIENTLY LACKING IN CONTENT WILL NOT BE SCHEDULED FOR PLANNING BOARD REVIEW.**

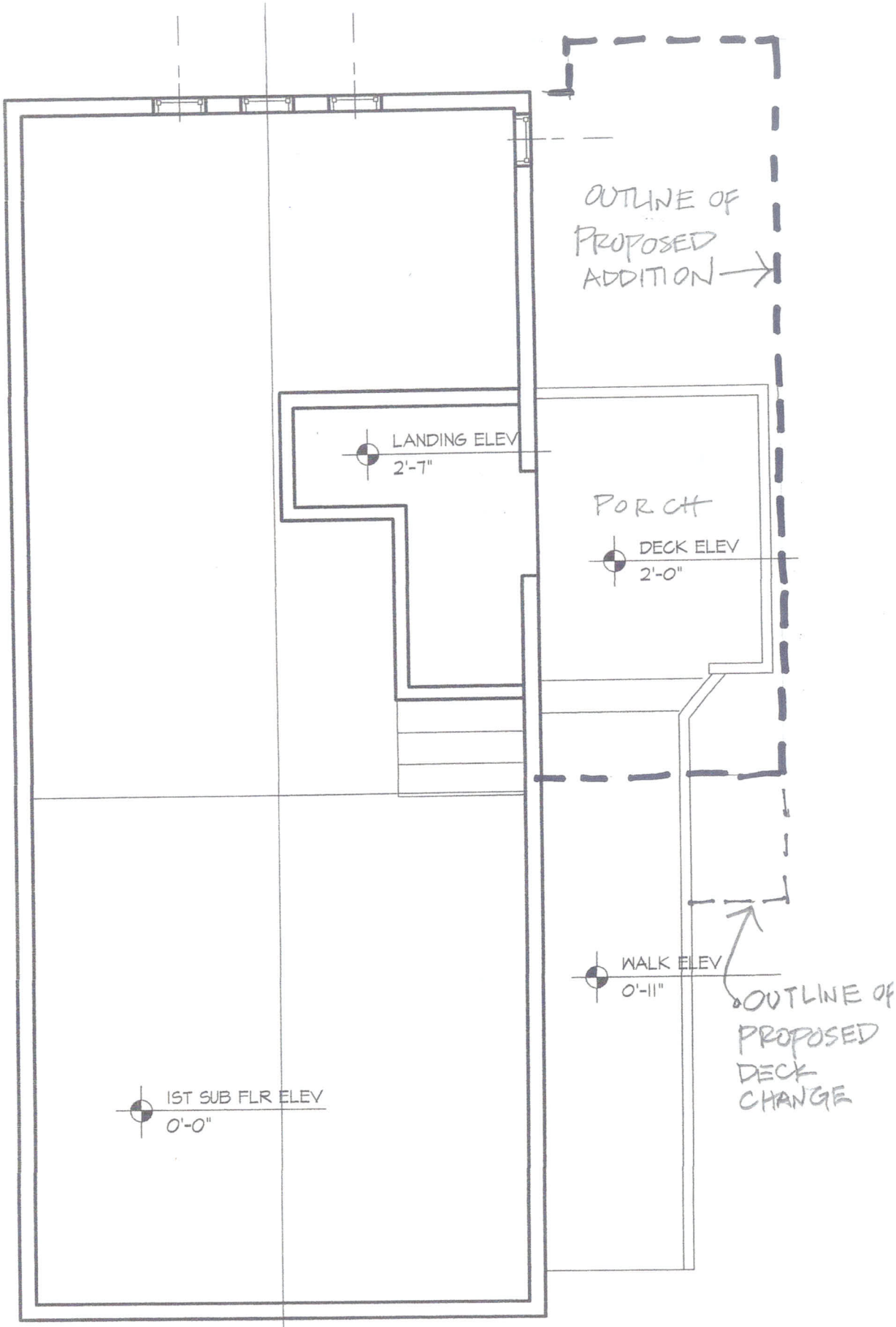



EXISTING

# GROUND LVL PLAN

1/4"=1'-0

COASTAL ARCHITECTS
42 Pepperrell Road
Kittery Point, ME 03905

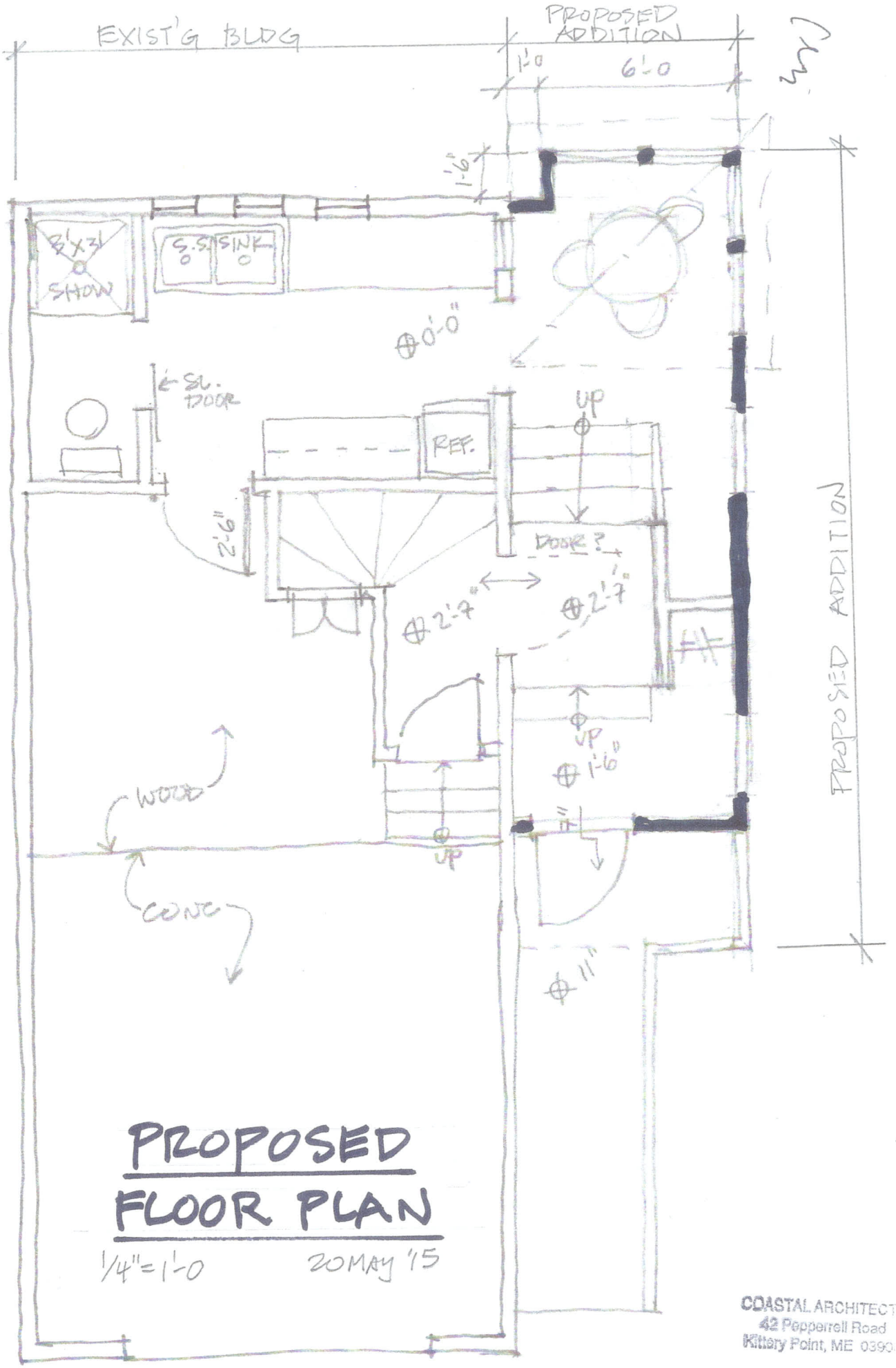



COASTAL ARCHITECTS
42 Pepperrell Road
Kittery Point, ME 0390

# EXISTING

# FIRST LVL PLAN

1/4"=1'-0 20 MAY 15




# PROPOSED FLOOR PLAN

1/4" = 1'-0 20 MAY '15

COASTAL ARCHITECT
42 Pepperrell Road
Kittery Point, ME 0390

COASTAL ARCHITECT
42 Pepperell Road
Kittery Point, ME 03905

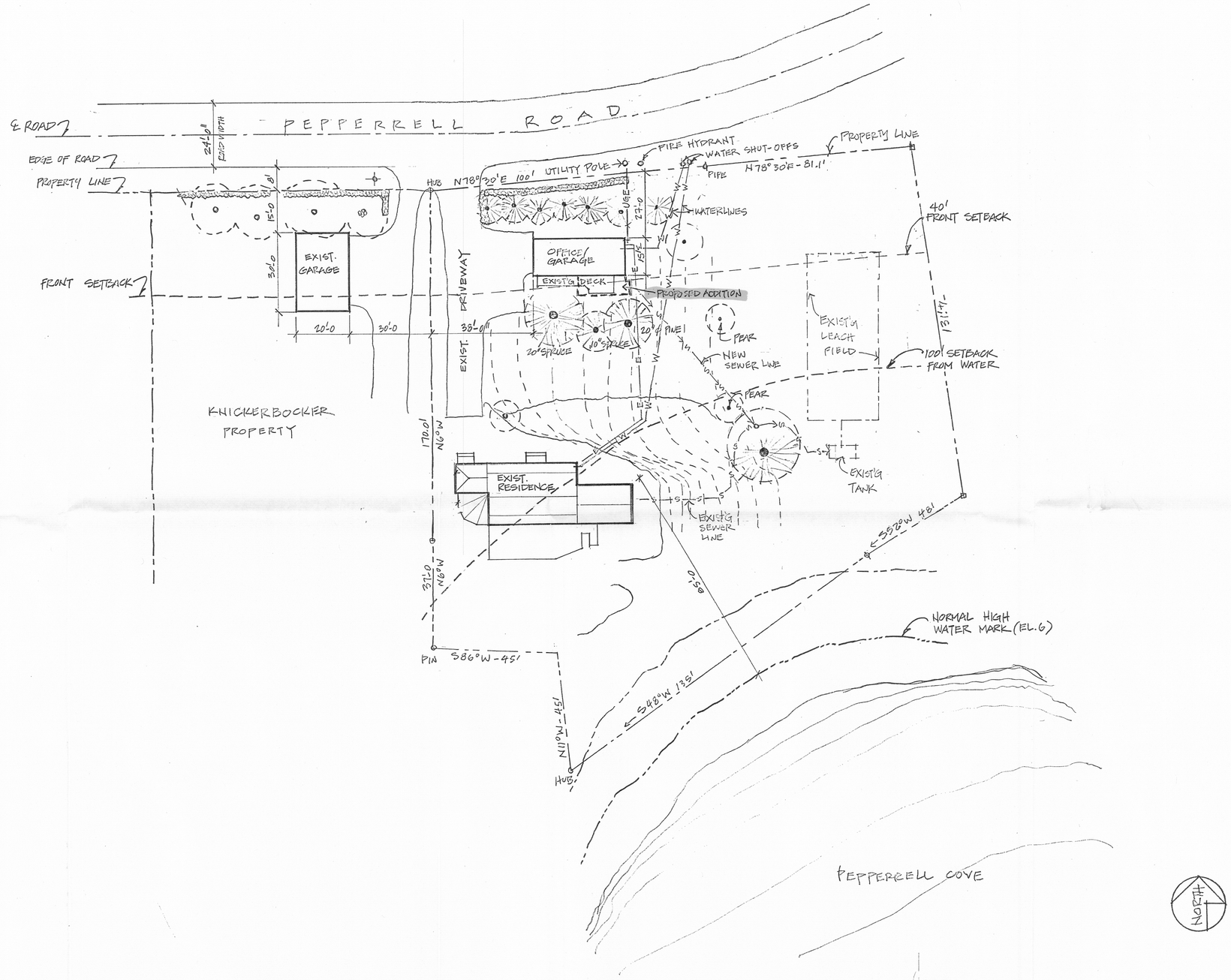
PROPOSED EAST ELEVATION

20 May '15

PROPOSED

# SOUTH ELEVATION

COASTAL ARCHITECTS
42 Pepperrell Road
Kittery Point, ME 03905




NOTE:
THIS SITE PLAN REFERENCES THE FOLLOWING:
PLAN OF PROPERTY LOTS FOR ALWAH W. SULLOWAY
BY C.S. GERRISH, C.E AUGUST 1959
REGISTRY OF DEEDS SEPT. 29, 1959 PLAN BK 28, MAP 13


COASTAL ARCHITECTS, P.A.

BRIAN M. RODONETS
[redacted]
42 PEPPERRELL ROAD
KITTERY POINT ME 03905
207.439.2110


REVISIONS

| | |
|---|---|
| 20 OCT 89 | REVISION |
| 15 SEPT 99 | REVISION |
| 21 AUG '14 | OFFICE WATER LINE |
| 19 JUNE '15 | MUDROOM ADDITION |


COASTAL ARCHITECTS, P.A. RESERVE THEIR COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY MANNER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF COASTAL ARCHITECTS, P.A., NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT OBTAINING SAID WRITTEN PERMISSION AND CONSENT.


APPROVALS

B.&J. RODONETS
OFFICE
MUDROOM

MAP 18
LOT 27
LOT AREA = .86 AC (37,385 SF)

CONSULTANTS


RECEIVED
JUN 22 2015
BY:


| | |
|---|---|
| PROJECT NO. | |
| DRAWN BY | B. RODONETS |
| APPROVED BY | |
| DATE | 19 JUNE 2015 |
| SCALE | 1:20' |
| TITLE | SITE PLAN |

SHEET NUMBER
C-1