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, August 20, 2015
6:00 P.M. to 10:00 P.M.

CALL TO ORDER – ROLL CALL – PLEDGE OF ALLEGIANCE – APPROVAL OF MINUTES – 7/23/2015

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 – Hampton Inn and Suites – Preliminary/Final Site Plan Review
Action: hold a public hearing, approve or deny preliminary/final site plan. 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.

OLD BUSINESS

ITEM 2 – Fernald Road Multi-Family Subdivision – Cluster Subdivision Final Plan Review
Action: approve or deny plan. Owner and applicant Peter J. Paul, Trustee of AMP Realty Holdings, LLC, requests consideration of plans to develop a multi-family residential cluster subdivision consisting of three duplexes and a triplex. The approximately 18-acre parcel is located on Tax Map 28, Lot 14 with frontage along Fernald Road in the Residential – Suburban (R-S) Zone with portions in the Commercial – 2 (C-2) and Resource Protection Overlay (OZ-RP) Zones. Agent is Tom Harmon, Civil Consultants.

NEW BUSINESS

ITEM 3 – Good To-Go, 484 US Route 1 – Shoreland Development Plan Review
Action: accept or deny plan application; approve or deny plan. Owner/applicant Cape House Management, LLC requests consideration of plans for a 1,400 square foot addition of production space and associated parking to an existing, non-conforming mixed-use structure containing a commercial kitchen. The 4.46-acre lot is located at 484 US Route 1 (Tax Map 67, Lot 9) in the Mixed Use (MU) and Shoreland Overlay (OZ-SL-250') Zones. Agent is Ken Wood, Attar Engineering.

ITEM 4 – Rockwell Homes, 89 Route 236 – Preliminary Site Plan Completeness Review
Action: accept or deny plan application; schedule a public hearing. Owner/applicant Rockwell Homes, LLC request consideration of plans for a single, 2,520-square-foot building containing business offices and a showroom and a drive-through-only restaurant at 89 Route 236 (Tax Map 28, Lot 14-2) in the Commercial 2 (C-2) Zone. Agent is Ryan McCarthy, Tidewater Engineering & Surveying, LLC.

ITEM 5– Kolad Seawall Replacement–Shoreland Development Plan Review
Action: accept or deny plan application; approve or deny plan. Owner/applicant Jeffrey and Deborah Kolad requests consideration of plans for replacement of an existing seawall and the expansion of a waterfront shed. The 0.45-acre lot is located at 92 Whipple Road (Tax Map 10, Lot 19) in the Residential-Urban (R-U) and Shoreland Overlay (OZ-SL-250') Zones. Agent is Barney Baker, Baker Design Consultants.

ITEM 6– Kittery Point Yacht Yard Renovations –Shoreland Development Plan Review
Action: accept or deny plan application; approve or deny plan. Owner and applicant MGX, LLC a.k.a Kittery Point Yacht Yard, Corp. requests consideration of plans for replacement of an existing marine railway with an at-grade boat ramp requiring fill within the intertidal zone. The 1.3-acre lot is located at 48 Bowen Road (Tax Map 17, Lot 10) in the Residential-Urban (R-U) and Shoreland Overlay (OZ-SL) and Commercial Fisheries/Maritime Activities (OZ-CMFU) Overlay Zones. Agent is Barney Baker, Baker Design Consultants.

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 **JULY 23, 2015**

Council Chambers

Meeting called to order: 6:00 p.m.
Board members present: Chair Ann Grinnell, Vice Chair Karen Kalmar, Robert Harris, Deborah Lynch, Secretary Debbie Driscoll-Davis, Mark Alesse.
Members absent: David Lincoln.
Staff present: Chris Di Matteo, Town Planner.

Pledge of Allegiance

Minutes: July 9, 2015
Ms. Kalmar moved to approve the minutes of July 9, 2015 as written.
Mr. Alesse seconded.
Motion carried: 6-0-0

Public Comment: Ms. Grinnell provided an opportunity for public comment.

Bruce Wiggin, Jones Avenue Resident

- Mr. Wiggin wanted to discuss clarification of the wording of the moratorium
- When he purchased his house, he needed to perform certain demolitions to make the house safe for occupancy
- He would like the moratorium to allow demolition when a property presents a danger to private citizens as well as just presenting a danger to the public
- Although he is in favor of growth, Mr. Wiggin is not in favor of placing restrictions on one group of people based on their residence in a certain area of the town

Ms. Grinnell closed public comment.

ITEM 1 – Town Code Amendments – 16.7.8 Land Not Suitable for Development; 16.8.7 Sewer System and Septic Disposal; 16.8.11.5 Application Procedure; 16.8.16 Lots; 16.9.1.4 Soil Suitability; 16.2.2 Definitions; and associated zones in 16.3.2.
Action: review amendment, hold a public hearing, and make recommendation to Town Council.
The proposed amendments: 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.

Mr. Di Matteo noted a change in Item 2 on line 133. He also noted a minor change in Item 1 on line 353 where the reference should be changed from 16.7.8.1 to 16.7.8 and in Item 2 on line 255

where "domestic wastewater" should be organized with "wastewater" so it reads "wastewater, domestic"

Ms. Grinnell opened the public hearing.

Earldean Wells, Chair of the Conservation Committee, asked for clarification in Item 2 on line 216. Ms. Wells states that she was under the impression that septic systems were not allowed in the Shoreland. Mr. Di Matteo comments that Shorelands are allowed to have septic systems and he believes that has always been the case but that the Town does not allow holding tanks for residential uses.

Ms. Grinnell closed public hearing.

Ms. Driscoll-Davis, referring to Item 1 on line 87, asked whether or not it was possible to fill in land to decrease the slope percentage. Mr. Di Matteo commented that these deductions are based on existing lot conditions. Ms. Grinnell then commented that land cannot be altered for calculations.

Ms. Driscoll-Davis, referring to Item 1 on line 107, mentioned that if the zones or names of the zones change, the wording of 16.7.8.3, Section B will need to be changed as well. Ms. Driscoll-Davis stated that they might want to reword the Section to not include the names.

Ms. Driscoll-Davis, referring to Item 2 on line 112, comments that she is uncomfortable saying that commercial or industrial is located within 1,000 feet and, in addition, does not like saying that commercial or industrial is not tied into town sewer. Ms. Kalmar stated that this has always been allowed and that there is a different standard once you have over 2,000 gallons per day.

Ms. Driscoll-Davis, referring to Item 2 on line 107, asked whether or not it has to mention gravity flow since a lot of systems have pumps. Mr. Di Matteo commented that the language is from 13.1. Ms. Kalmar mentioned that 13.1 allows for pumping and confirmed that the ordinance states if you do not have gravity flow, you do not have to tie in but you can choose to do so Mr. Di Matteo commented that you might need to have a forced main. Ms. Kalmar suggested that they refer back to 13.1 but she believes that it states that the Superintendant decides whether you have adequate gravity flow. If you do not, you have either have a septic or choose to pump.

Ms. Driscoll-Davis, referring to Item 2 on line 178, asked about septic systems that have not been used for a number of years. She would prefer that they be required to comply with current regulations. Mr. Di Matteo commented that he believes that it is a requirement to test the system prior to providing a building or occupancy permit. Mr. Di Matteo mentioned that the situation is

similar to electrical and plumbing codes where they would not require them to rip out the entire system. Ms. Lynch commented that as long as it is functioning and there is not expansion then it is fine.

Ms. Driscoll-Davis asked whether or not it could be a requirement for everyone to use pre-treatments, at least in the Shoreland. Ms. Kalmar stated that at this time that is not what they are suggesting, unless it was part of the comprehensive plan.

Mr. Alesse moved to recommend to the Town Council the Town Code Amendments.
Seconded by Ms. Driscoll-Davis.
Motion carried: 5-1-0 with Mr. Harris in opposition.

ITEM 2 – Town Code Amendment – 16.9.1.3 Prevention of Erosion; 16.2.2 Definitions
Action: review amendment, hold a public hearing, and make recommendation to Town Council.
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 would like to add language regarding the removal of the erosion control measures before obtaining an occupancy permit. Mr. Di Matteo commented that removal might already be a part of the Maine Erosion & Sediment Control Practices. Ms. Wells stated that they brought this issue to the attention of a number of code enforcement officers who replied that if it was not stated in the ordinate they would not do it. Ms. Kalmar commented that on line 13, where it states what excavation contractors are required to do, it mentions when erosion control measures should be removed. Ms. Kalmar states that it is the job of the excavation contractor to determine when the control measures should be removed and the job of the code enforcement officer to make sure that it has been removed. Ms. Lynch commented that it varies from project to project because not all measures are removed so it is difficult to determine a time frame for removal. Mr. Di Matteo suggested adding a sentence at the end of G, on line 82, that states "all erosion control measures that are no longer necessary as determined by the CEO must be removed at the owner's expense".

Ms. Grinnell opened the public hearing.

Tom Emerson, Osborne Drive Resident

- The CEO's job is done once the Certificate of Occupancy is obtained so the wording should say "CEO/Resource Protection Officer"
- Two concerns: erosion control measures are removed too soon and the ground is not stable or the erosion control measures rot in place because they are not removed
- Mr. Emerson suggests a longer time frame to let the growth stabilize the area

- Mr. Emerson would like the Code Enforcement Office to inform owners of their requirements as soon as they begin their project

Ms. Grinnell closed the public hearing.

Mr. Harris commented that the Kittery Water District performs work on or near the wetlands and never does anything for erosion. Ms. Grinnell stated that they should be following code just like everyone else and if not it should be looked into. Ms. Grinnell asked Mr. Di Matteo to look into that.

Ms. Wells asked if a time limit could be added so that someone would follow up. Mr. Di Matteo commented that it is more a fluid issue that should be left up to the CEO and Resource Protection Officer to determine. Mr. Emerson suggested adding the follow up to the job duties of the CEO.

Ms. Kalmar moved to recommend to the Town Council for adoption as amended.
Ms. Driscoll-Davis seconded.
Motion carried: 6-0-0.

ITEM 3 – Kittery Neighborhood Bicycle/Pedestrian Planning

No formal action. The Kittery Area Comprehensive Transportation System (KACTS) and the Town of Kittery are working together, with consultants of Sebago Technics and Alta Planning + Design, to study the Route 1 Bypass from Memorial Circle to the Sarah Mildred Long Bridge and develop and long-term vision for improving bicycle and pedestrian safety. This is an opportunity for the Board to review and discuss the options developed thus far, prior to a public workshop with other stakeholders.

Bradley R. Lyon, P.E., Senior Transportation Engineer at Sebago Technics gave a presentation to the Board, which included the following points:

- Work on the project began in November of 2014 when they began compiling existing conditions data of sidewalks, bike paths and other information.
- The project was introduced to the Board during a Planning Board Workshop on April 23rd and public comments were taken.
- A "planning workshop" was held on May 26th, 2015 with the Town of Kittery staff, ALTA Planning + Design, MaineDOT, the Bike Coalition of Maine and KACTS to discuss the Route 1 Bypass. ALTA focuses on bike and pedestrian traffic whereas Sebago focuses on automobile traffic.
- The question was posed to MaineDOT whether or not a change from a 5 lane road to a 3 lane road would affect traffic. MaineDOT confirmed that there are 15,500 vehicles per day on the bypass, which will increase once the bridge is opened.

- The railroad overpass is only 58 feet wide and may need to be widened for certain plans to work. It was confirmed with MaineDOT that it is not currently in operation and it can be abandoned. MaineDOT attempted to abandon the structure in the past but there were right-a-way abutting concerns that they did not want to deal with.
- Sebago contacted the owner of Irving to see if they had any insight as to what the daily truck traffic would be once the SML (Sarah Mildred Long) bridge opens. Since the station is under new ownership, they could not quantify what the opening of the bridge will mean for traffic.
- Mr. Alesse suggested speaking with NHDOT regarding the truck traffic in the area.
- FHWA Road Diet: a reduction in amount of traffic lanes which in turn decreases conflict points on the roads, lowering the risk of accidents. Although there are no major intersections in this instance, there are "curb cuts" (entrances and exits to businesses) which create conflict points.
- Sebago reviewed crash statistics on the bypass. There are no high crash locations (eight crashes or more in a three year period & CRF greater than 1.0) and the area does not appear to pose a safety risk.
- Reducing the amount of lanes also reduces speed, causing more consistent speed, and improves sight distance and creates the ability to improve aesthetics.
- Option 1: full build 3-lane option. This option has a 100ft right-a-way width with pavement fluctuation. The total width is 70ft (5ft bike lane, 3ft buffer space, two 11ft travel lane with one center 12ft lane, another 3ft buffer space and 5 ft bike lane, 4-10ft esplanade and a 10ft multi use path)
- Option 2: this option accommodates bicyclists and could also add in a sidewalk. In this option you would leave the road as a five lane section and introduce bike paths. This would be a 72 ft wide corridor plus a 5ft sidewalk (if you want to introduce pedestrian accommodations) for a total width of 77ft. This would require the widening of the railroad overpass (if you want a sidewalk over the railroad overpass). This is the most expensive option.
- Option 3: this option provides a pedestrian path on the road (not grade separated) and is all done by using paint. This includes 11ft travel lanes with 12ft center turn lane, 3ft buffer space, 5ft bike lanes and 4ft pedestrian path. This option could be added to the current structure and be used a test case to evaluate a three lane option.
- Option 4: do nothing. This option does not accommodate bikes or pedestrian.
- Mr. Lyon showed an aerial picture of Option 1 and explained that the benefit of this option is the added 8ft shoulder space in case of breakdowns. In Option 1, in the section of the road where there are no left turns, you could put a raised island (similar to how it is now) or could put a striped median area or stamped asphalt. Public Works does not like the idea of a raised median for plowing reasons. As the road gains width, the 4ft-10ft esplanades are added. Near Gorges Road, through right lane would became right turn only lane.

- Mr. Lyon showed an aerial picture of Option 2. The different with this option is that over the overpass, the road stays at four lanes on the overpass instead of going down to two lanes. All of the widening would be done on the westerly side and there would be no impact on the opposite side.
- At this time, these scenarios are just providing the facts and are open to suggestion. More thought also needs to be put into the area leading to the Kittery traffic circle.
- Ms. Lynch suggested adding traffic counting strips to the road to determine the truck traffic. Mr. Lyon commented that they could add the tubes to get axel counts or just contact NH DOT to see if they have more information.
- Ms. Lynch inquired about the new stoplight on the Kittery side of the SML Bridge and mentioned that it has increased traffic backup significantly. Mr. Lyon responded that once the bridge is completed, it will be higher which will allow more vessels to pass through without having to open up and stop traffic (reduces the number of openings by 68%). Ms. Lynch asked about the traffic light itself backing up traffic and creating a safety concern with the gates on the bridge. Mr. Lyon commented that once the construction is complete, a green right turn arrow will alleviate traffic back up significantly and the traffic lights will work in tandem with the gates on the bridge. Ms. Driscoll-Davis added that tug boats will be able to hold the ships until traffic clears off the bridge.
- Ms. Driscoll-Davis commented that she would maintain a two lane option in the area leading into the traffic circle where traffic merges with Route 236. Mr. Emerson commented that tractor trailer trucks take a wide right turn there that causes them to sweep into the left lane and it would be a good idea to keep that in consideration when designing the road in that area.
- Ms. Grinnell thanked Mr. Lyon for his presentation and asked to schedule a workshop where they can review the plans in more detail. At this time, she commented that she was leaning toward the option of just adding paint since it is the most cost effective.

ITEM 4 – Kittery Foreside Demolition Moratorium Request

No formal action. A number of residents presented a proposal for a moratorium on demolition of buildings in the Kittery foreside area.

Cathy Wolff of Old Armory Lane spoke as to her thoughts on the subject.

- Ms. Wolff would like to avoid hasty development which she has seen happen in nearby areas.
- She would like a temporary moratorium on the destruction of any viable building until an approved plan is in place. The only exception for this would be if the building posed a risk to public safety.
- The foreside is at the edge of rampant development.

- Some argue that the moratorium is not needed and this sort of development is not happening here. Ms. Wolff believes that this is not the case.
- The temporary moratorium would slow development.
- Rampant development causes a town to lose its soul.
- The moratorium is a draft for now but she would like the Board to edit it

Ms. Grinnell asked for each member to provide their input on the situation.

Mr. Alesse is conflicted because he has sympathy for the residents and acknowledges that they deserve consideration. He understands the point of view regarding the structures being torn down but the situation is not black and white. Mr. Alesse stated that the temporary moratorium might be a good idea for now but he is not sure what sort of time frame to put on it. He posited whether or not 180 days would be long enough. He also commented that he is not sure the Town Council would pass the moratorium but recommends that they give it consideration.

Ms. Driscoll-Davis is in favor of taking a closer look at the area. She does not think a 180 day time frame is long enough if they have to wait for the comp. plan to be completed. She suggested taking a closer look at the commercial versus residential area. She expressed concern that it is all one zone right now. She also stated that the board also needs to discuss parking in the area. Mr. Driscoll-Davis agrees that it would be a good idea to slow down development until a plan is in place but is not sure that the Town Council will agree or that there is enough proof of necessity.

Ms. Kalmar agrees that there is not enough factual evidence of necessity at this time. She believes that they need more data, for legal purposes, of an urgent threat and is not in favor of the plan at this time. Ms. Kalmar is in support of the idea of the historical resource inventory and would support a recommendation to Council that it got underway sooner than later. Mr. Alesse asked Ms. Kalmar if she would support a moratorium until that study was completed and Ms. Kalmar replied that for legal purposes, they need to have factual evidence that the moratorium is required.

Ms. Lynch understands the need to preserve the quaintness of the area but the age of the 190 properties effected by the moratorium needs to be looked at. She mentioned that houses only 50 years old do not necessarily add to the quaintness or character of the area. She commented that Portsmouth had a historic district committee which oversees maintenance regulations of houses that are in a specific age range. Ms. Lynch suggested also looking into the age of homes in Kittery Point and asked why they were only concerned with the foreside. She also agreed with Ms. Driscoll-Davis' comments regarding commercial versus residential zones. She is undecided on the moratorium at this time.

Mr. Harris noted that there are a lot of buildings in the area that are in need of serious repair. He does not support the moratorium because he does not want to put a hold on one group of people and does not believe the situation is urgent at this point. Mr. Harris commented that Kittery does not allow the sort of rampant development that people fear.

Ms. Grinnell abstained from discussion because her personal situation with her home would create unfair bias.

The Board voted on whether or not they would present the idea to the Town Council.
The motion failed 1-3-2
Mr. Alesse voted yes, Mr. Harris, Ms. Kalmar and Ms. Lynch voted no, Ms. Driscoll-Davis was undecided and Ms. Grinnell abstained.

Ms. Grinnell suggested that the group take their idea to the Town Council themselves.

Ms. Wolff asked the Board whether or not they would recommend the resource survey to the Council. Ms. Driscoll-Davis commented that she would bring this idea to the comp plan when they reconvene. Mr. Di Matteo explained that the survey is done with the Maine Historic Preservation Commission which trains volunteers to perform the survey. Ms. Wolff commented that the survey gives more information on the homes in the area. It costs approximately $30 per house. It would require volunteers to be trained to perform the survey. The survey would only look at the foreside area.

The Board voted on whether or not they would recommend the resource survey to the Town Council.
The motion failed 2-3-1
Mr. Alesse and Ms. Kalmar voted yes, Mr. Harris, Ms. Lynch and Ms. Driscoll-Davis voted no and Ms. Grinnell abstained.

Ms. Grinnell requested a five minute break.

ITEM 5 – Kittery Economic Development Committee Discussion
No formal action. The Economic Development Committee has been invited to discuss its work with the Planning Board and how the two groups can better collaborate. The EDC is also invited to provide comment on the bicycle/pedestrian planning effort.

George Dow, chair of the Economic Development Committee (EDC) informed the Board that it is the goal of the EDC to work together with the Planning Board and provide guidance. Mr. Dow would like both groups to be on the same page. He also commented that the bypass project is a great opportunity for business growth.

Mr. Alesse asked the group what New Hampshire has that Maine does not have.

Mr. Emerson commented that New Hampshire has better tax structure and business climate and that Kittery lacks infrastructure. He noted that parts of Route 236 have no water. A business park was built on Route 236 in 2003 and there was no infrastructure put in place for water. The area needs either larger companies to come into the area and pay for the water to be brought over (at an additional cost) or the Kittery Water District needs to relocate to that area and take the water with it. Mr. Emerson commented that the job of the EDC is to pave the road for business. He also stated that the northern area of Kittery needs more business.

Mr. Alesse asked how many acres are in the business park. Mr. Emerson stated that he believed that there are 28 acres.

Ms. Grinnell commented that it is good for both groups to be on the same page and to have the same area of focus. They should communicate with each other and focus on one zone at a time. She suggested that they have a workshop and that EDC send copies of their reports, minutes and agendas to the Board.

Ms. Kalmar commented that having a vision of the business structure in the bypass area must be accomplished before they can determine the roadway structure. Mr. Emerson agreed.

Mr. Di Matteo suggested creating a priority list that includes easy fixes and issues that need to be dealt with. He stated that this could help to create an outline for the Board.

Mr. Alesse asked whether or not Mr. Di Matteo has received any serious inquiries from businesses interested in the Kittery area. Mr. Di Matteo responded that he has not received anything serious except the hotel near the outlets. Mr. Alesse stated that the town will not approve spending on speculation and that they need to get businesses interested in the area first.

Mr. Dow commented that if businesses are interested in a certain area of Kittery and the EDC supports their idea, they will discuss it with the Planning Board at that time.

ITEM 6 – Board Member Items/Discussion

Ms. Driscoll-Davis stated that she would like to discuss parking in the foreside.

Mr. Di Matteo said they would need to look at parking requirements versus parking as a whole and also stated that there is a strong residential component in the foreside zone.

Ms. Grinnell commented that the parking situation in the foreside needs to be dealt with and they cannot wait until the comp plan has been completed.

Ms. Driscoll-Davis commented that giving parking credits on side streets is not fair to residents.

Ms. Grinnell asked Ms. Driscoll-Davis to work with Mr. Di Matteo to prepare information for their packets for the next meeting.

Earldean Wells asked the Board to put created or manmade wetlands on the action list for the next meeting.

Mr. Di Matteo commented that there is a new interim assessor, Paul McKinney. He also noted the new Minutes Recorder and that Elena had left for Dover and there was an ad out for her position.

Mr. Alesse moved to adjourn.
Mr. Harris seconded.
Motion carried: 6-0-0

The Kittery Planning Board meeting of July 23, 2015 was adjourned at 8:03 p.m.

Submitted by Valerie Porrazzo, Minutes Recorder, July 31, 2015.

Town of Kittery
Planning Board Meeting
August 20, 2015

Hampton Inn and Suites – Preliminary/Final Site Plan Review

Action: hold a public hearing, approve or deny preliminary/final plan. 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 Approval	Approved 5/14/15	GRANTED
NO	Site Visit	None scheduled	
YES	Preliminary Plan Review Completeness/Acceptance	Scheduled for 7/9/15	GRANTED
YES	Public Hearing	Scheduled for8/20/15	
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.			

PLEASE BRING PACKET INFO FROM 7/9 MTG

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.

CMA, Town Peer Review Engineer, prepared comments July 15 and 16 (latter is a brief addendum) which the applicant's agent has responded to in their attached 7/23 supplemental submittal. Also attached is CMA's latest review dated August 4.

Staff Review

The applicant has submitted plan information for both preliminary and final requirements. The following are comments Staff has in addition to CMA's peer review comments (attached):

1) Building design.

The building standards for the C-1 Zone and the Design Handbook's section II on architecture anticipate a new building that has a sloped roof unless demonstrated to the Planning Board satisfaction that it is not practicable. The applicant has provided a narrative (Appendix J in the submittal book) that offers three main reasons why the proposed building design with a sloped roof is not practicable: ability to adequately screen mechanical equipment; life/safety issues; and the increase to the overall mass and scale of the building. The applicant's agent appears to provide reasonable and compelling reasons for not constructing a building with a sloped roof. With regard to overall mass and scale, the

Board should note that most if not all of the examples in the Design Handbook used to demonstrate the appropriateness of a sloped roof are no more than two stories high.

It is very challenging to have taller buildings incorporate a sloped roof design and still represent the New England character that the Code and Design Handbook envision. In addition, the Fire Chief has expressed concern with a sloped roof of this scale with mechanical equipment not as accessible as with a flat roof scenario.

2) Boundary survey.
The boundary survey submitted needs to be signed and sealed by a Maine professional land surveyor.

3) Proposed freestanding sign.
The proposed location for the new freestanding sign assumes no conflict with the future entrance to the remaining area of the parcel to be developed. The owner and applicant are advised that since this portion of the site is not part of the design being reviewed by the Board for approval the freestanding sign may have to be relocated in the future depending on the outcome of future site plan review and approval by the Planning Board. In addition, only one freestanding sign is allowed for the entire site so the owner and applicant should anticipate having other signage along with the hotel signage presented on the freestanding sign if more than building mounted signs for the future remaining development is desired.

4) Staff has confirmed with Chief of Police, Fire Chief and Commissioner of Public Works that they have no issues with the proposed site plan application.

5) CMA raises the question concerning how the stormwater management is designed. Though not required due to predevelopment conditions, perhaps MDEP Best Management Practices (BMP's) and Low Impact Development features (LID's) should be used to manage the stormwater generated from the hotel which currently proposes using conventional collection and limited infiltration with no bio retention/rain garden design. The future build-out of the site will likely require this type of stormwater design by MDEP. Since the development is within the MS-4 district and discharges to the Spruce Creek Watershed, the vitality of which is a Town and EPA priority, the Planning Board may consider requiring the plan be revised to include BMP's and LID's. See condition #5.

Recommendation
Staff finds the site plan application substantially meets both preliminary and final submission requirement and conforms to the Town Code with the suggested conditions.

Action
Board must hold a public hearing, consider any public testimony and determine if the building design is practicable and if they concur with staff and CMA's recommendations after hearing from the applicant.

If the Board does not require additional information and is comfortable with Staff administering the final plan revisions the Board can consider the following action and proceed to reading the Findings of Fact:

Move to grant conditional preliminary and final approval for the site plan application dated June 18, 2015 with subsequent revisions 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.

M30 L41

KITTERY PLANNING BOARD
FINDINGS OF FACT **UNAPPROVED**
For/
Hampton Inn and Suites Site Plan

{As presented in the plan review notes dated 8/20/2015 and amended by the Board}

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: Owner Kittery Trading Post Shops, LLC and applicant 275 US Route 1, LLC requested approval 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. Hereinafter the "Development,"

And pursuant to the Plan Review meetings conducted by the Planning Board as noted ;*{in the Plan Review Notes prepared for 8/20/2015}*

Preliminary Plan Application	Accepted	7/9/2015
Site Walk	Not Held	
Public Hearing	Held	8/20/2015
Preliminary / Final Plan Review	TBD	8/20/2015

And pursuant to the application, plans and other documents considered to be a part of the approval by the Planning Board in this finding consist of the following ;*{ as noted in the Plan Review Notes prepared for 8/20/2015}* (hereinafter the "Plan"):

1. Sketch Plan and application
2. Preliminary Plan Application submittal book — June 18. 2015
3. G-001 – Title, Map, Notes, List of Drawings,… — Rev. July 23, 2015
4. SV101 – Boundary and Existing Conditions, — Rev. July 23, 2015
5. CD101 – Removals Plan — Rev. July 23, 2015
6. CS101 – Site Plan / Layout Plan, — Rev. July 23, 2015
7. CU101 – Utility Plan, — Rev. July 23, 2015
8. CG101 – Grading Plan, — Rev. July 23, 2015
9. C-501 – Erosion Control Notes — Rev. July 23, 2015
10. C-502 – Erosion Control Notes — Rev. July 23, 2015
11. C-503 – Site Details — Rev. June16, 2015
12. L-101 – Landscape Plan — Rev. July 23, 2015
13. L-501 – Landscape Details — Rev. July 23, 2015
14. A-101thru 103 – Floor Plan — Rev. July 23, 2015
15. A-201thru 202 – Exterior Elevations — Rev. July 23, 2015
16. Trip Generation Analysis, Maine Traffic Resources
17. Post Construction Stormwater Management Plan
18. Lighting Photometric Plan and fixture information
19. Color Site Plan rendering with future build-out

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 Planning Board must be based upon findings of fact which certify or waive compliance with all the required standards of this Code, and which certify the development meets 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.
Findings: The proposed four story, 83 room hotel is a permitted use in the Commercial-1 (C-1) Zone and the Board found the sloped roof was not practicable as demonstrated by the applicant's agent as to the ability to adequately screen mechanical equipment; life/safety issues; and the increase to the overall mass and scale of the building. A total of 66.7% of the parcel is reserved in open space which meets the 25% requirement. Further the parking and other related features and amenities appear to conform to the Town Code. Conclusions: The requirement appears to be 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.
Findings: Wetlands have been identified and shown on all applicable plans. Conclusions: The requirement appears to be met.
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.
Findings: A stream has been identified and shown on all applicable plans. Conclusions: The requirement appears to be met.
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.
{and}
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.
Findings: The site is serviced by public water. Kittery Water District has found there is sufficient capacity for the proposed development. Conclusions: The requirement appears to be 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.

Findings: The site is serviced by public sewer. Kittery Wastewater Treatment Department has found there is sufficient capacity for the proposed development.

Conclusions: The requirement appears to be met.

Vote of __ in favor __ against __ abstaining

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.

Findings: The site will contract for commercial solid waste pick up.

Conclusions: The requirement appears to be 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.

Findings: The proposed development is outside required setbacks and does not adversely affect the adjacent wetlands and stream. An application for a permit by rule has been submitted to MDEP.

Conclusions: The requirement appears to be met.

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.

Findings: The proposed development adheres to MDEP BMPs for erosion control that pertain to stormwater management.

Conclusions: The requirement appears to be met.

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.

Findings: A portion of the site is located within the 100 year flood plain, however, the proposed development is located at a considerable distance from the flood boundary and the basement floor elevations for the proposed buildings are 10 feet plus above the approximate flood elevation.

Conclusions: The requirement appears to be met.

Vote of __ in favor __ against __ abstaining

K. Stormwater Managed.

The proposed development will provide for adequate stormwater management.

Findings:

The Applicant has provided a stormwater management and erosion control report, which limits post-construction stormwater flows to levels below pre-construction levels. (The project will result in significantly less impervious area than now exists at the site.)

The stormwater management system appears to meet the nominal requirements in the LUDC, and reduce the runoff from existing conditions. Detailed review by MDEP will be limited to Permit by Rule, because the project will reduce impervious area and pollutant loading.

Conclusions: With condition #5 the requirement appears to be 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.

Findings: The site is stabilized both during and after construction using MDEP best management practices.

Conclusions: The requirement appears to be met.

Vote of __ in favor __ against __ abstaining

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.

Findings: While the traffic analysis submitted by the applicant addressed the hotel only and the future further development of the site will likely require additional traffic analysis, the applicant has demonstrated a decrease in traffic, in comparison to the existing retail space.

Conclusions: The requirement appears to be 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:
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.

Findings: The proposed development adheres to MDEP BMPs for erosion control that pertain to stormwater management. Hazardous materials do not pertain to the proposed development.

Conclusions: The requirement appears to be 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.
Findings: The site has been developed since 1969 and there is no indication that there are aesthetic, cultural or natural resources that will be impacted by the development. Conclusions: The requirement appears to be 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.
Findings: The developer has been involved with many large scale construction projects through completion. Conclusions: The requirement appears to be 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 that 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:

1. 16.10.5.2.B.2 Plan Scale (s)
2. 16.10.5.2.C.6 Erosion and Sedimentation Control Plan Reviewed by York County Soil and Water Conservation District or Town's Engineering Consultant

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 future development on the remaining lot requires Planning Board approval.
5. The stormwater management design will incorporate MDEP BMP's and LID's and a revised plan reviewed by Staff and Peer-review Engineer prior to signing of Mylar.
6. All Notices to Applicant contained in the Findings of Fact (dated: August 20, 2015).

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

7. **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 on 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 August 20, 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.

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July 15, 2015

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

RE: Town of Kittery, Planning Board Services
Hampton Inn and Suites (Tax Map 30, Lot 41), Review #1
CMA #591.87

Dear Chris:

CMA Engineers received the following information for Assignment #87, review of the site plan for the Hampton Inn and Suites (Tax Map 30, Lot 41):

1) Plans titled "Hampton Inn and Suites, 275 US Route 1 Kittery, Maine" by Oak Point Associates, June 18, 2015.

2) Town of Kittery Site Plan Review Application Hampton Inn and Suites, 275 US Route 1 Kittery, Maine by Oak Point Associates, June 18, 2015.

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 comments below that correspond directly to the Town's Ordinances for the technical provisions of a preliminary plan review (other matters are to be addressed in final review as needed).

The Applicant is proposing removal of an existing retail mall building, parking lot, and associated features and the construction of a four-story, 83 room motel, parking, and related features and amenities. The impervious area being eliminated with the removal of the existing buildings and parking areas significantly exceeds the impervious area proposed with the new development ie: the new development will have less impermeable area. *(Note: The applicant indicates "reserve area" on the property for future commercial development not yet specifically proposed. This reserve area is proposed to be loamed and seeded as part of this development, and that condition is modelled in the current stormwater design. It is noted that if/when that area is further developed, that all stormwater would need to be managed and treated independently from the current proposal. It is assumed that the "existing condition" for that future development is the grassy surface that will result from the current proposed development.)*

16.3 Land Use Zone Regulations
16.3.2.11 Commercial (C-1)

16.3.2.11D3.a. The plans show an "area reserved for future landscape buffer" should the existing off-site landscape buffer be removed. No other screening landscaping is proposed for the southern portion of the site on Route 1. Is the existing landscaping on the adjacent property on Route 1 sufficient for parking screening?

16.3.2.11D3.b.ii. The proposed building is proposed with a flat roof, which is not allowable under the zoning regulations, unless the Planning Board determines that a pitched roof is "not practicable". The Applicant has provides a memo from BMA Architectural Group dated June 18, 2015 explaining why they believe the pitched roof specified in the zoning regulations is not feasible. They conclude that with a pitched roof, in order to maintain the number of rooms that either the building would be greater than 40 feet high, or involve greater building and parking footprint. Does the Planning Board accept the rationale for the proposed flat roof?

16.3.2.11D3e. Approximately 56% of the 25% proposed open space on the site includes proposed landscaping areas. The ordinance allows 50% of the open space to be such areas. The applicant should evaluate and make modifications if necessary.

16.8 Design and Performance Standards-Built Environment

Article VIII. Surface Drainage

The Applicant has provided a stormwater management and erosion control report, which limits post-construction stormwater flows to levels below pre-construction levels. (As described above, the project will result in significantly less impervious area than now exists at the site.) *Note: if the portion of the lot that is reserved for future development is developed in the future, independent stormwater management of that area will be required.*

Has the stormwater management report been reviewed by the York County Soil and Water Conservation District? If not a request for a waiver of this requirement must be made.

16.8.8.2. The Applicant should provide a plan for post-construction stormwater management that addresses the requirements of the Ordinances including notifying the Town of discharge to the MS4, inspection and maintenance schedules and annual reporting to the Town.

Article IX. Parking, Loading and Traffic

16.8.9.1.E. There are no surface directions or signs detailing traffic flow on site.

16.8.9.4.D There are 560 square feet of meeting space in the hotel, which requires an additional 6 parking spaces. The total number of spaces required including the 83 for the 83 rental units would be 89 spaces (and the 4 accessible spaces). The Applicant has only provided 84 spaces (and 4 accessible spaces). This should be reviewed and appropriate modifications made.

Article X. Signs

All proposed signs require a permit issued by the Code Enforcement Officer.

Article XIX. Sprinkler Systems

A sprinkler system is required. The Applicant should coordinate with the State Fire Marshall's office and the Fire Chief on this issue.

Article XXIV. Exterior Lighting

16.8.24.2.E.1 The height of the lights between the building and the front lot line should be clarified. The nominal height limit is 15 feet.

16.8.24.3.A The uniformity ratios of the access drives is 13.55:1, exceeding the 4:1 requirement in the ordinance. The uniformity ration of the parking areas is 36.42:1, exceeding the 20:1 requirement. This should be evaluated and modifications made.

16.8.24.3.D If the area under the "porte cochere" is considered a canopy, then the uniformity ratio of 4.48:1 exceeds the maximum of 3:1 specified in the Ordinance. This should be evaluated and modified.

16.9 Design and Performance Standards-Natural Environment

Article V. Preliminary Plan Application Review and Approval Process Phase

The following items are required for complete preliminary review:

16.10.5.2C. Supporting documentation must include:

12. b. Letters of evaluation of the development by the Chief of Police, Fire Chief, Commissioner of Public Works, must be collected and provided by the Town Planner.

General Engineering Comments:

The stormwater management system appears to meet the nominal requirements in the LUDC, and reduce the runoff from existing conditions. Detailed review by ME DEP will be limited to Permit by Rule, because the project will reduce impervious area and pollutant loading. Presumably because of this, Low Impact Development (LID) features are not generally included in the proposal. Development of the "reserve area" will require Best Management Practices

(BMPs) and LID features. For the proposed development at this time, application of more innovative LID and BMP designs (such as bio-retention features) to further reduce pollutant loadings from the new pavement and rooves would improve the environmental performance of the facility, and may be of interest to Kittery (particularly within the Spruce Creek watershed).

The Planning Board may choose to discuss these matters with the applicant.

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

Very truly yours,
CMA ENGINEERS, INC.

Jodie Bray Strickland, P.E.
Project Engineer

William A. Straub, P.E.
Principal/ Project Manager

JBS/WAS:kao

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July 16, 2015

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

RE: Town of Kittery, Planning Board Services
Hampton Inn and Suites (Tax Map 30, Lot 41), Review #1 ADDENDUM
CMA #591.87

Dear Chris:

Please consider this letter as an addendum to our Review #1 letter dated July 15, 2015 regarding review of the site plan for the Hampton Inn and Suites (Tax Map 30, Lot 41).

General Engineering Comments:
The plan includes a significant area on the same parcel to the south of the motel as for "Possible Future Development", or a reserve area. The conceptual plan included concepts for additional commercial establishments to be located here, with roadways, parking, etc. It is assumed that the design of the motel complex does not impede the development of this part of the lot, but that has not been established.

The Board may wish to see as an adjunct to the Preliminary Plan an example layout of such commercial development including the scale of development, and accommodation of all required stormwater management, including how stormwater management would relate (or not) to the features being proposed for the motel complex.

Relatedly, would the single lot be retained, or would the lot be divided for separate ownership? If divided, would easements be necessary for the stormwater features now proposed for the motel complex?

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

Very truly yours,
CMA ENGINEERS, INC.

William A. Straub, P.E.
Principal/ Project Manager

WAS:kao

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CMA ENGINEERS

August 4, 2015

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

RE: Town of Kittery, Planning Board Services
Hampton Inn and Suites (Tax Map 30, Lot 41), Review #2
CMA #591.87

Dear Chris:

CMA Engineers received the following information for Assignment #87, the second review of the site plan for the Hampton Inn and Suites (Tax Map 30, Lot 41):

1) Plans titled "Hampton Inn and Suites, 275 US Route 1 Kittery, Maine" by Oak Point Associates, June 18, 2015, Revised July 2, 2015

2) Response to Review Comments Oak Point Associates, July 23, 2015.

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 comments below that correspond directly to the Town's Ordinances for the technical provisions of a preliminary plan review (other matters are to be addressed in final review as needed).

The Applicant is proposing removal of an existing retail mall building, parking lot, and associated features and the construction of a four-story, 83 room motel, parking, and related features and amenities. The impervious area being eliminated with the removal of the existing buildings and parking areas significantly exceeds the impervious area proposed with the new development ie: the new development will have less impermeable area.

Note: The applicant indicates "reserve area" on the property for future commercial development not yet specifically proposed. This reserve area is proposed to be loamed and seeded as part of this development, and that condition is modelled in the current stormwater design. It is noted that if/when that area is further developed, that all stormwater would need to be managed and treated independently from the current proposal. It is assumed that the "existing condition" for that future development is the grassy surface that will result from the current proposed development.

16.3 Land Use Zone Regulations

16.3.2.11 Commercial (C-1)

16.3.2.11D3.a. The plans show an "area reserved for future landscape buffer" should the existing off-site landscape buffer be removed. No other screening landscaping is proposed for the southern portion of the site on Route 1 however, the existing vegetation appears adequate for screening the proposed parking.

16.3.2.11D3.b.ii. The proposed building is proposed with a flat roof, which is not allowable under the zoning regulations, unless the Planning Board determines that a pitched roof is "not practicable". The Applicant has provides a memo from BMA Architectural Group dated June 18, 2015 explaining why they believe the pitched roof specified in the zoning regulations is not feasible. They conclude that with a pitched roof, in order to maintain the number of rooms that either the building would be greater than 40 feet high, or involve greater building and parking footprint. Does the Planning Board accept the rationale for the proposed flat roof?

16.3.2.11D3e. The applicant has modified the plans to show all unused space as open space and has now provided 67% open space.

16.8 Design and Performance Standards-Built Environment

Article VIII. Surface Drainage

The Applicant has provided a stormwater management and erosion control report, which limits post-construction stormwater flows to levels below pre-construction levels. (As described above, the project will result in significantly less impervious area than now exists at the site.)

Note: if the portion of the lot that is reserved for future development is developed in the future, independent stormwater management of that area will be required. As part of the current submittals, a conceptual layout of a potential development for that portion of the property, including a coffee shop, restaurant, and associated parking has been presented. That concept layout includes several areas for stormwater management.

The applicant has requested a waiver of review of the stormwater management report by the York County Soil and Water Conservation District. This is supportable with the detailed submittals and our review.

16.8.8.2. The Applicant has provided a plan for post-construction stormwater management that addresses the requirements of the Ordinances including notifying the Town of discharge to the MS4, inspection and maintenance schedules and annual reporting to the Town.

Article IX. Parking, Loading and Traffic

16.8.9.1.E. The applicant has added stop signs at the exits on Wilson Road but there are no pavement markings or signs detailing traffic flow on site. Do both egresses allow two way traffic?

16.8.9.4.D. The applicant has provided the required 89 parking spaces.

Article X. Signs

All proposed signs require a permit issued by the Code Enforcement Officer.

Article XIX. Sprinkler Systems

A sprinkler system is required. The Applicant should coordinate with the State Fire Marshall's office and the Fire Chief on this issue.

Article XXIV. Exterior Lighting

16.8.24.2.E.1 The height of the lights between the building and the front lot line should be clarified. The nominal height limit is 15 feet. The cut sheets for the lighting fixtures not clearly state mounting height.

16.8.24.3.A The uniformity ratio of the access drives his been modified to 3.83:1 to meet the 4:1 requirement in the ordinance. The uniformity ratio of the parking areas has been modified to 11.79:1 to meet the 20:1 requirement.

16.8.24.3.D The lighting in the area under the "porte cochere" has been modified so the then the uniformity ratio of 2.39:1 meets the maximum of 3:1 specified in the Ordinance.

16.9 Design and Performance Standards-Natural Environment

Article V. Preliminary Plan Application Review and Approval Process Phase

The following items are required for complete preliminary review:

16.10.5.2C. Supporting documentation must include:

12. b. Letters of evaluation of the development by the Chief of Police, Fire Chief, Commissioner of Public Works, must be collected and provided by the Town Planner.

16.10.5.2.C.

10. The applicant has provided a traffic analysis that shows a decrease in traffic, in comparison to the existing retail space. *The traffic analysis addressed the hotel only; the future further development of the site will likely require additional traffic analysis.*

General Engineering Comments:

Stormwater: The stormwater management system appears to meet the nominal requirements in the LUDC, and reduce the runoff from existing conditions. Detailed review by ME DEP will be

limited to Permit by Rule, because the project will reduce impervious area and pollutant loading. Presumably because of this, Low Impact Development (LID) features are not generally included in the proposal. Development of the "reserve area" will require Best Management Practices (BMPs) and LID features. For the proposed development at this time, application of more innovative LID and BMP designs (such as bio-retention features) to further reduce pollutant loadings from the new pavement and rooves would improve the environmental performance of the facility, and may be of interest to Kittery (particularly within the Spruce Creek watershed). The Planning Board may choose to discuss these matters with the applicant.

Access: Regarding the radii for the proposed two entrances: are the sizes of these required by anticipated turning motions? Is there any advantage in lessening them?

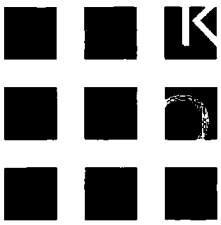
The applicant indicates a "reserve area" on the property for future commercial development not yet specifically proposed. The future development concept indicates a third site entrance from Old Wilson Road. Has a shared entrance for the two developments been considered to reduce curb-cuts? Also, a radius of the entrance for the future commercial development, if it is maintained, should be indicated.

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

Very truly yours,
CMA ENGINEERS, INC.

Jodie Bray Strickland, P.E.
Project Engineer

William A. Straub, P.E.
Principal/ Project Manager



July 23, 2015

Chris Di Matteo, Town Planner
Town Hall
200 Rogers Rd
Kittery, ME 03904

Re: Revised Plans/Additional Supporting Material
Site Plan Review Application
275 US Route 1

Dear Chris,

In response to items discussed at the last Planning Board meeting and identified in the July 15, 2015 CMA Engineers Inc. review letter and addendum date July 16, 2015, we have revised/added the following submission items for the above referenced project:

- Fifteen (15) copies of Trip Generation Analysis prepared by Maine Traffic Resources
- Fifteen (15) copies of Post Construction Stormwater Management Plan
- Fifteen (15) copies of Lighting Photometric Plan
- Fifteen (15) copies of responses to review comments
- Five (5) full-size copies of drawings
- Ten (10) copies of 11x17 reduced scale drawings
- Fifteen (15) copies of 11x17 color site plan and rendering

A summary of the changes are as follows:

- The location of the hotel sign has been changed and details added.
- Stop signs added at the exits.
- The building mounted signs have been revised and dimensioned.
- The open space summary has been revised.
- Anticipated future (phase 2) stormwater treatment locations have been identified on the plan.
- The site lighting has been revised to comply with the uniformity requirements.
- A color site plans to show the hotel and full build out conditions has been submitted to demonstrate compatibility of the hotel with future development.
- A street view from I-95 has been added.
- A wall section and isometric plan indicating the screening on the roof has been added.

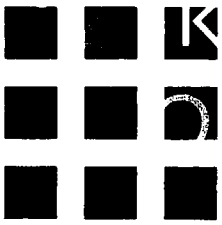
If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

Jacques Gagnon Jr., P.E., LEED AP
Project Engineer

Enclosures

cc: Ryan Plummer, 275 US Route 1 LLC (w/enc.)



July 23, 2015

Chris Di Matteo, Town Planner
Kittery Town Hall
200 Rogers Rd
Kittery, ME 0390

Re: Response to Review Comments
Site Plan Review Application
275 US Route 1

Dear Chris,

In response to items identified in the July 15, 2015 CMA Engineers Inc. review letter and Addendum dated July 16, 2015, we have the following responses:

1. 16.3.2.11D3e: In addition to the landscaped area within the development, all the area outside of the hotel development is now labeled as open space which meets or exceeds the open space requirements.
2. Article VIII Surface Drainage: It is our understanding the Town Engineer has reviewed the Stormwater Management Report and a waiver for the review of the Stormwater Management Report by the York County Soil and Water Conservation District is formally requested.
3. 16.8.8.2: A post Construction Stormwater Management Plan has been submitted. By submitting the Site Plan Review Application, the Town has been notified that this project discharge to the MS4.
4. 16.8.9.1.E: Stops signs have been added at the exits onto Old Wilson Road.
5. 16.8.9.4.D: 89 spaces have been provided, the first bay to the left of the first entrance was labeled as five spaces, but actually had six spaces.
6. XIX Exterior Lighting: Lighting plans and fixtures have been revised to comply with the required uniformity ratios.
7. Addendum: A plan to depict the future development has been submitted to establish the hotel development will not impede future development of the site.

If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

Jacques Gagnon Jr., P.E., LEED AP
Project Engineer

Enclosures

cc: Ryan Plummer, 275 US Route 1 LLC

Maine Traffic Resources
25 Vine Street Gardiner, ME 04345
(207) 582-5252 FAX (207) 582-1677
mainetrafficresources.com

SUMMARY MEMORANDUM

TO: Mr. Jacques L. Gagnon Jr.
Associate
Oak Point Associates
231 Main Street
Biddeford, ME 04005

DATE: July 6, 2015

RE: Trip Generation Analysis for Proposed Hampton Inn and Suites at 275 Route One in Kittery, Maine

---

The purpose of this memorandum is to summarize trip generation analysis prepared for a proposed redevelopment effort on the site at 275 Route One in Kittery, Maine. The site is currently occupied by an existing outlet mall. It is understood that this retail outlet mall development contains 32,690 square feet (S.F.) of retail space. The proposed Hampton Inns and Suites will contain 83 hotel rooms.

Trip Generation Analysis

The number of trips to be generated by the existing outlet retail development and the currently proposed Hampton Inn and Suites was estimated using the most recent Institute of Transportation Engineers (ITE) "Trip Generation, 9th Edition".

Existing Development

ITE land use code (LUC) 823 – Factory Outlet Center was used on the basis of 32,690 square feet. The results are summarized as follows:

Time Period	**Existing Trip Generation** One-Way Trip Ends
Weekday	870
AM Peak Hour – adjacent street	22
AM Peak Hour – generator	67
PM Peak Hour – adjacent street	75
PM Peak Hour – generator	75
Saturday	1,340
Saturday Peak Hour	124

As can be seen in the preceding table, the existing retail shops currently generate 67 AM peak hour trips, 75 PM peak hour trips and 124 Saturday Peak hour trips based upon the ITE data.

Currently Proposed Development

The currently proposed hotel was estimated using ITE LUC 310 – Hotel on the basis of 83 occupied hotel rooms. The results are summarized below:

Proposed Hotel Trip Generation

	One-Way Trip Ends
Weekday	740
AM Peak Hour – adjacent street	56
AM Peak Hour – generator	56
PM Peak Hour – adjacent street	58
PM Peak Hour – generator	61
Saturday	872
Saturday Peak Hour	72

As can be seen above, the proposed Hampton Inn and Suites will generate weekday 56 AM peak hour trips, 61 PM peak hour trips and 72 Saturday peak hour trips. The resulting change in trip generation due to the proposed change in development is summarized below:

Change in Trip Generation

Time Period	Existing Retail	Proposed Hotel	Trip Change
Weekday	870	740	-130
AM Peak Hour – adjacent street	22	56	+34
AM Peak Hour – generator	67	56	-11
PM Peak Hour – adjacent street	75	58	-17
PM peak hour – generator	75	61	-14
Saturday	1,340	872	-468
Saturday Peak Hour	124	72	-52

As can be seen in the preceding table, the proposed hotel will generate fewer trips than the existing outlet shops in all periods except for the weekday AM peak hour of the adjacent street system. During the AM peak hour, the proposed hotel will generate 34 one-way trips more than the former outlet shops since the shops would not be open/operating during the weekday AM peak hour of the adjacent street system. This minimal level of new traffic, particularly during the lesser AM peak hour period, would not be expected to have any significant impact off-site on traffic operations. Typically, a project will not have any measurable impact unless it generates in excess of 25 to 35 new lane hour trips. The hotel is expected to generate fewer than 10 new lane hour trips during the AM peak hour of Route 1 given that the trips will be divided between entering and exiting trips and then split between the four lanes on Route 1.

To summarize, given that the proposed hotel will generate fewer trips on a daily basis and during all hours except for the AM peak hour of the adjacent street system, and given that the increase in this period will be fewer than 10 lane hour trips, it is my professional opinion that the proposed hotel will have no impact on off-site traffic operations. In addition, since fewer than 100 new one-way trips will be generated during any peak hour, the proposed hotel will not require a Traffic Movement Permit from the Maine Department of Transportation. As always, please do not hesitate to contact me if you or the Town of Kittery have any questions or concerns regarding this analysis.

Sincerely,

Diane W. Morabito

Diane W. Morabito, P.E. PTOE
President

Post Construction Stormwater Maintenance Plan

Responsible parties:

This Maintenance Plan has been prepared as part of the Kittery Site Plan Review Application. In accordance with the Town of Kittery Site Plan Review Regulations, regular maintenance of the on-site stormwater facilities are required to ensure they are functioning as intended and to prevent re-suspension and transport of sediment to existing downstream watercourses. Maintenance and inspection results are required to be reported to the town of Kittery once a year, the reporting anniversary is June 30'th of each year.

Maintenance of the stormwater management system will be the responsibility of the owner, unless provisions are made to contract the services from an outside entity. The person responsible for implementing the maintenance plan is as follows:

Ryan Plummer or nominee
275 US Route One LLC
200 International Drive, Suite 180
Portsmouth, NH
Phone: (603) 988-9732

Records of all inspections and maintenance work accomplished must be kept on file, retained for a minimum period of five years and made available to the Town of Kittery upon request. A sample maintenance log is attached.

Facilities that will require regular maintenance are listed below along with a description of the required maintenance. The specified maintenance tasks and schedule is intended to identify the minimum requirements. Additional maintenance may be required based on site specific conditions.

Sweeping

Paved surfaces shall be swept or vacuumed at least annually in the spring to remove all winter sand, and periodically during the year on an as-needed basis to minimize transportation of sediment during rainfall events.

Roadways and Parking Surfaces			
	Spring	Fall or Yearly	After a Major Storm
Clear accumulated winter sand in parking lots and along walkways.	X		
Sweep pavement to remove sediment.	X		
Ensure that stormwater is not impeded by accumulations of material.	X		

Catch Basins

All catch basins should be inspected annually for debris and the accumulation of sediments. All large debris should be removed immediately. Sediment accumulations should be removed when sediment reaches two thirds of the total volume of the sump. Vacuuming sediments from catch basins must be done by a vacuum truck. The removed material must be disposed of in accordance with Maine's Solid Waste Disposal Rules.

Sample

Stormwater Maintenance/Erosion & Sediment Control

Maintenance Log

Hampton Inn and Suites

275 US Route 1

Kittery, Maine

This log is intended to accompany the Post Construction Stormwater Maintenance plan. The contractor shall maintain this log from the start of construction through acceptance of the final product by the owner. After acceptance by the owner, the owner shall maintain the log for the life of the project.

The following items shall be checked, cleaned and maintained on a regular basis as specified in the Maintenance Plan and/or as described in the table below.

This log shall be kept on file for a minimum of five years and shall be available for review by Town of Kittery.

Item	Maintenance Required & Frequency	Date Completed	Maintenance Personnel	Comments
Sweeping of Roads	Sweep annually in the Spring until project completion.			
Ditches, Swales and Culverts	Inspect after major rainfall event*. Repair erosion or drainage immediately.			
Catch Basins & Drain Lines	Clean sumps with vacuum pump annually or when sediment occupies more than two thirds of the sump capacity. Clean drain lines when sediment occupies more than 20% of pipe diameter.			
Vegetated areas	Inspect all slopes and embankments.			

*A major storm event is classified as a rainfall exceeding 3.0 inches (2-yr storm event).

OAK POINT ASSOCIATES
ARCHITECTURE ■ ENGINEERING ■ PLANNING
231 Main Street, Biddeford, Maine 04005 (T) 207.283.1193 (F) 207.283.4283
www.oakpoint.com

FOR PERMITTING PURPOSES ONLY, NOT FOR CONSTRUCTION

STATE OF MAINE
JACQUES L. GAGNON, JR.
No. 8237
REGISTERED 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

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
Architects ▪ Designers ▪ Planners
12 Middle Street
Amherst, New Hampshire 03031
TEL 603 673 1991 FAX 603 672 1385
www.bmaworld.com

Seal:

NOT APPROVED FOR CONSTRUCTION

BMA COPYRIGHT:

These plans are copyrighted and are subject to copyright protection as an "architectural work" under Sec. 102 of the Copyright Act, 17 U.S.O. as amended December 1990 and known as Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or home represented, can legally result in the cessation of construction or buildings being seized and/or monetary compensation to BMA Architectural Group, P.C.

REVISIONS

Job Number:	2987
Drawn By:	Author
Checked By:	RKB
Phase:	PLANNING BOARD SUBMITTAL

Drawing Title:

EXTERIOR RENDERINGS

SHEET NUMBER:

A-203

DATE: 23 JULY 2015

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 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).
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
- C — 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

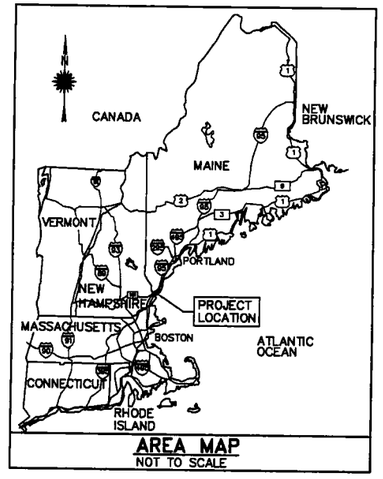
@	AT	INV	INVERT
±	PLUS OR MINUS	L	LENGTH
&	AND	LP	LIQUID PROPANE
#	NUMBER	MIN	MINIMUM
℄	CENTER LINE	N	NORTH, NORTHERLY
°	DEGREES	N/F	NOW OR FORMERLY
%	PERCENT	OC	ON CENTER
Δ	DELTA	OZ-RP	RESOURCE PROTECTION OVERALY ZONE
AC	ACRE(S)	PG	PAGE
BK	BOOK	PSI	POUNDS PER SQUARE INCH
BOC	BOTTOM OF CURB	R	RADIUS
C-1	COMMERICAL 1 ZONE	REINF	REINFORCING
Ch	CHORD	S	SOUTH
COMM	COMMUNICATION(S)	SF	SQUARE FEET (FOOT)
CONC	CONCRETE	SIM	SIMILAR
DIA	DIAMETER	TOC	TOP OF CURB
DOM	DOMESTIC	T-MT	TRANSPORTATION – MAINE TURNPIKE
E	EAST, EASTING	TYP	TYPICAL
ELEC	ELECTRIC, ELECTRICAL	VIF	VERIFY IN FIELD
EXIST	EXISTING	W	WEST
FFE	FINISH FLOOR ELEVATION	W/	WITH
FIRE	FIRE PROTECTION	WWF	WELDED WIRE FABRIC
FT	FOOT, FEET	Y.C.R.D.	YORK COUNTY REGISTERY OF DEEDS
GIS	GEOGRAPHIC INFORMATION SYSTEM	YR	YEAR
GPS	GLOBAL POSITIONING SYSTEM		

PLAN REFERENCES

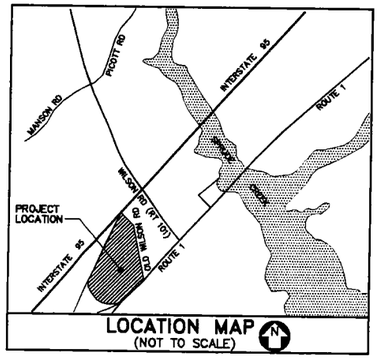
1. "ALTA/ACSM LAND TITLE SURVEY, ASSESSORS MAP 30 – LOT 41, 275 U.S. ROUTE 1, KITTERY, MAINE 03904, PREPARED FOR KEVIN, INC., 275 U.S. ROUTE 1, KITTERY, MAINE 03094", BY MHF DESIGN CONSULTANTS, INC. DATED APRIL 16, 2004.
2. "PLAN U.S. ROUTE 1 N.B. & S.B. RAMPS H, J, L & M, RTE. 1 SERVICE ROAD" FOR MAINE 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)

NO.	DATE	DESCRIPTION	BY
1	7/23/15	REVISED PERMIT SUBMISSION	JLG

C:\dfile\21504.08-G001.dwg 7/23/2015 9:14:26 AM EDT

TAX MAP 30 LOT 41

OAK POINT ASSOCIATES
231 Main Street, Biddeford, Maine 04005 (T) 207.283.0193 (F) 207.284.4303 www.oakpoint.com

STATE OF MAINE — JACQUES L. GAGNON, JR. — No. 10557 — REGISTERED 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

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°16'46"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.;

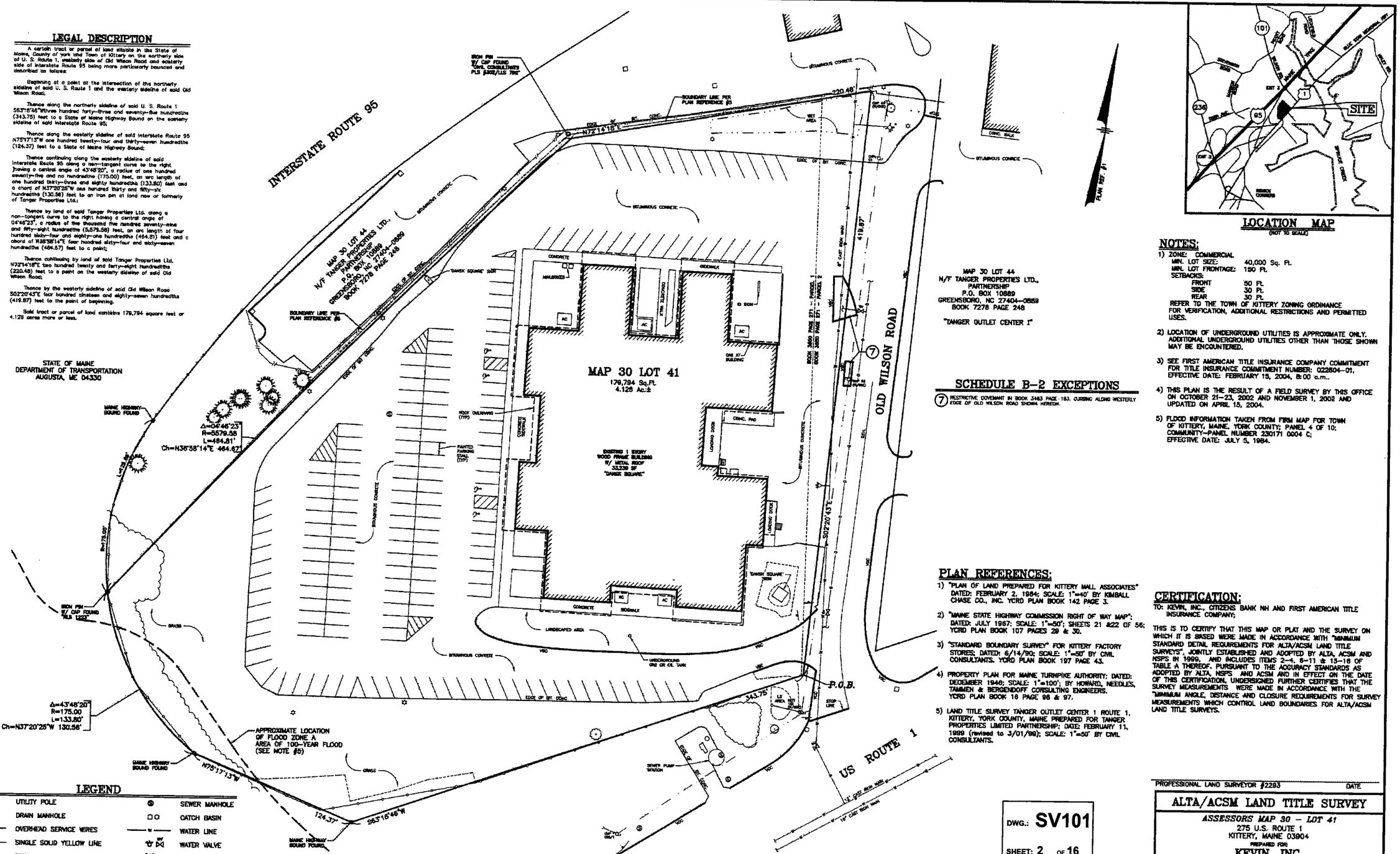
Thence by land of said Tanger Properties Ltd. along a non-tangent curve to the right having a central angle of 04°46'23", a radius of five thousand five hundred seventy-nine and fifty-eight hundredths (5,579.58) feet, an arc length of four hundred sixty-four and eighty-one hundredths (464.81) feet and a chord of N36°38'14"E four hundred sixty-four and sixty-seven hundredths (464.67) feet to a point;

Thence continuing by land of said Tanger Properties Ltd. N22°14'16"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.

STATE OF MAINE
DEPARTMENT OF TRANSPORTATION
AUGUSTA, ME 04330



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 I"

SCHEDULE B-2 EXCEPTIONS

(7) RESTRICTIVE COVENANT IN BOOK 3483 PAGE 183; CURBING ALONG WESTERLY EDGE OF OLD WILSON ROAD SHOWN HEREON.

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: 022804-01, 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.

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 & 13-18 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

UP	UTILITY POLE	SMH	SEWER MANHOLE
DMH	DRAIN MANHOLE	CB	CATCH BASIN
OHW	OVERHEAD SERVICE WIRES	W	WATER LINE
SSYL	SINGLE SOLID YELLOW LINE	WV	WATER VALVE
SIGN	SIGN	FH	FIRE HYDRANT
P&R	POST & RAIL FENCE	GV	GAS VALVE
CLF	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		

NO.	DATE	DESCRIPTION	BY
1	7/23/15	REVISED PERMIT SUBMISSION	JLC

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

DWG.: SV101
SHEET: 2 OF 16

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

OWNER OF RECORD:
CORNERSTONE H/T ASSOCIATES
231 FARMINGTON AVENUE
FARMINGTON, CT 06032
BOOK 3650 PAGE 271

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 Main Road, Suite One
Salem, New Hampshire 03079
(603) 893-6720
ENGINEERS • PLANNERS • SURVEYORS

SCALE: 1"= 30'	DATE: APRIL 16, 2004		DRAWING NAME: 15804LA.DWG
DRAWN BY: JAC	CHECKED BY: CMF	PROJECT NO. 15804	SHEET NO. 1 OF 1

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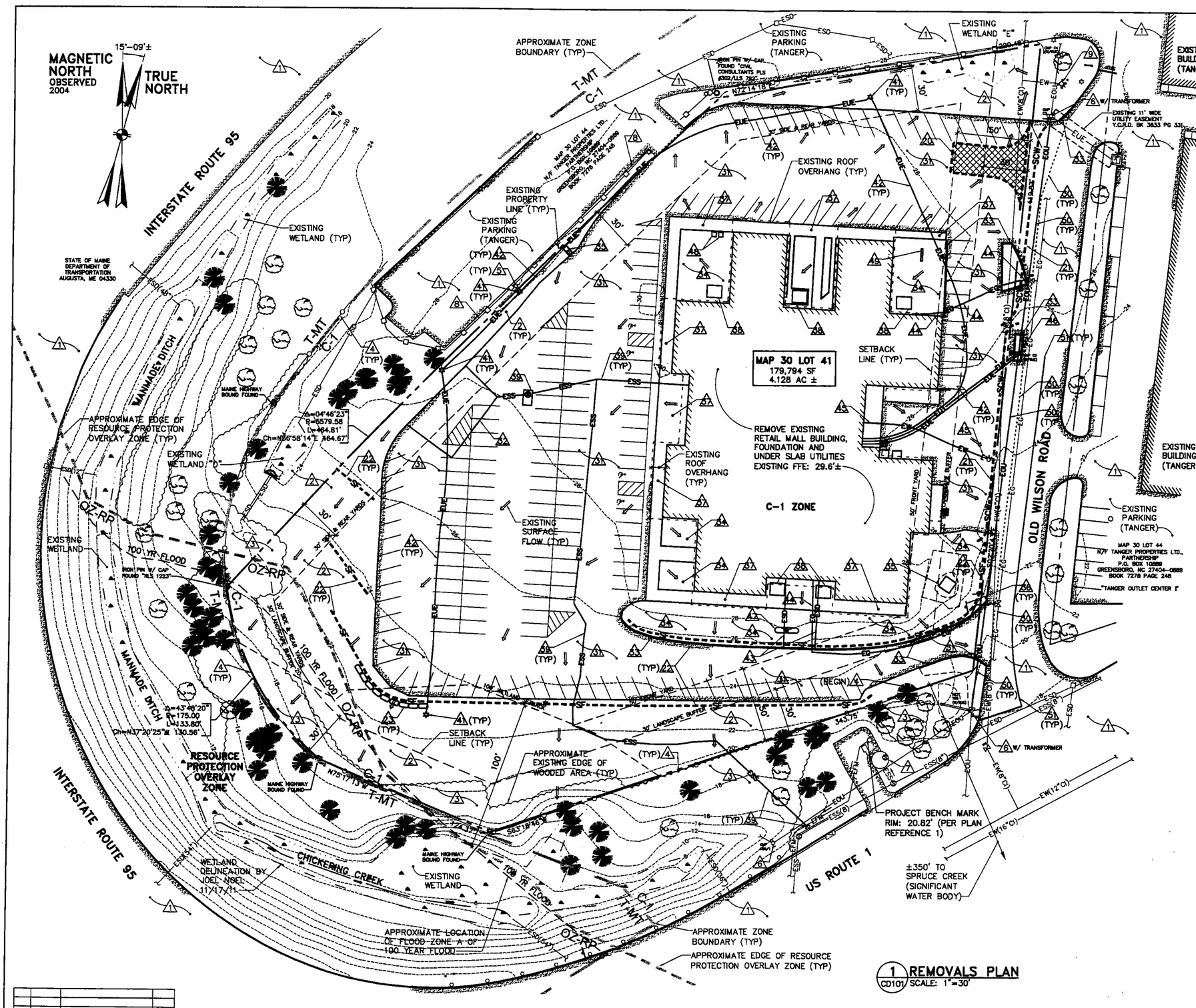

1 REMOVALS PLAN
CD101 SCALE: 1"=30'

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

NO.	DATE	DESCRIPTION	BY
1	7/23/15	REVISED PERMIT SUBMISSION	JLG

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OAK POINT ASSOCIATES
231 Main Street, Biddeford, Maine 04005 (T) 207.283.0193 (F) 207.283.4283 www.oakpoint.com

JACQUELYN L. GAGNON, JR. No. 8257 STATE OF MAINE REGISTERED PROFESSIONAL ENGINEER
DOT FORMS APPROVED, DATE NOT FOR CONSTRUCTION

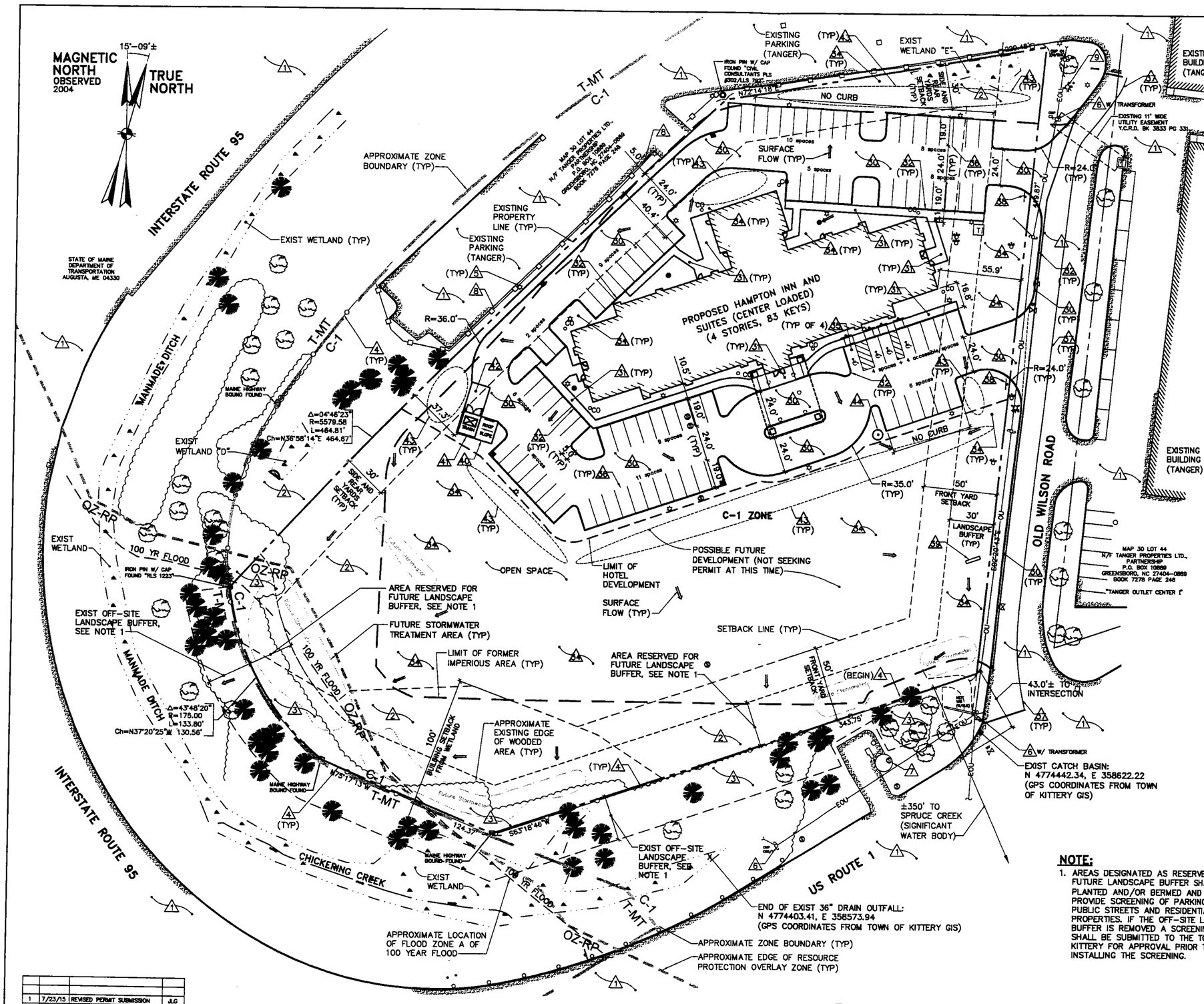
DESIGNED BY: JLG
DRAWN BY: DEW
CHECKED BY: JLG
PROJECT: 21504.08

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

REMOVALS PLAN

SCALE: AS NOTED
DATE: 06-18-15
DWG.: CD101
SHEET: 3 OF 16



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. (8/C-502)
36. PAVEMENT MARKING 9'x19' PARKING STALL.
37. PAVEMENT MARKING (OLD WILSON ROAD).
38. STOP SIGN AND POST. (8/C-502)
39. HOTEL SIGN. (7/C-502)
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 3.39± AC

OPEN SPACE SUMMARY

REQUIRED: OPEN SPACE 25% OF LOT AREA (4.12± AC)	44,866± SF 1.03± AC
PROVIDED: LANDSCAPING AREAS WITHIN HOTEL DEVELOPMENT	25,478± SF
OPEN SPACE AREA OUTSIDE LIMIT OF HOTEL DEVELOPMENT	94,720± SF
TOTAL OPEN SPACE AREA	119,748± SF 2.75± AC 66.7%

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.

NO.	DATE	DESCRIPTION	BY
1	7/23/15	REVISED PERMIT SUBMISSION	JLG

1 CS101 SITE PLAN/LAYOUT PLAN
SCALE: 1"=30'

GRAPHIC SCALE
1"=30'
30' 15' 0 30' 90'
CHECK GRAPHIC SCALE BEFORE USING

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JACQUELIN L. GAGNON, JR. No. 10267 STATE OF MAINE REGISTERED PROFESSIONAL ENGINEER
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
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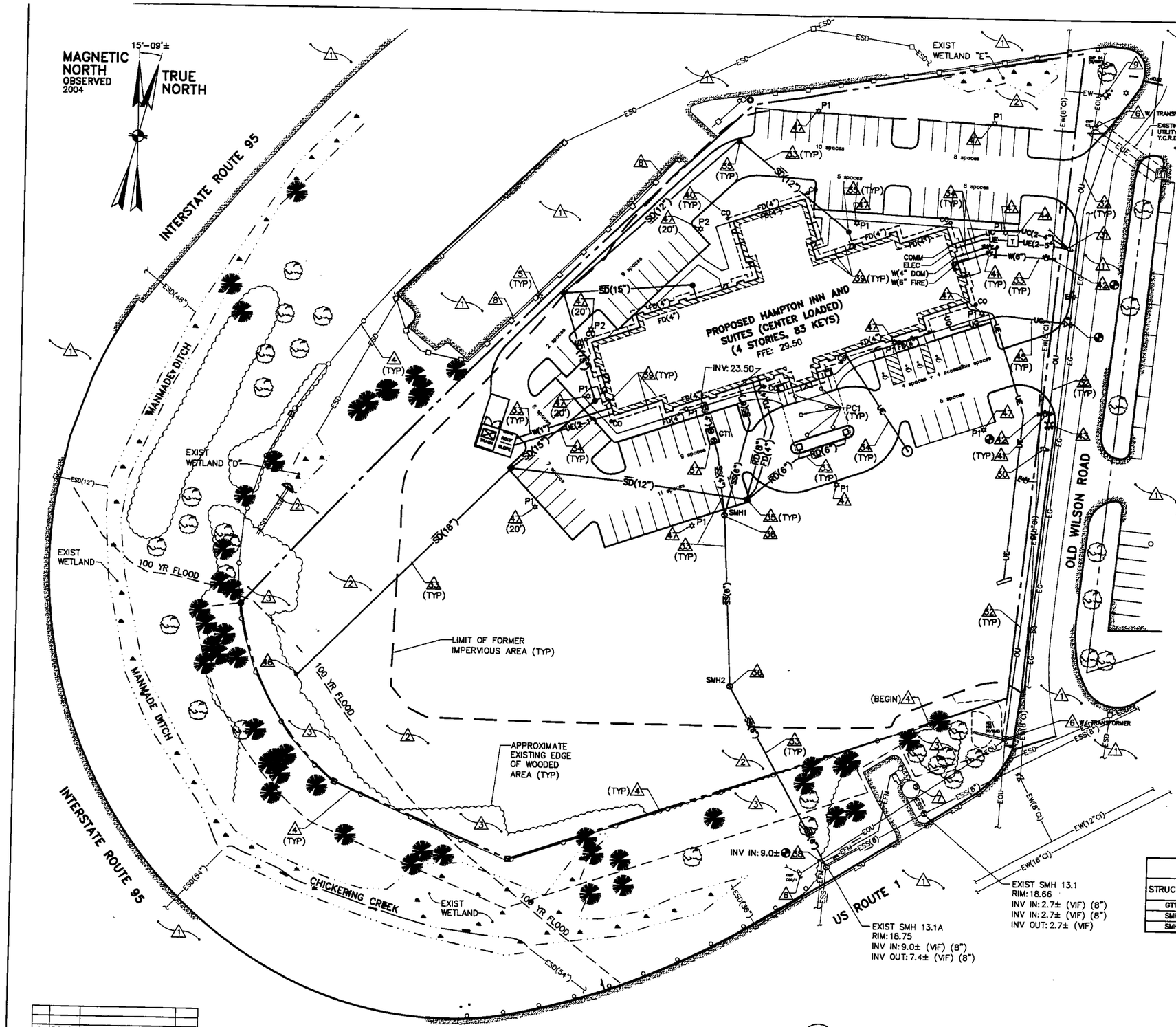
HAMPTON INN AND SUITES
275 U.S. Route One, Kittery, Maine

SITE PLAN / LAYOUT PLAN

SCALE: AS NOTED
DATE: 06-18-15
DWG.: CS101
SHEET: 4 OF 16



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.
47. POLE MOUNTED LIGHT FIXTURE. HEIGHT SHALL BE 15' UNLESS INDICATED OTHERWISE.

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")	–

NO.	DATE	DESCRIPTION	BY
1	7/23/15	REVISED PERMIT SUBMISSION	JLG

1 UTILITY PLAN
CU101 SCALE: 1"=30'

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 LICENSED PROFESSIONAL ENGINEER

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

UTILITY PLAN

SCALE: AS NOTED
DATE: 06-18-15
DWG.: CU101
SHEET: 5 OF 16

MAGNETIC NORTH OBSERVED 2004

15°-09'±

TRUE NORTH

INTERSTATE ROUTE 95

MANMADE DITCH

EXIST WETLAND "D"

EXIST WETLAND

100 YR FLOOD

EXIST WETLAND

TOP OF CURB (TYP)

BOTTOM OF CURB (TYP)

PROPOSED HAMPTON INN AND SUITES (CENTER LOADED) (4 STORIES, 83 KEYS) FFE: 29.50

FD/RD INV: 24.0

FD INV: 24.0

FUTURE STORMWATER TREATMENT AREA (TYP)

LIMIT OF FORMER IMPERVIOUS AREA (TYP)

APPROXIMATE EXISTING EDGE OF WOODED AREA (TYP)

PLUNGE POOL: 16.2

INV OUT: 17.2

100 YR FLOOD

MANMADE DITCH

CHICKERING CREEK

EXIST WETLAND

100 YR FLOOD

INTERSTATE ROUTE 95

EXIST WETLAND "E"

3% MAX SLOPE FOR 40'

EXISTING BUILDING (TANGER)

OLD WILSON ROAD

EXISTING BUILDING (TANGER)

±350' TO SPRUCE CREEK (SIGNIFICANT WATER BODY)

US ROUTE 1

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 (6"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.

NO.	DATE	DESCRIPTION	BY
1	7/23/15	REVISED PERMIT SUBMISSION	JLG

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1 CG101 GRADING PLAN
SCALE: 1"=30'

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) 207.283.4293
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DESIGNED BY: JLG
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HAMPTON INN AND SUITES
275 U.S. Route One, Kittery, Maine

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. 8287
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
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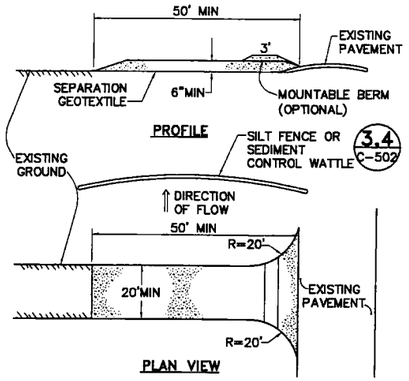
HAMPTON INN AND SUITES
275 U.S. Route One, Kittery, Maine

EROSION CONTROL NOTES

SCALE: AS NOTED
DATE: 06-18-15
DWG.: C-501
SHEET: 7 OF 16

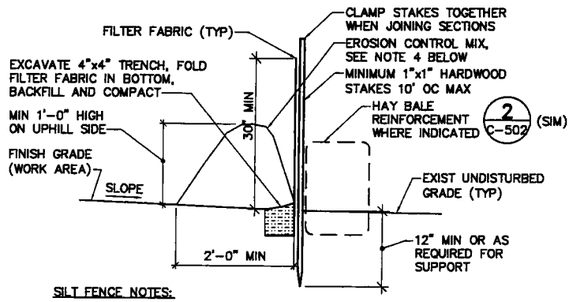


EXIT SPECIFICATIONS:

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 1 C-502 NOT TO SCALE

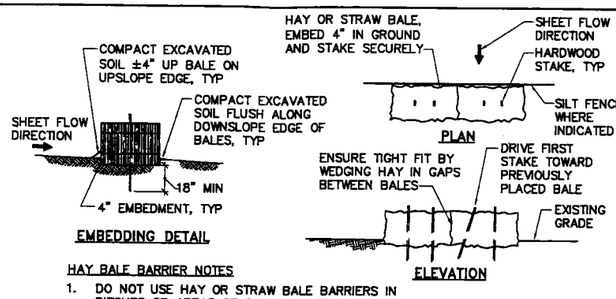


SILT FENCE NOTES:

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 4 C-502 NOT TO SCALE

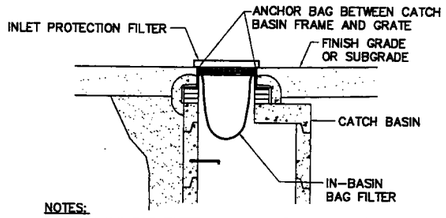


HAY BALE BARRIER NOTES

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 2 C-502 NOT TO SCALE

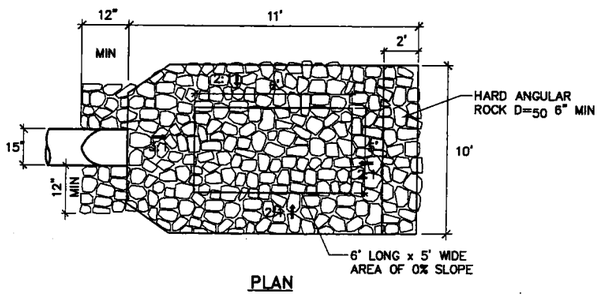


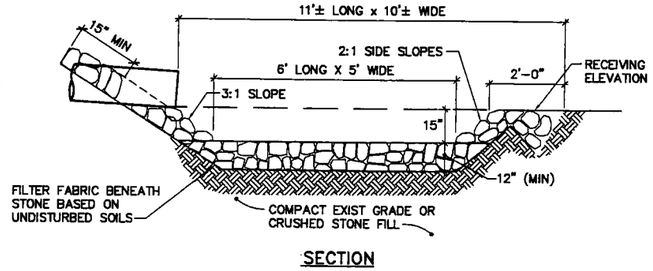
NOTES:

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 5 C-502 NOT TO SCALE



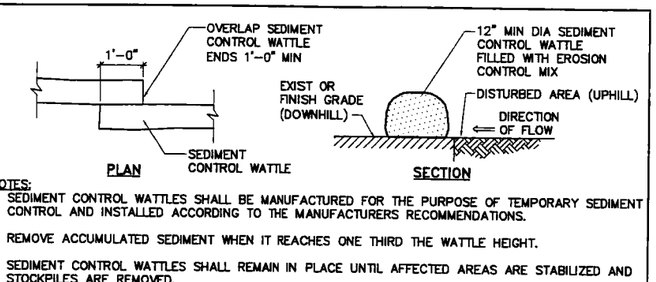


NOTE:

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 6 C-502 NOT TO SCALE

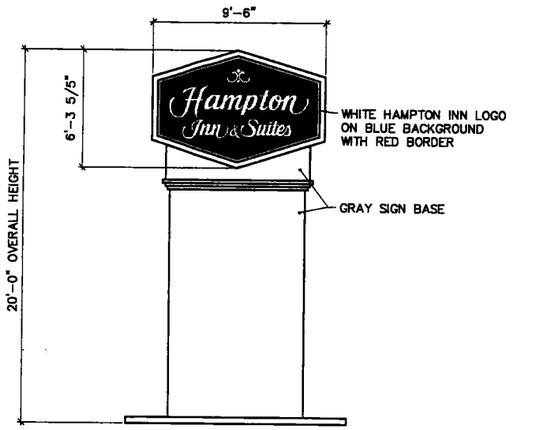


NOTES:

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.

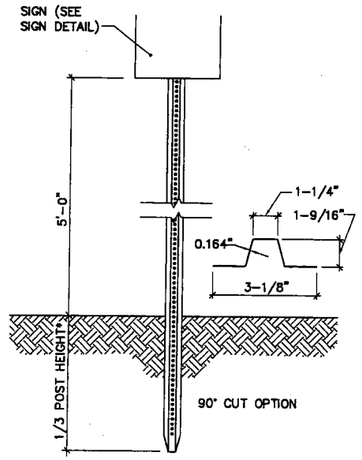
3 TYPICAL SEDIMENT CONTROL WATTLE DETAIL

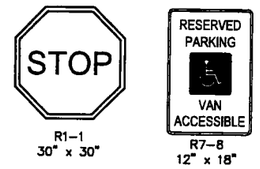
CD101, CG101, C-502 3 C-502 NOT TO SCALE



7 HOTEL SIGN DETAIL

CS101 7 C-502 NOT TO SCALE





SIGN NOTE:
SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD), BY USDOT–FHWA, LATEST EDITION, AND MDOT STANDARD SPECIFICATIONS.

POST NOTES:

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: GALVANIZED WITH GREEN POWDER COAT (TO MATCH EXISTING)

8 TYP TRAFFIC SIGN DETAIL

CS101 8 C-502 NOT TO SCALE

NO.	DATE	DESCRIPTION	BY
1	7/23/15	REVISED PERMIT SUBMISSION	JLG

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JACQUES L. GAGNON JR. No. 6224 — STATE OF MAINE — REGISTERED PROFESSIONAL ENGINEER — CIVIL

DESIGNED BY: JLG
DRAWN BY: DEW
CHECKED BY: JLG
PROJECT: 21504.08

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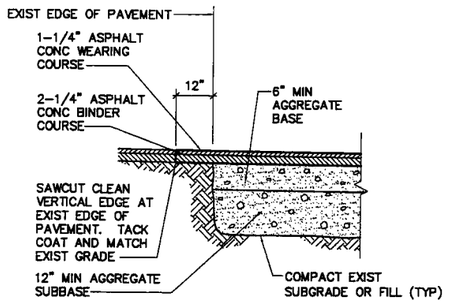
275 U.S. Route One, Kittery, Maine

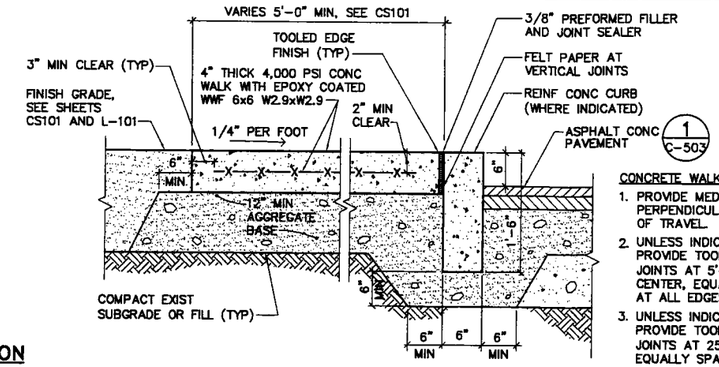
EROSION CONTROL DETAILS

SCALE: AS NOTED
DATE: 06-18-15
DWG.: C-502
SHEET: 8 OF 16



1 C-503 **ASPHALT CONCRETE PAVEMENT SECTION**

CS101 C-503 NOT TO SCALE

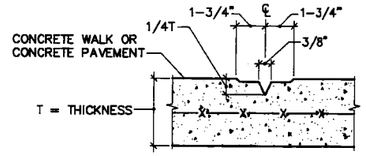


2 C-503 **CONCRETE WALK AND CURB SECTION**

CS101 C-503 NOT TO SCALE

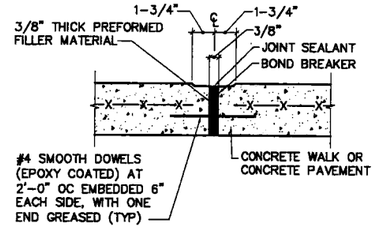
CONCRETE WALK NOTES:

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 C-503 **TOOLED CONTROL JOINT DETAIL**

C-503 NOT TO SCALE

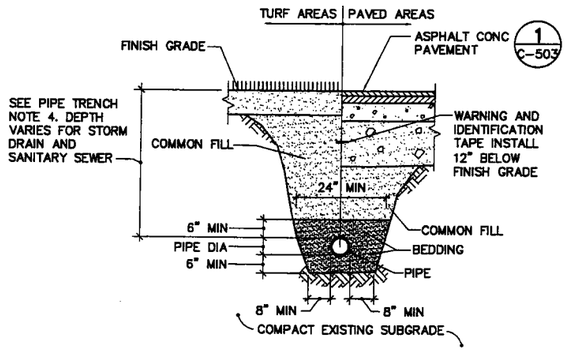


EXPANSION JOINT NOTES:

1. TOOLED JOINT SURFACE SHALL BE SMOOTH AND AT A CONSTANT DEPTH.
2. BREAK REINFORCING AT EXPANSION JOINT.

4 C-503 **EXPANSION JOINT DETAIL**

C-503 NOT TO SCALE



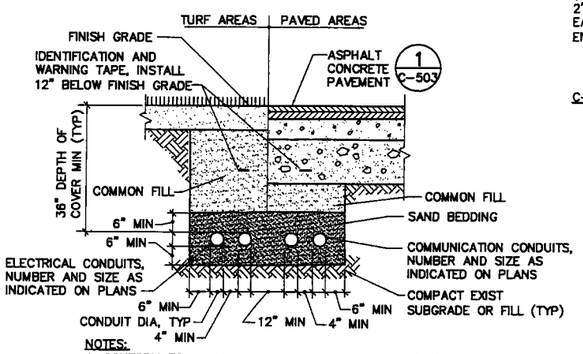
PIPE TRENCH NOTES:

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 C-503 **PIPE TRENCH DETAIL**

CU101, CG101, C-503 C-503 NOT TO SCALE



NOTES:

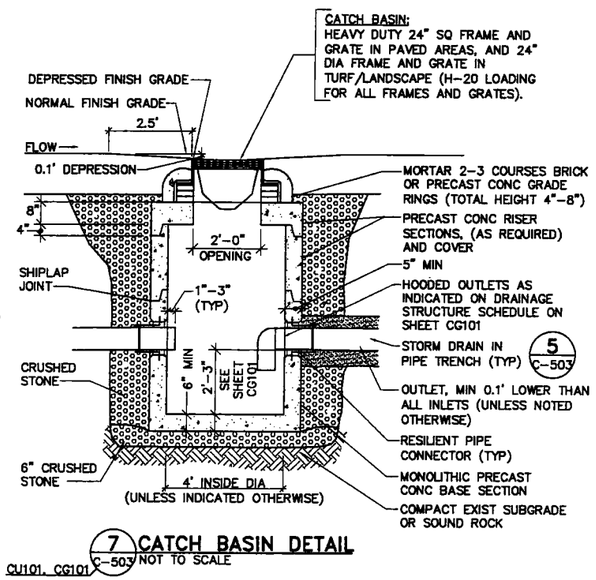
1. CONFORM TO LOCAL UTILITY COMPANY REQUIREMENTS FOR MATERIALS AND INSTALLATION OF UNDERGROUND SERVICE ENTRANCE.

6 C-503 **ELECTRIC AND COMMUNICATIONS SERVICE TRENCH DETAIL**

CU101 C-503 NOT TO SCALE

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.

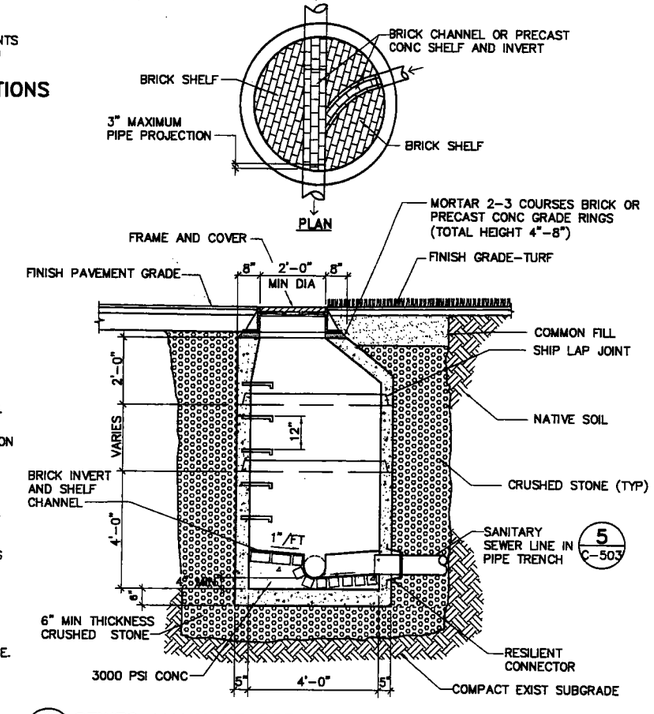


7 C-503 **CATCH BASIN DETAIL**

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 C-503 **SEWER MANHOLE DETAIL**

CU101 C-503 NOT TO SCALE

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STATE OF MAINE — JACQUES L. GAGNON, JR. — No. 9237 — REGISTERED PROFESSIONAL ENGINEER

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CHECKED BY: JLG
PROJECT: 21504.08

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HAMPTON INN AND SUITES
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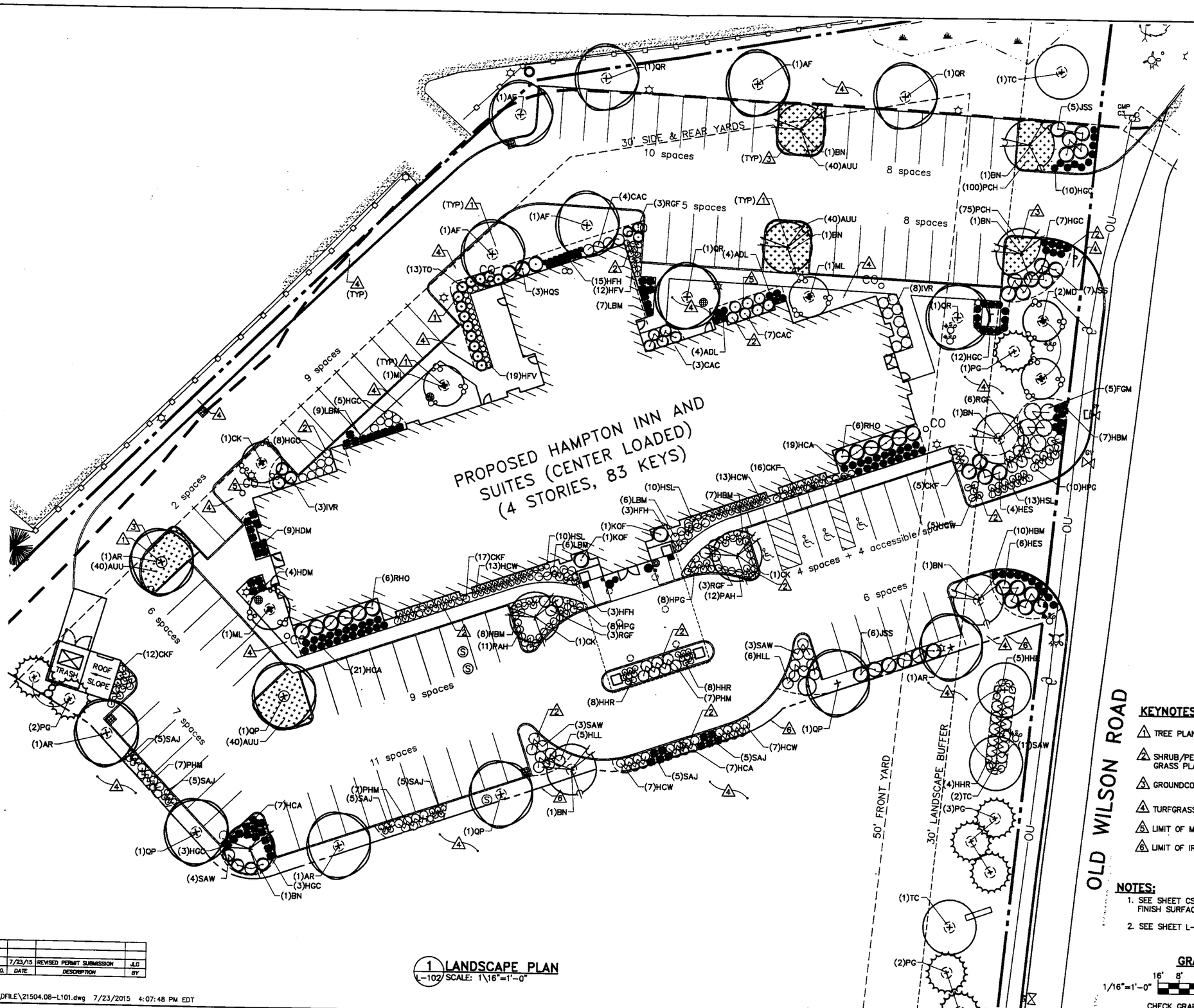
SITE DETAILS

SCALE: AS NOTED
DATE: 06-18-15

DWG.: C-503

SHEET: 9 OF 16



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

1 LANDSCAPE PLAN

L-102 SCALE: 1\16"=1'-0"

NO.	DATE	DESCRIPTION	BY
1	7/23/15	REVISED PERMIT SUBMISSION	JLG

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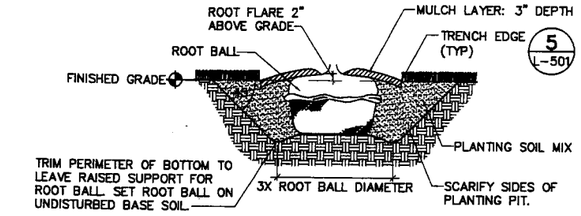
275 U.S. Route One, Kittery, Maine

LANDSCAPE PLAN

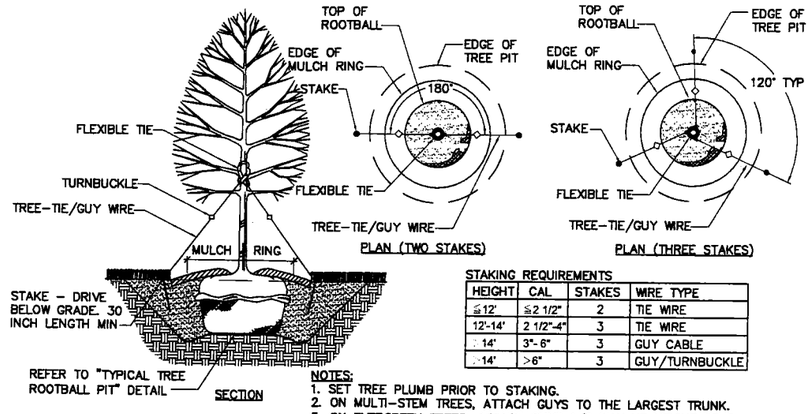
SCALE: AS NOTED
DATE: 06-18-15
DWG.: L-101
SHEET: 10 OF 16



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

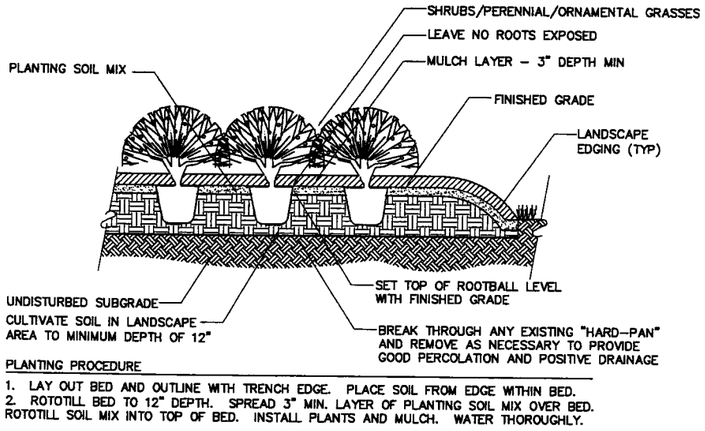


STAKING REQUIREMENTS

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.

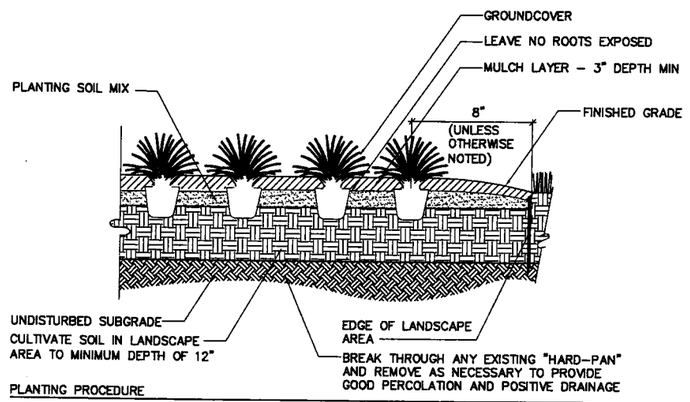
2 TREE STAKING AND GUYING
L-101 L-501 NOT TO SCALE



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.

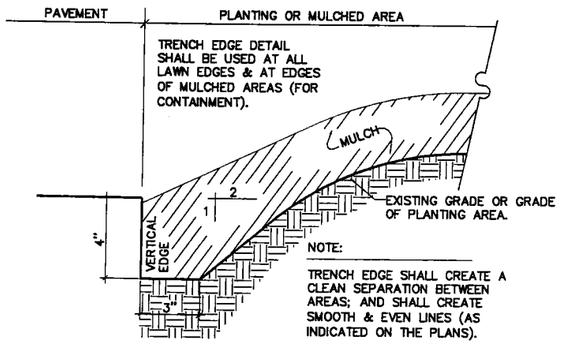
3 GROUP SHRUB/PERENNIAL/ORNAMENTAL GRASSES
L-101 L-501 NOT TO SCALE



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



5 TRENCH EDGE-SECTION
L-101 L-501 NOT TO SCALE

PLANT LIST

	Symb.	Qty.	Botanical Name	Common Name	Size	Comment
TREES						
	AF	4	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	3	Cornus kousa	Korean Dogwood	8 - 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	13	Thuja occidentalis 'Emerald Green'	Eastern Arborvitae	10'-12' ht.	Full to ground; dense foliage; straight pyramidal form
SHRUBS / PERENNIALS / ORNAMENTAL GRASSES / GROUNDCOVER						
	ADL	8	Astilbe 'Delft Lace'	Pink Astilbe	2 pt.	Well rooted in pot; good color
	AUU	160	Arctostaphylos uva-ursi	Bearberry	2 pt.	Full in pot; good color
	CKF	50	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal.	Full in pot; good color
	CAC	14	Clethra alnifolia 'Compacta'	Dwarf Summersweet	3 gal.	Dense branching; well rooted, self supporting stems
	FGM	5	Fothergilla gardenii 'Mount Airy'	Mount Airy Fothergilla	3 gal.	Dense branching; well rooted, self supporting stems
	HBM	32	Hemerocallis 'Barbara Mitchell'	Barbara Mitchell Daylily	2 pt.	Well rooted in pot; good color
	HHR	25	Hemerocallis 'Happy Returns'	Happy Returns Daylily	2 pt.	Well rooted in pot; good color
	HCA	54	Hemerocallis 'Chicago Apache'	Chicago Apache Daylily	2 pt.	Well rooted in pot; good color
	HCW	45	Hemerocallis 'Catherine Woodbury'	Pink/Yellow Daylily	2 pt.	Well rooted in pot; good color
	HSL	33	Hemerocallis flava syn-lilioasphodelus	Lemon Lily	2 pt.	Well rooted in pot; good color
	HFV	31	Heuchara 'Frosted Violet'	Coral Bells	2 pt	Well rooted in pot; good color
	HFH	21	Hosta fortunei 'Hyacinthina'	Hosta	2 pt	Well rooted in pot; good color
	HDM	13	Hosta 'Dance With Me'	Hosta	1 gal.	Well rooted in pot; good color
	HGC	48	Hosta 'Guacamole'	Hosta	1 gal.	Well rooted in pot; good color
	HPG	28	Hosta 'Paul's Glory'	Hosta	2 pt	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	11	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
	IVR	11	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
	KOF	2	Kalmia latifolia 'Olympic Fire'	Olympic Fire Mountain Laurel	18"-24" ht.	Dense form; good color; well rooted
	LBM	28	Liquiaria cantata 'Britt Marie Crawford'	Liquiaria	1 gal.	Well rooted in pot; good color
	PCH	178	Pachysandra terminalis 'Green Sheen'	Japanese Spurge	1 pt.	Full in pot; good color
	PHM	21	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	1 gal.	Full in pot; good color
	PAH	23	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	1 gal.	Full in pot; good color
	RGF	15	Rhododendron 'Girard's Fuschia'	Girard's Fuschia Azalea	3 gal.	Full in pot; good color
	RHO	12	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	21	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	18 - 24" ht.	Dense branching; well rooted, self supporting stems

NO.	DATE	DESCRIPTION	BY
1	7/23/15	REVISED PERMIT SUBMISSION	JLG

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DRAWN BY: DSW
CHECKED BY: JLG
PROJECT: 21504.08

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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

ROOM MATRIX

	KING	KING SOFA	KING STUDIO	QN. QN.	ACC. KING	ACC. KING SOFA	ACC. KING STUDIO	ACC. QN. QN.	TOTAL
FIRST FLOOR	-	-	5	-	-	-	1	-	6
SECOND FLOOR	4	4	7	7	-	1	-	-	23
THIRD FLOOR	4	4	6	12	-	-	-	1	27
FOURTH FLOOR	4	3	6	12	1	-	-	1	27
TOTAL	12	11	24	31	1	1	1	2	83

ROOM TYPE — **QTY** — **PCT**
KING — 13 (1 ACC) = 15.6%
KING SOFA — 12 (1 ACC) = 14.5%
KING STUDIO — 25 (1 ACC) = 30.1%
QUEEN/QUEEN — 33 (2 ACC) = 39.8%
TOTAL — 83 (5 ACC) =100.0%

GUESTROOM DATA
5 ACCESSIBLE GUESTROOMS (1 ROLL-IN SHOWER)

XX HEARING/VISUAL IMPAIRED GUESTROOMS (INCLUDING ACCESSIBLE GUESTROOMS)

XX CONNECTING DOORS (XX CONNECTING ROOMS)

PROTOTYPE DATA
THIS PROJECT IS BASED ON HAMPTON INN & SUITES PROTOTYPE DESIGN DRAWINGS VERSION 5.0 DATED JANUARY 2014.

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

DRAWING LIST:

ARCHITECTURAL:
A-101 FIRST FLOOR PLAN
A-102 SECOND FLOOR PLAN
A-103 THIRD AND FOURTH FLOOR ARCHITECTURAL PLANS

A-201 EXTERIOR ELEVATIONS
A-202 EXTERIOR ELEVATIONS
A-203 EXTERIOR RENDERINGS

ROOM TYPE LEGEND
BACK OF HOUSE
CIRCULATION
GUESTROOM
PUBLIC SPACE

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
Architects ■ Designers ■ Planners
12 Middle Street
Amherst, New Hampshire 03031
TEL 603 673 1991 FAX 603 672 1385
www.bmaworld.com

Seal:

NOT APPROVED FOR CONSTRUCTION

BMA COPYRIGHT:
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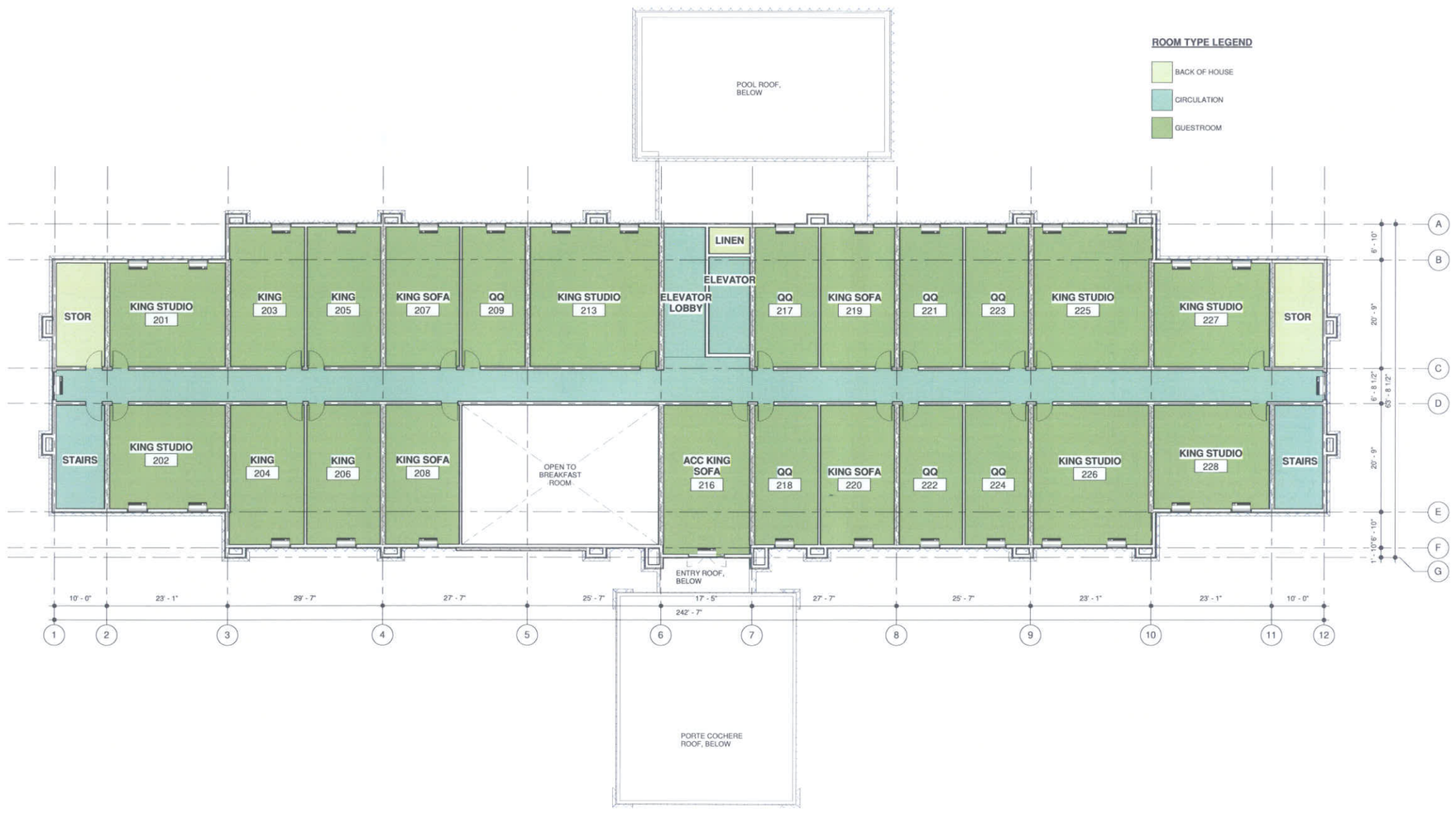
REVISIONS

Job Number:	2987
Drawn By:	Author
Checked By:	RKB
Phase:	PLANNING BOARD SUBMITTAL

Drawing Title:

FIRST FLOOR PLAN

SHEET NUMBER:
A-101
DATE: 23 JULY 2015



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

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REVISIONS

Job Number:	2987
Drawn By:	Author
Checked By:	RKB
Phase:	PLANNING BOARD SUBMITTAL

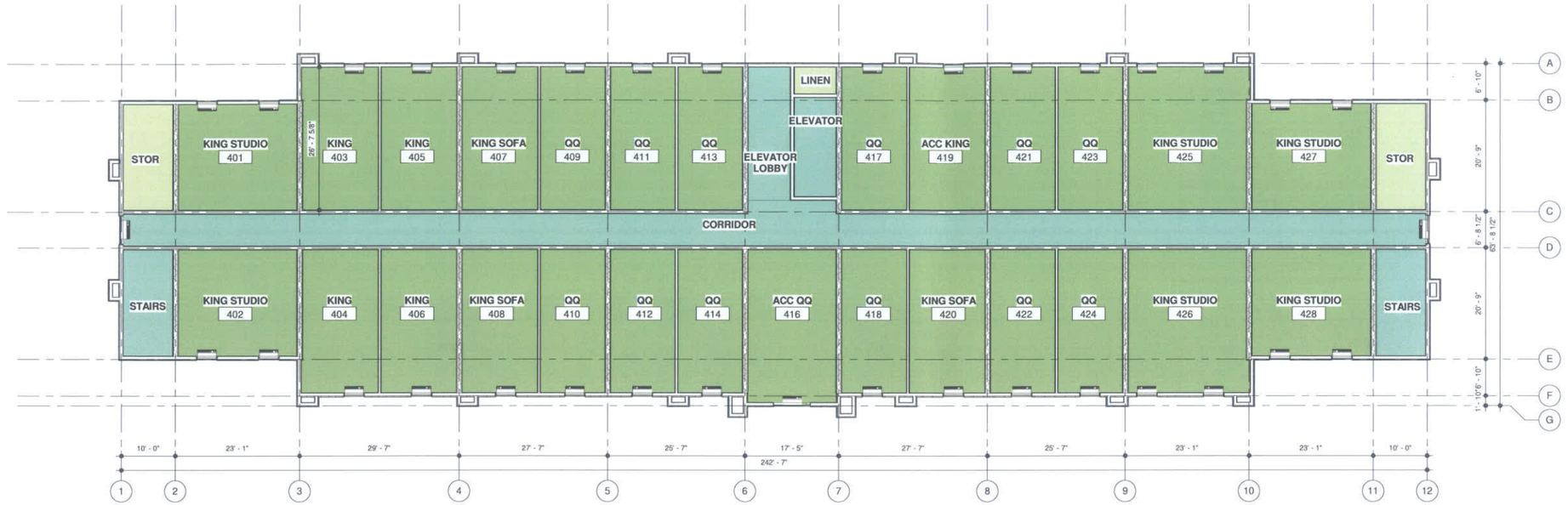
Drawing Title:

SECOND FLOOR PLAN

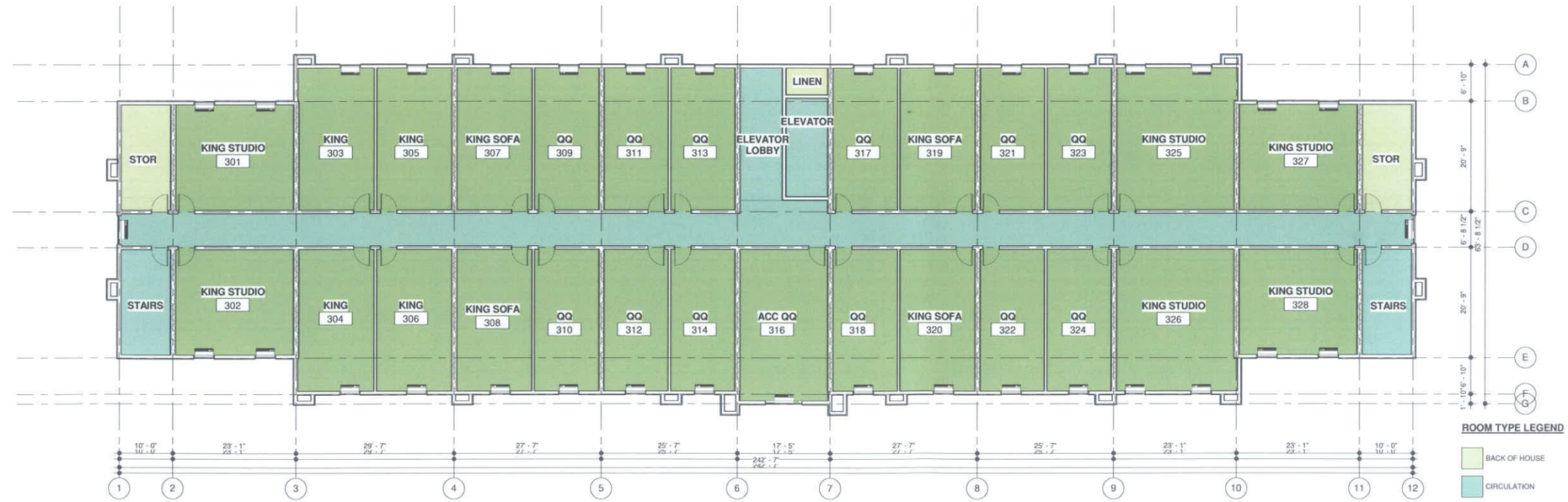
SHEET NUMBER:

A-102

DATE: 23 JULY 2015



C1 FOURTH FLOOR ARCHITECTURAL PLAN
3/32" = 1'-0"



ROOM TYPE LEGEND

- BACK OF HOUSE
- CIRCULATION
- GUESTROOM

A1 THIRD FLOOR ARCHITECTURAL PLAN
3/32" = 1'-0"

Project:

HAMPTON INN & SUITES
275 US ROUTE 1, KITTERY ME 03904

Project Owner:

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REVISIONS

Job Number:	2987
Drawn By:	Author
Checked By:	RKB
Phase:	PLANNING BOARD SUBMITTAL

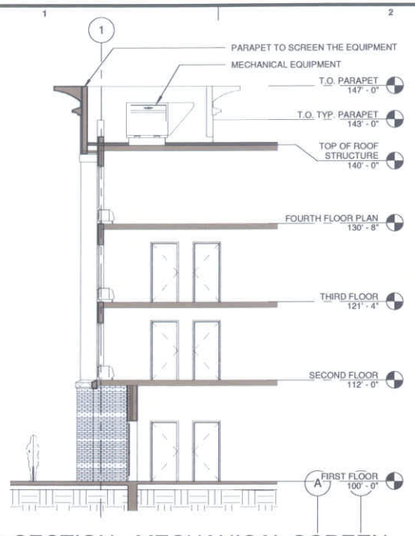
Drawing Title:

THIRD AND FOURTH FLOOR ARCHITECTURAL PLANS

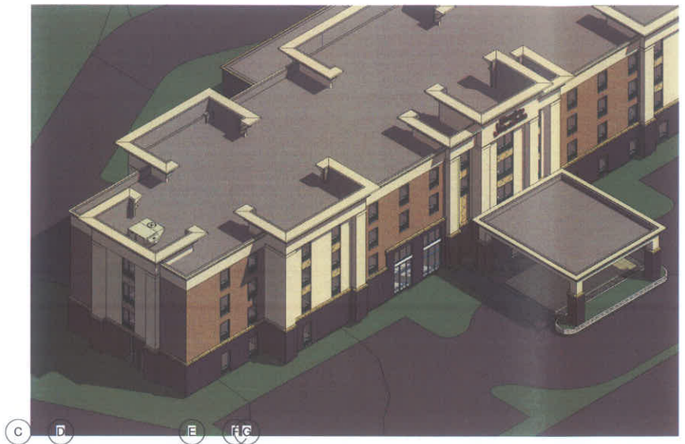
SHEET NUMBER:

A-103

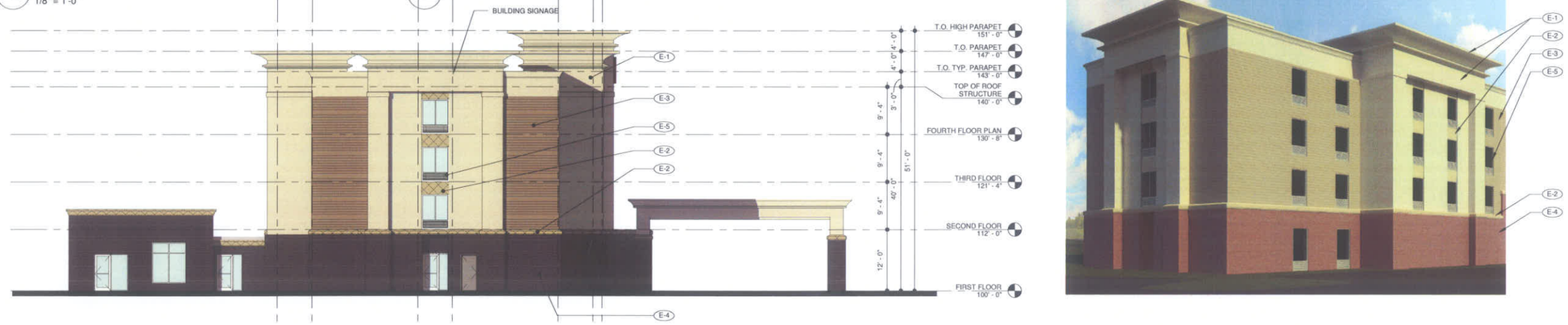
DATE: 23 JULY 2015



D1 SECTION - MECHANICAL SCREEN
1/8" = 1'-0"



D2 ISOMETIC - MECHANICAL SCREEN



C1 WEST ELEVATION
3/32" = 1'-0"

TOTAL 69.3 SF

E5 FRONT SIGNAGE
1/4" = 1'-0"

TOTAL 135.9 SF

D5 REAR SIGNAGE
1/4" = 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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REVISIONS

Job Number:	2987
Drawn By:	Author
Checked By:	RKB
Phase:	PLANNING BOARD SUBMITTAL

Drawing Title:

EXTERIOR ELEVATIONS

SHEET NUMBER:
A-201
DATE: 23 JULY 2015

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:

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REVISIONS

Job Number:	2987
Drawn By:	Author
Checked By:	RKB
Phase:	PLANNING BOARD SUBMITTAL

Drawing Title:

EXTERIOR ELEVATIONS

SHEET NUMBER:
A-202
DATE: 23 JULY 2015

Town of Kittery
Planning Board Meeting
August 20, 2015

Morgan Court Multi-Family Subdivision – Cluster Subdivision Final Plan Review
Action: approve or deny plan. Owner and applicant Peter J. Paul, Trustee of AMP Realty Holdings, LLC, requests consideration of plans to develop a multi-family residential cluster subdivision consisting of three duplexes and a triplex. The approximately 18-acre parcel is located on Tax Map 28, Lot 14 with frontage along Fernald Road and Route 236, in the Residential – Suburban (R-S) Zone with portions in the Commercial (C-2) Zone and Resource Protection Overlay (OZ-RP) Zone. Agent is Tom Harmon, Civil Consultants.

PROJECT TRACKING

REQ'D	ACTION	COMMENTS	STATUS
YES	Sketch Plan Review	Initiated July 11, 2013, Approved August 8, 2013	APPRVD
NO	Site Visit	Scheduled August 8, 2013; **another visit held 5/6/2015**	HELD
YES	Completeness/Acceptance	Scheduled for 10/10/2013; application re-accepted 4/9/2015	GRANTED
YES	Public Hearing	Scheduled for 11/14/2013; another scheduled for 5/14/2015	HELD
YES	Preliminary Review and Approval	Started at 11/14/2013, scheduled for 5/14/2015	GRANTED
YES	Final Plan Review and Approval	Scheduled for 8/20/2015	PENDING
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.			

Overview

The proposed cluster subdivision is located off Fernald Road and behind the commercial lots along Route 236. The Board first reviewed this project as a Sketch Plan and approved the concept at their August 8, 2013 meeting. Subsequent to this the Board accepted and held a public hearing for a preliminary plan application in late 2013. Due to pending changes to the Code the applicant waited before coming back to the Board and late last year the Board accepted again the plan application and scheduled a public hearing.

The applicant received preliminary approval at the May 14 meeting (minutes attached). The Applicant has submitted revised final plans. Town's Peer Review Engineer, CMA, has prepared a review of the current plan application attached for your reference and consideration.

Staff Review

The applicant has largely addressed staff and CMA's comments. Staff has the following comments:

1) Open Space.
The Subdivision Plan (S-1) has been revised to include four distinct and mostly contiguous areas that are defined by metes and bounds. These areas consist of two "common" open spaces and two "reserved" open spaces. The latter includes the requested 50-foot wide no cut/no disturb buffer along the land trust property to the south.

In lieu of a management plan for the reserved open space the applicant has proposed a policy of no disturbance that is identified on the plan and draft Declaration of Covenants and Restrictions. Staff suggest minor changes to both of these references to reflect the objective of no disturbance. This includes clarifying the policy consists of no cutting of vegetation and no alteration of land. See condition of approval #7 & 10 (item 8) f and g below)

2) Exterior Lighting.
A note on Sheet C-5 should be added to ensure that all proposed lighting must conform to 16.8.24 and demonstrated with the submittal of specifications prior to the issuance of a building permit. See condition of approval #9.

3) Cul-de-sac Planting.
16.8.4.7.A requires that where a cul-de-sac is constructed in a wooded area a stand of trees must be maintained. In this particular circumstance the location of the proposed cul-de-sac was previously cleared and it appears there is little tree canopy remaining. This together with the site grading design makes meeting this standard not possible. The desire to use this vicinity as a lawn area has been expressed to staff. The planting proposed on Sheet C3 submitted on 7/27 appears to be reasonable.

4) On-street parking along Fernald Road.
Given the proximity of the development to the Remick Preserve, abutting land trust property to the south, Staff suggests that on-street parking in the vicinity of the Trust's entrance to the preserve be constructed. This would help mitigate potential issues with visitors parking on the private Ashely Morgan Way.

Staff suggested to the applicant's agent that the construction of three on-street parking spaces on Fernald Road would not be a technical burden given the scope of the street construction included in the project. Subsequent to the applicant's 7/27 submittal Staff met with the Agent on site and discussed the logistics and the location of the parking, who mistakenly thought the suggestion was for the proposed street. Staff recommends that the Board require the applicant to construct three paved on-street parking spaces in the vicinity of the Kittery Land Trust's easement. See condition of approval #5.

5) Homeowners Association Legal Documents.
Considering recent past cluster subdivisions where the Board was interested in having the Town Attorney review homeowners documents staff suggested to the applicant that this review take place prior to the Planning Board meeting for final plan review. Drafts were provided for staff's and Town Attorney's review. Attached is a revised draft of the Declaration of Covenants and Restrictions with suggested changes. Suggestions for the draft by-laws are two minor additions: a) Section 6 of Article II Definitions. The section should read: "Common Area" shall mean all real property (including the improvements thereon) owned by the Association and shown on the Plan for the common use and enjoyment of the owners as allowed under the Declaration; and b) Section 7 of Article III. Following the first sentence it should read: Fees assessed shall also be used for managing the disposal of solid waste. See condition of approval #7.

6) MS-4 stormwater requirements.
The site is located in the Town's MS-4 regulated area. Staff has attached a maintenance agreement and a annual certification form for the applicant to use in order to comply with the MS-4 regulations. See condition of approval #4.

7) Easements.
Drafts of all proposed easements should be prepared and provided to staff prior to the issuance of a building permit. The utility easement that is needed for the connection to the water main is shown on the

plan (S1), however, the easement required for a shared driveway proposed for lots 1 and 2 is not shown. The final subdivision plan needs to be revised to reflect this. See condition of approval #8.

8) General Plan revisions (see condition #10).
a. Dimensional Standards Modifications need to be more clearly stated on Subdivision Plan (S1). Revise plan to include the term 'Dimensional Standards Modifications' to the Zoning Information, note 4. In addition, 'Maximum Building Coverage' needs to be revised to reflect the greater than 20% coverage the proposed multifamily buildings will incur on the proposed lots. The minimum 7,739 s.f. listed needs to be revised to match 7,906 s.f. (Lot 4). Front yards are not delineated on the plan for the proposed lots. Side/rear yards are not addressed in the Zoning Information and are not shown on the plan. Though it is indicated that there is no front yard a distance is specified to be maintained from the street shoulder's edge. This distance needs to be identified and projected on the plan as a front yard. In the same manner the side/rear yards need to be determined and shown on the plan.

b. Conditions of Approval need to be shown on the Subdivision Plan. Revise plan note 7 on Sheet S1 to reflect this and adjust layout of text and plan features to provide space for including the conditions of approval. Note should read as follows: *Sheets C1 – C-7 and R1 –R3 provide other requirements and details the development is subject to as part of the Planning Board approval and are on record at the Kittery Town office.*

c. Sheet C3 should be revised to include the yard setbacks referenced in (a) above, along with a legend..

d. Sheet C3 should be revised to include a 'Dead End' sign along with the 'Stop' sign that is proposed.

e. To comply with 16.8.11.7.B Sheet S1 Plan note 6 should read: *The open space must not be used for future building lots and a part or all of the open space may be dedicated for acceptance by the Town.*

f. "Open space reserved" and "open space common" should be revised to read 'Reserved Open Space' and 'Common Open Space'. All final plans and legal documents should reflect this change.

g. Revise plan note 5 on sheet S1 to read as follows: The reserved open space is to be managed as a no-cut/no-disturb area. No disturbance markers to be installed along the ~~interior~~ boundary of the reserved open space ~~reserved area~~ as shown hereon.

h. Clarification should be made regarding the number of bedrooms allowed for each unit since the vary. Per the submitted HHE-200 application Lot 1 and 2 are allowed 3-bedroom units and Lot 3 and 4 are only allowed 2 bedroom units. A plan note or revised notation associated with the proposed lots on sheet S1 should reflect this.

Board Action

After review of the information provided, brief presentation by the applicant's agent, and with consideration of comments by Staff and CMA's peer review, Staff recommends that the Board grant conditional final plan approval.

Move to grant conditional approval for the Final Subdivision Plan application, Morgan Court A Multifamily Residential Cluster Development, located at Fernald Road in the vicinity of Route 236 (Tax Map 28 Lot 14) in the Residential Suburban zone with portions of the site in the C-2 and Shoreland Overlay zones, for owner/applicant AMP Realty Holdings, LLC.

KITTERY PLANNING BOARD
FINDINGS OF FACT **UNAPPROVED**
For
"Morgan Court" Cluster Residential Subdivision Review

{As presented in the plan review notes dated 8/20/2015 and amended by the Board}
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: AMP Realty Holdings, LLC, owner and applicant requested approval for a cluster residential subdivision consisting of four lots with three duplexes and one triplex at Fernald Road and Route 236 on 17.97 acres (Tax Map 28, Lot 14) in the Residential – Surburban (R-S), Commercial -2 (C-2), and Resource Protection Overlay (OZ-RP) Zones,

Hereinafter the "Development,"

And pursuant to the Plan Review meetings conducted by the Planning Board as noted ;*{in the Plan Review Notes prepared for 8/20/2015}*

Sketch Plan Review	Approved	8/8/2013
Site Visit	Held	8/8/2013
Preliminary Plan Review	Held, Accepted	10/10/2013
Public Hearing	Held	11/14/2013
Preliminary Plan Review	Held, Continued…	11/14/2013

Note: The original plan application was continued not to exceed 90 days from 11/14/2013. More than 90 days passed without further submissions or review; The plan was resubmitted and accepted by the Board and preliminary review began again in 2015.

Preliminary Plan Review	Held, Accepted	4/9/2015
Site Walk	Held	5/6/2015
Public Hearing	Held	5/14/2015
Preliminary Plan Review	Held, approved with conditions	5/14/2015
Final Plan Review		8/20/2015

And pursuant to the application, plans and other documents considered to be a part of the approval by the Planning Board in this finding consist of the following ;*{ as noted in the Plan Review Notes prepared for 8/20/2015}* (hereinafter the "Plan"):

1. Cluster Development Plan Review Application, March 26, 2015
2. Stormwater Management Plan, June 2015
3. B1 – Boundary and Existing Conditions, April 8, 2013
4. S1 – Final Subdivision Plan Clustered Multifamily Development, September 12, 2013 rev 6/22/15
5. C1 – Existing Conditions Plan, September 12, 2013 rev 6/22/15
6. C2 – Overall Multifamily Site Plan, September 12, 2013 rev 6/22/15
7. C3 – Layout & Landscape Plan, September 12, 2013 rev 7/24/15

8. C4 – Erosion Control Plan, September 12, 2013 rev 6/22/15
9. C5 – Utility Plan, September 12, 2013 rev 6/22/15
10. C6 – Grading & Drainage Plan, September 12, 2013 rev 6/22/15
11. C7 – Sections, September 12, 2013 rev 6/22/15
12. R1 – Roadway Plan and Profile, September 12, 2013 rev 6/22/15
13. R2 – Construction Details, September 12, 2013 rev 6/22/15
14. R3 – Maintenance Notes, September 12, 2013 rev 6/22/15

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 Planning Board must be based upon findings of fact which certify or waive compliance with all the required standards of this Code, and which certify the development meets 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.
Findings: The site consists of 17.97 acres, predominantly in the Residential – Suburban Zone with a small portion in the Commercial – 2 Zone. A cluster residential development is a permitted use in the Suburban Zone. The proposal is three duplexes and one triplex on four lots. These four lots total 35,210 square feet. A total of 709, 299 square feet (including both common reserved open space) is proposed. The state's minimum lot size law (12 MRSA § 4807) requires a minimum 20,000 s.f. lot size per 300 gallons per day with a portion of the lot area allowed to be reserved in open space. A total of 90.6% of the parcel is reserved in open space which accommodates lot size requirements. Conclusions: The proposed development conforms to local ordinances.
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.
Findings: Wetlands have been identified and shown all applicable plans. Conclusions: The requirement appears to be met
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.
Findings: A stream has been identified and shown all applicable plans. Conclusions: The requirement appears to be met
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.

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.
Findings: The site will be serviced by public water via an easement across abutting commercial lots on Route 236. . Kittery Water District has found there is sufficient capacity for the proposed development. Conclusions: The requirement appears to be 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.
Findings: The proposal is three duplexes and one triplex on four lots. These four lots total 35,210 square feet. A total of 709, 299 square feet (including both common reserved open space) is proposed. The state's minimum lot size law (12 MRSA § 4807) requires a minimum 20,000 s.f. lot size per 300 gallons per day (gpd) with a portion of the lot area allowed to be reserved in open space. Multifamily units are calculated with 120 gpd per bedroom. 22 bedrooms proposed in submitted HHE-200 application requires 176,000 s.f. in lot size, and in this instance 140,790 s.f. must be reserved in open space. Conclusions: A total 709,299 s.f. is reserved in open space which accommodates the lot size requirement whereby the requirement appears to be met.
Vote of __ in favor __ against __ abstaining
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.
Findings: Applicant states the Homeowners Association will contract for solid waste pick-up. Conclusions: With the inclusion of condition # ___, the requirement appears to be 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.
Findings: The proposed development is outside required setbacks and does not adversely affect the adjacent wetlands and stream Conclusions: The requirement appears to be met
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.
Findings: The proposed development adheres to the state plumbing code and MDEP BMPs for erosion control that pertain to sewage disposal and stormwater management. Conclusions: The requirement appears to be met

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.
Findings: A portion of the site is located within the 100 year flood plain, however, the proposed development is located at a considerable distance from the flood boundary and the basement floor elevations for the proposed buildings are 10 feet plus above the approximate flood elevation. Conclusions: The requirement appears to be met
Vote of __ in favor __ against __ abstaining
K. Stormwater Managed.
The proposed development will provide for adequate stormwater management.
Findings: The applicant has provided a stormwater management plan resulting in adequate stormwater management. This consists of combining a closed drainage system comprised of catch basins and closed piping with roadside swales and level spreader outlets to restore sheet flow. The applicant is also submitting a Permit By Rule to Maine Department of Environmental Services. Conclusions:The requirement appears to be 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.
Findings: The site is stabilized both during and after construction using MDEP best management practices. Conclusions: The requirement appears to be met.
Vote of __ in favor __ against __ abstaining
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.*
Findings: It is not anticipated the proposed development's increase in vehicle trips to Fernald Road/Rt. 236 will have an adverse impact and the site design allows for safe and adequate circulation with consideration of condition #7. Conclusions: The requirement appears to be 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: *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.*
Findings: The proposed development adheres to the state plumbing code and MDEP BMPs for erosion control that pertain to sewage disposal and stormwater management. Hazardous materials do not pertain to the proposed development. Conclusions: The requirement appears to be 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.
Findings: Maine Historic Preservation Commission and the Maine Department of Inland Fish and Wildlife has no objection the proposed development nor is the site designated as a scenic resource. Potential impacts to the adjacent Remick Preserve are minimized and mitigated through, proposed signage, a no-cut/no-disturb buffer and on-street parking in condition #5 Conclusions: The requirement appears to be 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.
Findings: Per 16.8.11.8 Pre-Development Requirements and 16.10.8.2.2 Performance Guaranty Conditions, the applicant is required to file with the Town a performance guaranty and inspection escrow for improvements that will be utilized in common use or by the general public. Conclusions: The requirement appears to be 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 that 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:

1. 16.10.5.2.B.2 Plan Scale (s)
2. 16.10.5.2.C.6 Erosion and Sedimentation Control Plan Reviewed by York County Soil and Water Conservation District or Town's Engineering Consultant

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. Per Title 16.8.8.2 Post Construction Stormwater Management and the MDEP General Permit for Small MS-4 the applicant and/or the Homeowners Association is responsible for the establishment and execution of: a) Maintenance Agreement for Stormwater Management Facilities; and b) Annual Stormwater Management Facilities Certification.
5. The construction of three paved on-street parking spaces with associated drainage measures in the vicinity of the Kittery Land Trust's easement on Fernald Road to the satisfaction of Staff and Commissioner of Public Works.
6. All Notices to Applicant contained in the Findings of Fact (dated: August 20, 2015).

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

7. Revise draft Homeowners Association by-laws and declarations as recommended by Staff and the Town Attorney and as presented at the 8/20/15 meeting.
8. Prepare draft proposed easements and submit to staff prior to the issuance of a building permit. Revise final plan to show an easement for the shared driveway proposed for lots 1 and 2.
9. Add a plan note on Sheet C-5 that reads: *All proposed lighting must conform to 16.8.24 and conformance demonstrated with the submittal of lighting specifications prior to the issuance of a building permit.*
10. Incorporate any plan revisions on the final plan as recommended by Planning Board, and outlined in item 8 in the 8/20/15 Plan Review Notes, and submit for Staff review prior to presentation on 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.

6. Where required the applicant must provide to the Town a performance guaranty and an inspection escrow to cover the construction of all improvements that will be utilized in common use or by the general public.

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 August 20, 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.

TOWN OF KITTERY, MAINE **APPROVED**
PLANNING BOARD MEETING **May 14, 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
Members absent: None
Staff present: Chris Di Matteo, Town Planner; Elena Piekut, Assistant Town Planner

Pledge of Allegiance

Minutes: April 23, 2015
Mr. Alesse and Ms. Kalmar requested amendments.
Ms. Kalmar moved to approve the minutes of April 23, 2015 as amended.
Ms. Davis seconded.
Motion carried: 6-0-0

Ms. Kalmar moved to approve the minutes of May 6, 2015 site walks for 100 Pepperrell Road and Fernald Road.
Mr. Lincoln seconded.
Motion carried: 6-0-0

Public Comment: Ms. Grinnell opened the public comment period and, hearing none, closed it.

ITEM 1 – Bartlett Hill Multifamily Cluster Subdivision – Subdivision Preliminary Plan Review
Action: hold a public hearing, grant or deny preliminary plan approval. Owner and applicant Peter J. Paul, Trustee of AMP Realty Holdings, LLC, requests approval of plans to develop a multi-family residential cluster subdivision. The approximately 18-acre parcel is located on portion of Tax Map 28, Lot 14 with frontage along Fernald Road and Route 236, in the Residential – Suburban (R-S) Zone with portions in the Commercial (C-2) Zone and Resource Protection Overlay (OZ-RP) Zone. Agent is Tom Harmon, Civil Consultants.

Mr. Harmon provided an overview of the project. They have added a stamped detail of the retaining wall as requested.
Mr. Alesse asked that he address staff recommendations.
Mr. Harmon said they still need to define reserve open space areas and a management plan, and will provide the septic design, maintenance plan, and homeowners' association documents at the final review stage.
Mr. Di Matteo added that the Fire Chief still wants to see a name other than Bartlett Hill to avoid confusion. He also reported that the Police Chief supports the waiver of sidewalks if the shoulders are wide enough for safe walking and to provide for sidewalks in the future if needed.
Mr. Harmon noted that the right-of-way is wide enough to accommodate sidewalks in the future.
Mr. Di Matteo addressed other outstanding items in the staff notes, including:

- That open space should be one lot and have a management plan
- Note five, asking for a 50-foot no-cut, no-disturb buffer to the Kittery Land Trust property
- Note six, regarding management for cottontail rabbit habitat
- Note eight, regarding plan notes
- How scantic soils are deducted in calculating land suitable for development
- The Board has also received more information from the soil scientist on classification

Ms. Davis asked why there is no longer a burden on the property next door for stormwater management and Mr. Harmon explained that the same Maine DEP criteria no longer apply now that the lots are divided and smaller.
Ms. Kalmar noted that the Kittery Land Trust asked at the first public hearing that the applicant ensure there is only one point of access from the development to the Remick Preserve next door.
Mr. Harmon said that the owner wishes to have no access and that this concern will be handled through homeowners' documents.
Ms. Kalmar asked that the Board receive assurance of a solution.

Chair Grinnell opened the public hearing for comment and, hearing none, closed it.

Ms. Kalmar moved to grant conditional approval for the preliminary plan subdivision application for the Preliminary Plan Subdivision application, Bartlett Hill A Multifamily Residential Cluster Development, located at Fernald Road in the vicinity of Route 236 (Tax Map 28 Lot 14) in the Residential – Suburban Zone with portions of the site in the C-2 and Shoreland Overlay Zones, for owner/applicant AMP Realty Holdings, LLC. Conditions include: to revise the plan to reflect the staff and peer-review comments prior to preparing and submitting the final plan application.
Mr. Alesse seconded.
Ms. Davis reminded the applicant that the plan should be described as a subdivision plan.
Motion carried 6-0-0.

ITEM 2 – 100 Pepperrell Road – Shoreland Development Plan Review
Action: hold a public hearing, approve or deny development plan. Owners and applicants Jonathan King and James W. Stott are requesting approval of plans to remove the 20th-century additions to the John Bray house an connect new construction consisting of a main dwelling wing with attached garage, a guest wing, a summer house and a deck and pool. 100 Pepperrell Road is located at Tax Map 27, Lot 45 in the Kittery Point Village (R-KPV) and Shoreland Overlay (OZ-SL-250') Zones. Agents are Simon Jacobsen and Mark Johnson, Jacobsen Architecture, LLC.

Mr. Jacobsen provided a brief overview of the project.
Chair Grinnell explained that the Planning Board held a site walk on May 6, and that while there were no stakes in the ground as expected, those stakes would have been for clarity for the Board. She read a letter from the Architects inviting neighbors to a site walk on May 13 which the Planning Board did not attend, where stakes had been put in place. Ms. Grinnell also provided a list of 16 people who had provided letters of support for the project in recent days:

1. MJ Blanchette and Brian Cox
2. Linda and Denis Forster
3. Nancy McNally
4. Lisa Wilcott
5. Hannah Leifheit-Smith
6. Mark Steffen and Randy Price
7. Cathy and Steve Barnhorst
8. Elisabeth Scholes and W. Garrett Scholes
9. Jeanne Pryll
10. Martha Petersen
11. Susan Cunningham
12. Edward Colleran
13. Kristin and Ken Fellows
14. Constance Lamprell and Katharine Lamprell Pounds

DECLARATION OF COVENANTS

AND RESTRICTIONS

FOR

MORGAN COURT, A MULTIFAMILY RESIDENTIAL CLUSTER

SUBDIVISION

{With staff suggestions}

This Declaration of Covenants and Restrictions is made by AMP Realty Holdings, LLC with principal place of business at 291 H. L. Dow Highway Eliot, ME, herein "Developer", being the current owner of the real property which is the subject of these protective covenants. The property which is the subject of these covenants, conditions and restrictions is situated off Fernald Road (Ashley Morgan Way), Kittery, Maine and more particularly described in Exhibit A attached hereto and made a part hereof. The Developer does hereby adopt the following Protective Covenants, Restrictions and Conditions that are specifically applicable to lots 1 - 4 (herein the "lots" or a "lot") within the Morgan Court Subdivision (herein the "Subdivision" or the "Development"), the approved subdivision plan for which is entitled "Morgan Court, A Multifamily Residential Cluster Subdivision, Land of AMP Realty Holdings, LLC US Route 236 Kittery Maine, Prepared for Peter J. Paul, mailing address 291 Harold L. Dow Highway, Eliot, Maine 03903" and is recorded in the York County Registry of Deeds at Plan Book _ , Page _ (herein the "Plan"). As used herein, the term "Owner" means the owner or owners of the fee simple title to a lot.

This Declaration is made for the purposes of ensuring the most appropriate development of the lots; to protect owners of the lots against the improper use of lots so as to preserve the value of their property; to preserve, so far as practicable, the natural beauty of the Subdivision; to maintain the quality of downstream water bodies, receiving storm water runoff from the development, to guard against the erection of poorly designed or proportioned dwellings and structures built of unsuitable or improper materials; to protect existing wooded buffers around wetlands in the development; to obtain harmonious color schemes; and, in general, to provide adequately for a predictable quality of improvement within the development and its surroundings and thereby to increase the value of investments made in homes within the Development.

1) Owners' Association: Prior to the sale of any of the lots of said Subdivision, there shall be established an owners' association in the form of a non-profit corporation designated as Morgan Court Homeowners Association, herein "Association". Said Association shall be governed in accordance with the bylaws annexed hereto. Membership in said Association shall be mandatory for all owners of the lots within said Subdivision.

2a) Deed Restrictions: Buffer areas are to be included in open space for the benefit of all owners in the Subdivision. These areas and buffers are depicted on the Plan as Reserve Open Space 1, Reserve Open Space 2, and Common Open Space. The maintenance of these buffers shall be in accordance with Town of Kittery Land Use and

Development Code (the "Ordinance") and any regulations. Until such time as the Kittery Planning Board approves a revision to the approved subdivision, all Reserve Open Space shall be managed with a policy of no disturbance. ~~as "no disturbance" as defined in the Ordinance.~~ This includes no cutting of vegetation and altering of the land. The management of said common areas, and buffers shall be further subject to the bylaws of the Association. The Association shall also post and maintain signage of the buffer areas, as depicted on the Subdivision drawings to eliminate cutting of vegetation by contractors or lot owners. Said Association shall levy an annual fee on the owner of each lot in said Subdivision sufficient to cover the costs associated with the maintenance of those buffers, and common areas owned and managed by the Association and any municipal assessments levied in connection therewith. The obligation to pay said fee, as adjusted from time to time by said Association as provided in said bylaws, together with interest, costs and reasonable attorney's fees, shall run with the lots and shall constitute a lien thereon enforceable by said Association by any process available in law or equity on the Owner of each such lot. Each such fee, together with interest, costs and reasonable attorney's fees shall also be the personal obligation of the person who was the owner of such property at the time when the assessment or fee fell due. In the event the Association fails to perform any of the duties set forth above, causing an adverse impact on other public services or areas outside the Subdivision, the Association shall be financially responsible to the Town of Kittery for the cost of repairing, abating, or preventing the continuation of such an adverse impact.

2b) Declaration of Covenants And Restrictions

See Attachments ***{ No attachments? Delete?}***

3) Easement Areas: The Developer reserves, restricts and otherwise prohibits any lot owner from providing any easement, access to, connection with, or other method of tie-in to, under, or within their lot to any land outside the Subdivision.

4) Land Use and Structure Type; Zoning and Land Use Laws: Only one single-family shall occupy any designated unit and, except as hereinafter provided, only single family residential use shall be allowed in that unit. Business and commercial enterprises shall not be conducted from any unit. No building or other structure of any nature or description or any part thereof shall be erected or maintained on a lot outside the applicable building envelopes as shown on the Plan, and all siting, construction, excavation, sewage disposal and water supply and storm water drainage must otherwise be in compliance with Town of Kittery Ordinances and all applicable local, federal and state laws, codes, ordinances and regulations. In addition to the foregoing, each lot shall be and hereby is made subject to all applicable "Notes" and other matters as shown on the Plan.

Prior to seeking construction approval from Developer, each owner shall submit plans, including building plans, specifications and plot plan showing the precise location of all improvements. Plans shall also specify the nature, kind, shape, height, orientation,

color, composition and material for all such improvements as well as showing finish grade elevations in relation to existing elevations. The plans shall further include a general plan of landscaping, fencing, and any related grading. All plans must be agreed upon and approved by the Developer and owner prior to commencement of construction.

No dwelling, building, structure, alteration, addition or improvement of any sort, other than interior alterations not affecting the external appearance of the dwelling, building or structure, shall be placed, erected or constructed upon any lot until such plans shall have been approved in writing by the Developer, which plans the Developer shall have the absolute right to approve or disapprove. Notwithstanding the foregoing, Developer shall have no liability or responsibility for the enforcement of the within covenants and restrictions nor for the exercise of its discretion in approving or in disapproving any plans submitted as a consequence hereof.

5) Kittery Land Trust: There is to be no access from the development to the abutting land trust property located to the southerly boundary of the subdivision except along Fernald Road where an easement exists. Signs in the vicinity of the access to the septic field and in the area of the septic field itself shall be installed and maintained by the Association and/or Developer that conveys this restriction.

6) Open Fires: No open fires shall be permitted, except as allowed by Town ordinance.

7) Signs: No sign shall be displayed for the public view on any lot except one sign of not more than 6" in width and 24" in length denoting the lot owner's name and address, and wetland and open space buffer signs and signs related to limiting access to the Kittery Land Trust property as posted and maintained by the Association. Temporary real estate agency signs indicating a dwelling for sale shall be permitted. This restriction shall not apply to any sign erected by Developer at the entrance or within the Subdivision.

9) Animals: No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except domestic household pets, which shall be maintained and cared for in accordance with Town Ordinances. All dogs shall be leashed when outside the boundary of an owner's lot.

10) Garbage and Refuse Disposal: All lots shall be kept free of accumulation of trash and rubbish. Trash, garbage or other waste shall be kept in sanitary containers and shall not be stored on any lot for more than two weeks, including any period of construction.

11) Vehicles: No unregistered vehicles, junk cars or trucks or parts thereof, shall be permitted on any lot unless garaged. Motorized vehicles of all types shall be only operated on Ashley Morgan Way and the driveways connecting to unit garages.

12) Prohibited Uses: No hunting or trapping is allowed on any lot or other portion of the Subdivision.

13) Lot Grading: Lot grades shall not be changed in such a way as to divert the natural flow of water onto adjoining lots or the Subdivision streets or rights of way, if any.

14) Driveway Construction: All driveways, dwellings or other structures built on a lot shall be constructed to provide for proper water runoff and to prevent the formation of any unnatural accumulation or discharge of water and/or ice on to any other lot, except for such approved drainage as may be shown on the Plan or approved in writing by Developer. An owner may be required by Developer to create swales on the owner's lot to prevent water runoff onto any abutting lot or street. Driveways shall be constructed within the areas designated on the Final Subdivision Plan, approved by the Town of Kittery.

15) Building Exterior: No dwelling or structure shall be left with an unfinished exterior. The exterior of every structure on the lot shall be kept in a proper state of repair and maintenance.

16) Property Maintenance: Each lot owner shall maintain in good order their lot and all structures and landscaping thereon.

17) Construction Completion: Construction of a dwelling or any other approved structure on a lot, including finished landscaping, shall be completed within twelve months from the commencement of said construction. "Commencement" shall be the date on which a building permit is issued by the Town of Kittery for the construction of a dwelling on a lot.

18) Enforcement: Proceedings may be maintained irrespective of the waiver of any prior violation or attempt by the same or other owners, and the failure to enforce on any one occasion shall in no event be deemed to be a waiver of the right to do so thereafter as to the original breach or as to any breach subsequent thereto. The violation or attempted violations of any covenant or restriction in this Declaration is hereby declared a nuisance, which may be remedied by any appropriate legal proceeding. If any owner shall attempt to violate, shall violate or shall permit on his lot any violation of any of the covenants, restrictions or reservations described herein, the Developer, the Association or another lot owner may commence proceedings at law or in equity to recover damages or other awards for such attempts, violations or permitting of the same, or to enjoin the furtherance or continuation of such attempt or violations, or both. A lot owner who is found by a court of competent jurisdiction to have violated the terms of this Declaration shall pay all reasonable costs, including attorney's fees, incurred by the Developer, the Association or another lot owner in the enforcement of this Declaration.

19) Severability: Invalidation of any covenant by court order or judgment shall not affect any of the other covenants or provisions herein all of which shall remain in full

force and effect.

20) Notice of Restrictions and Covenants: A copy of these Protective Covenants shall be recorded in the York County Registry of Deeds.

21) Term: These covenants shall run with the land and shall ~~be for the benefit of~~ apply to lots 1 thru 4 as shown on the Plan and shall be binding on said lots and purchasers of said lots for a period of twenty (20) years from the date of this Declaration. This Declaration shall automatically extend for successive periods of twenty (20) years unless an instrument signed by three-fourths (3/4) of the owners of said lots has been recorded agreeing to change this Declaration in whole or in part. Failure to specifically refer to and/or incorporate these Protective Covenants in deeds to the lots shall not in any manner affect the validity and effectiveness of these restrictions upon any such lot. The aforementioned term does not include any restrictions and/or obligations that are included as part of the Planning Board approved subdivision or are required by local, state and federal regulations.

22) Developer's Reserved Rights: The Developer reserves the right until the construction, marketing and sale of all lots is completed to do or accomplish any of the matters set forth below in paragraphs (a) through (d):

(a) Change the size, number and location of lots and other improvements, and the size, layout, and location of any lot for which a purchase and sale agreement has not been executed by the Developer or with respect to which the purchaser is in default. The change or changes shall be effective upon the recording of an amendment to this Declaration and/or the ~~filing~~ recording of a planning board approved modified Subdivision plan indicating the changes made. Such changes may include elimination or relocation of lots.
(b) Locate on the Property, even though not depicted on the Plan, and grant and reserve easements and rights of way for the installation, maintenance, repair, replacement and inspection of, utility lines, wires, pipes, conduits, and facilities, including, but not limited to, water, electric, telephone and fuel oil and sewer.
(c) Connect with and make use of utility lines, wires, pipes and conduits located on the property for construction and sales purposes.
(d) Use the roads for ingress and egress and for the storage of construction materials and equipment used in the completion of the lots.

IN WITNESS WHEREOF, AMP REALTY HOLDINGS, LLC has caused this instrument to be executed by its duly authorized Members this____day of , 2015.

AMP REALTY HOLDINGS, LLC

_____

Witness By:

_____

Witness By:

STATE OF MAINE
YORK, SS. _____, 2015

Personally appeared before me the above-named_____, in said capacity as_____LLC and acknowledged the foregoing instrument to be their free act and deed, in their said capacity, and the free act and deed of said corporation.

_____

Notary Public's Name:
My commission expires:

J:\aaa\2012\1219800\Homeowners Association\20150618-DeclarationofCovenants DKB rev07082015 black (2).doc

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

Phone: 603/431-6196
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CMA
ENGINEERS

July 2, 2015

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

RE: Town of Kittery, Planning Board Services
Morgan Court Subdivision Final Review #1
Route 236 and Fernald Road, Tax Map 28, Lot 14
CMA #591.75

Dear Chris:

CMA Engineers has reviewed the final subdivision proposal for the Morgan Court Multi-Family Residential Cluster Subdivision on Fernald Road (under our Assignment #75). The project was reviewed in July 2013 as a sketch plan application concurrently with the preliminary subdivision application for the adjacent two lot subdivision on Route 236 in the commercial C-2 zone and reviewed three times as a freestanding subdivision in October 2013 and April 2015 (previously known as Bartlett Hill Road).

We have reviewed the following information:

1) Letter and supporting information dated June 23, 2015.

2) Morgan Court, A Multifamily Residential Cluster Subdivision, US Route 236, Kittery, ME. Prepared for Peter J. Paul, by Civil Consultants, South Berwick, ME. Dated September 12, 2013, Revised June 22, 2015.

3) "Town of Kittery, Stormwater Management Plan, Morgan Court Multifamily Development, Fernald Road, Kittery, ME prepared for Peter J. Paul, 291 Harold L. Dow Highway, Eliot, ME 03903, June 2015."

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

16.3 Zoning
The following comment is from our previous review letter dated April 1, 2015 and has not been addressed in this submittal:

Because the project is proposed with community leachfields that are not on any of the proposed four lots with buildings, in accordance with the Maine minimum lot size law, the total required area per residence can be made up of the proposed lot size, plus common area outside the lots. In the Kittery LUDC 16.8.11.6.D requires that the 9 proposed units require 8,000 square feet per bedroom. Lots are shown to be 7,000-9,000 square feet and number of bedrooms per unit/lot is not identified. The total number of bedrooms should be provided, and multiplied by 8,000 square total square feet. Then the total lot space plus common area that will be dedicated in a homeowner association agreement should be identified, and confirmed to meet the total land requirements of both Maine state code and local code for lot size.

16.8 Design and Performance Standards

Article IV. Streets and Pedestrian Ways

16.8.4.7 The Ordinance requires maintenance of a stand of trees in cul-de-sacs. No trees are shown.

16.8.4.12 Does the Board require plantings within the ROW?

Sidewalk/Pedestrian Way:

Sidewalk/Pedestrian Way: There are walkways (typ) indicated on the plans that appear to connect the northern units to the 3' gravel shoulder. What is the intent of the walkways? Additionally, there are apparent walkways at the entrance to Fernald Road that do not connect to anything. What is the intent of the entrance walkways?

In a previous submission, a proposed sidewalk was indicated on the typical roadway section but is no longer shown. Should a sidewalk be included?

Article VIII. Surface Drainage

In general, the stormwater management plan is reasonable and appropriate for this development. We have the following comments that relate to the

- The project will require a Permit by Rule from the Maine Department of Environmental Protection. The Applicant should provide a copy to the Town.

- The Stormwater Management Plan should include pre and post-development stormwater plans showing drainage areas, time of concentration, etc.

- The following comments were previously provided to the Applicant regarding stormwater management and still apply:

    - The shallow surface swale along the property line to the east with the commercial subdivision on Route 236 should be graded in.

    - At the entrance to Fernald Road, for the level spreader receiving from the catch basins a and piping (already constructed), is there a dedicated wooded buffer for

treatment on this property and also the adjacent property, such as is proposed for other level spreaders in the project? The level spreader should be graded in.

- As part of the project material, we previously reviewed the ME DEP NOI for the two proposed subdivisions (the Bartlett Hill subdivision and the Route 236 commercial subdivision) that is dated April 2013. Has this been updated or superseded?

Article XXIV. Exterior Lighting
16.8.24.3 Is there any exterior lighting proposed?

16.9 Design and Performance Standards-Built Environment

16.9.2.4. The Applicant should include a landscape plan. Are any plantings proposed?

General Engineering Comments

1. The Applicant has provided a design for the retaining wall system at Units 8 and 9 designed by a licensed structural engineer.

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: Tom Harmon, PE, Civil Consultants

CIVIL CONSULTANTS

Engineers
Planners
Surveyors
P.O. Box 100
293 Main Street
South Berwick
Maine
03908
207-384-2550

RECEIVED
JUL 2 8 2015
BY:_____

July 27, 2015

Mr. Christopher DiMatteo, Town Planner
Town of Kittery
200 Rogers Road
Kittery ME 03904

Re: **Proposed Multi-Family Subdivision, AMP Realty Holdings, LLC**
Fernald Road, Kittery, Maine

Dear Mr. DiMatteo:

Enclosed please find a memo response to CMA's July 2 letter. Please let us know if you believe any issues require further response. Your July 16th email mentioned additional comments as well as the town attorney's comments regarding the homeowners' documents.

We have provided three full size copies and 12 half scale copies of C3 showing landscape revisions, as well as 12 copies of the CMA responses. Along with these we are providing a copy of the Stormwater PBR that will be provided to the DEP prior to further work being done on the project. We believe you have a 12 copy packet of our June 23 submittal with additional information.

We are concerned about your recommendation for parking along the entrance to the development and wish you would give serious reconsideration to that thought. Per plan requirement this is a private way. Who is responsible for liabilities allowing the public on the property? Any further widening of the roadway construction will cause significant disruption due to the slopes on the property. Not only will it cause disruption, but a significant expense will be incurred. Who do you anticipate will be responsible for that expense? We believe that the easement area the land trust currently holds is the best spot to develop parking for their parcel. Three and possibly 4 spaces could be developed with much less disturbance than off the entrance road to the development.

Look forward to any comments you have.

Very truly yours,
CIVIL CONSULTANTS

Thomas W. Harmon, PE, PLS
Principal

Enclosures (3)

cc: Peter Paul, gray, file

J: aaa 2012 1219800 Planning Board RESIDENTIAL Development 20150728submittal 20150728transLtr.doc

CIVIL CONSULTANTS MEMORANDUM

TO: Chris DiMatteo, Town Planner, Town of Kittery FROM: Tom Harmon, P.E. DATE: July 27 , 2015

SUBJECT: CMA Engineers Review letter 20150702-#591.75

PROJECT: Morgan Court Subdivision Final Review #1 Route 236 and Fernald Road, Tax Map 28, Lot 14 CMA#591.75

Following please find CIVIL CONSULTANTS's responses to CMA review of July 2, 2015.

COMMENT	*RESPONSE*
16.8.4.7 The Ordinance requires maintenance of a stand of trees in cul-de-sacs. No trees are shown.	*At the onset of the approval process no trees existed within the area of the center of the cul-de-sac to be maintained. Approximately 85% of the entire parcel is undeveloped and forested with little cleared area available for common use. It is the applicant's desire to have the center of the cul-de-sac loamed and seeded per the plan's restoration guidelines. Ornamental plantings have been detailed for either end of the cul de sac.*
16.8.4.12 Does the Board require plantings within the ROW?	*As indicated on plan C-6 the majority of the 40' wide right of way is utilized for grading, with the non disturbed forested open space abutting a significant portion. The applicant wishes to simply restore the disturbed area per the plan restoration notes.*
Sidewalk/Pedestrian Way: Sidewalk/Pedestrian Way: There are walkways (typ) indicated on the plans that appear to connect the northern units to the 3' gravel shoulder. What is the intent of the walkways? Additionally, there are apparent walkways at the entrance to Fernald Road that do not connect to anything. What is the intent of the entrance walkways?	*It has been the consensus of the planning board that due to the low intensity of the development on a dead end street a separate walkway was not necessary. Walkways at the northern buildings allow pedestrian entrance from the private roadway.*
In a previous submission, a proposed sidewalk was indicated on the typical roadway section but is no longer shown. Should a sidewalk be included?	*Board consensus was that a sidewalk was not needed and it has been removed.*
Article VIII. Surface Drainage In general, the storm water management plan is reasonable and appropriate for this development. We have the following comments that relate to the	
• The project will require a Permit by Rule from the Maine Department of Environmental Protection. The Applicant should provide a copy to the Town.	*A draft is being provided. It will be submitted to DEP after final approval with a copy being provided to the town.*
• The Stormwater Management Plan should include pre and post-development stormwater plans showing drainage areas, time of	*That information was in the submitted documentation. Refer to June 23, 2015 submittal.*

concentration, etc.	
• The shallow surface swale along the property line to the east with the commercial subdivision on Route 236 should be graded in.	*Currently submitted plans do not show a swale.*
• At the entrance to Fernald Road, for the level spreader receiving from the catch basins a and piping (already constructed). is there a dedicated wooded buffer for treatment on this property and also the adjacent property, such as is proposed for other level spreaders in the project? The level spreader should be graded in	*There is no buffer. Spreader installed to restore sheet flows after installation of entrance culvert. Please explain "graded in".*
• As part of the project material, we previously reviewed the ME DEP NOI for the two proposed subdivisions (the Bartlett Hill subdivision and the Route 236 commercial subdivision) that is dated April 2013. Has this been updated or superseded?	*These two parcels are now under separate ownership with we believe the southern portion currently before the board for a proposed project .*
Article XXIV. Exterior Lighting 16.8.24.3 Is there any exterior lighting proposed?	*Per discussion with the board, lighting is limited to residential lighting indicated on Plan C5.*
16.9 Design and Performance Standards-Built Environment 16.9.2.4. The Applicant should include a landscape plan. Are any plantings proposed?	*See sheet C3.*
General Engineering Comments 1. The Applicant has provided a design for the retaining wall system at Units 8 and 9 designed by a licensed structural engineer.	*No response necessary.*

J:\aaa\2012\1219800\Planning Board\RESIDENTIAL Development\Peer review\20150702-response.doc

STORMWATER PBR APPLICATION FORM PLEASE TYPE OR PRINT IN *INK ONLY* Page 1 *08/08*

1. Name of Applicant:	Peter J. Paul	**5. Name of Agent: (if applicable)**	Neil J. Rapoza, PE, c/o Civil Consultants
2. Applicant's Mailing Address:	291 Harold L. Dow Highway, Eliot, ME 03903	**6. Agent's Mailing Address:**	293 Main Street South Berwick, ME 03908
3. Applicant's Daytime Phone #:		**7. Agent's Daytime Phone #:**	207-384-2550
4. Applicant's Fax #: (if available)		**8. Agent's Fax # and email address:**	207-384-2221
9. Location of Project: (Road, Street, Rt.#)	Fernald Road off Route 236	**10. Town:**	ery, ME 03904
		11. County:	York

12. Is this PBR for renewal of an individual stormwater permit? If yes, skip to Bl[illegible] and si[illegible]re page. ☐ Yes ☒ No

13. Type of Direct Watershed: (Check all that apply)	☐ Lake not most at risk ☐ Lake most at risk ☐ Lake most at risk, severely blooming ☒ River, stream or brook ☐ Urban impaired stream ☒ Freshwater wetland ☐ Coastal wetland ☐ Wellhead of public water supply	**14. Amoun[illegible]eveloped Area:**	☒ To[illegible] of _____ acres OR ☐ Total # [illegible]3,466 square feet
		15. [illegible]ount of [illegible]vious A[illegible]	☐ Total # of _____ acres OR ☒ Total # of 42,793 square feet

16. Creating a common plan of development or sale?	☐ Yes ☒ No	**17. Is th[illegible]art of a larger [illegible]ct?**	☐ Yes ☒ No
18. Name of waterbody (ies) to which the disturbed area drains, or name of municipality if drains to an MS4:	unnamed strea[illegible] feeding Spinney [illegible]eek	**19. [illegible]s to an [illegible]aired w[illegible]body (C), [illegible]ease identify:**	N/A
20. Brief Project Description:	Cre[illegible]g a[illegible]lti-family [illegible]sidential development with associated private [illegible] and on[illegible]te subsu[illegible]ce disposal systems.		
21. Size of Lot or Parcel and UTM locations, if known:	_____ squ[illegible]feet OR 18.0 [illegible]	**UTM Northing, if known:** 43.1185	**UTM Easting, if known:** -70.7578
22. Deed Reference Numbers:	Bo[illegible]16[illegible]5 Page#: 762 598	**23. Map and Lot Numbers:**	Map #: 28 Lot #: 14
24.DEP Staff Previ[illegible] contacted	Robe[illegible]reene	**25. Project started prior toapplication?** ☒ Yes ☐ No	**If yes, Completed?:** ☐ Yes ☒ No
26. Resubm[illegible]n of [illegible]cation?	☐ [illegible]s ☒	**If [illegible]rior application #:**	**27. Prior project manager:**
28. Written [illegible]e of Violation?	☐ Yes➔ ☒ No	**[illegible]s, name of DEP enforcement staff [illegible]lved:**	
29. Detailed Direct[illegible]o the Proj[illegible]Site: (Attach separate sh[illegible]nec[illegible]y)	From Portland: Take I-95 South to Exit 2, take left onto Rt 236, follow for 1.1 miles to intersection of Fernald Road and Rt 236, site is on the left.		

30. SUBMISSIONS ▼

☒ This form (signed and dated)	☐ Dept. of Inland Fisheries and Wildlife Approval (if in Essential Habitat)	☒ Photos of Area	**For Renewal of an individual Stormwater permit only:**
☒ Fee		☒ ESC Plan	☐ This form (signed and dated)
		☒ Location Map	☐ Copy of original stormwater permit
		☒ Site Plan	☐ Fee

Does the agent have an interest in this project? If yes, what is the interest?	No

CERTIFICATIONS AND SIGNATURES LOCATED ON PAGE 2

DRAFT

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 providing 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. If this form is not being signed by the landowner or lessee of the property, attach documentation showing authorization to sign. Signed_____ Date:_____

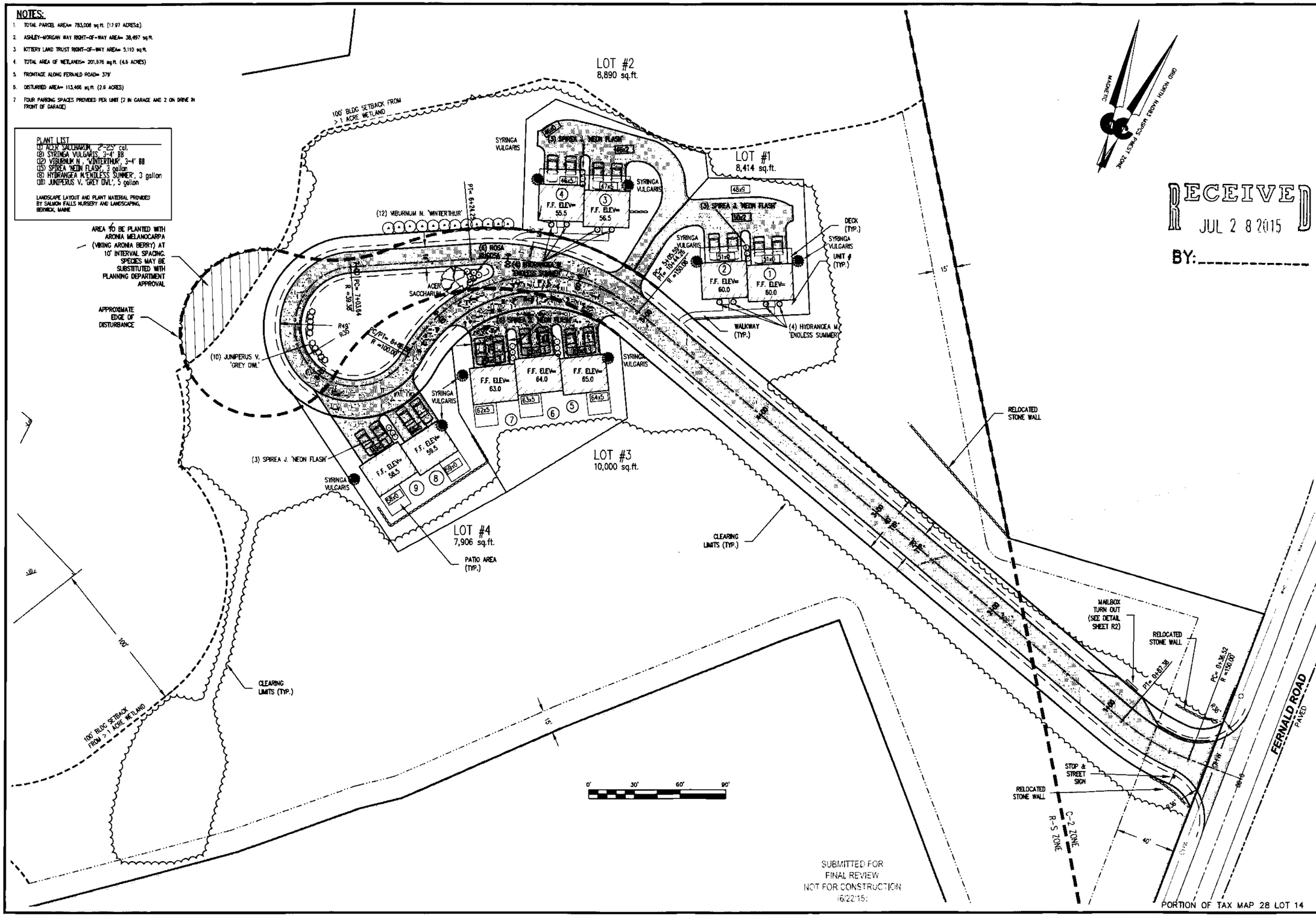
DRAFT

NOTES:

1. TOTAL PARCEL AREA= 783,008 sq.ft. (17.97 ACRES±).
2. ASHLEY-MORGAN WAY RIGHT-OF-WAY AREA= 38,497 sq.ft.
3. KITTERY LAND TRUST RIGHT-OF-WAY AREA= 5,110 sq.ft.
4. TOTAL AREA OF WETLANDS= 201,676 sq.ft. (4.6 ACRES)
5. FRONTAGE ALONG FERNALD ROAD= 379'
6. DISTURBED AREA= 113,466 sq.ft. (2.6 ACRES)
7. FOUR PARKING SPACES PROVIDED PER UNIT (2 IN GARAGE AND 2 ON DRIVE IN FRONT OF GARAGE)

PLANT LIST
(1) ACER SACCHARUM, 2"-2.5" cal.
(8) SYRINGA VULGARIS, 3-4' BB
(12) VIBURNUM N. 'WINTERTHUR', 3-4' BB
(15) SPIREA 'NEON FLASH', 3 gallon
(8) HYDRANGEA M.'ENDLESS SUMMER', 3 gallon
(10) JUNIPERUS V. 'GREY OWL', 5 gallon

LANDSCAPE LAYOUT AND PLANT MATERIAL PROVIDED BY SALMON FALLS NURSERY AND LANDSCAPING, BERWICK, MAINE



RECEIVED
JUL 2 8 2015
BY:

STATE OF MAINE
THOMAS W. HARMON
No. 2977
LICENSED PROFESSIONAL ENGINEER

© CIVIL CONSULTANTS

CIVIL CONSULTANTS
Engineers
Planners
Surveyors
P.O. Box 100
South Berwick
Maine
03908
207-384-2550
civcon@civcon.com

NO.	REVISIONS	INT.	DATE
3	ADD LANDSCAPING	JAA	07/24/15
2	UPDATE CLEARING LIMITS, SUBDIVISION NAME	JAA	06/22/15
1	ADJUST RIGHT-OF-WAY	JAA	03/25/15

MORGAN COURT
A MULTIFAMILY RESIDENTIAL CLUSTER SUBDIVISION
LAND OF AMP REALTY HOLDINGS, LLC
U.S. ROUTE 236 KITTERY, MAINE
PREPARED FOR:
PETER J. PAUL
MAILING ADDRESS: 291 HAROLD L. DOW HIGHWAY, ELIOT, MAINE 03903

CIVIL CONSULTANTS

DRAWN JAA | CALC. JES
DATE 12 SEPTEMBER 2013
CHECKED
APPROVED
SCALE 1"=30'
SHEET TITLE: LAYOUT & LANDSCAPE PLAN
SHEET NUMBER: C3
SHEET 3 of 7
PROJECT # 12-198.00

DIRECTORY: \1219800\CARLSON\ENGINEERING\DRAWING DWG NAME: 1219800E-SK-2C-RE2-2015 DATE: 09/12/13

CIVIL
CONSULTANTS

Engineers
Planners
Surveyors
P.O. Box 100
293 Main Street
South Berwick
Maine
03908
207-384-2550

RECEIVED
JUN 2 3 2015
BY:_____

June 23, 2015

Mr. Christopher DiMatteo, Town Planner
Town of Kittery
200 Rogers Road
Kittery ME 03904

Re: **Proposed Multi-Family Subdivision, AMP Realty Holdings, LLC**
Fernald Road, Kittery, Maine

Dear Mr. DiMatteo:

Enclosed please find an updated plan set (3 full sized and 9 ½ scale), homeowners association documents and HHE 200 septic design in support of the referenced subdivision application.

Three copies of the stormwater management plan are included.

Plan set includes:

- B1-Boundary and Existing Conditions, - April 8, 2013,
- S1- Final Subdivision Plan Clustered Multifamily Development- September 12, 2013, rev 06/22/15,
- C1-Existing Conditions Plan - September 12, 2013, rev 06/22/15,
- C2-Overall Multifamily Site Plan - September 12, 2013, rev 06/22/15,
- C3-Layout Plan – September 12, 2013, rev 06/22/15,
- C4-Erosion Control Plan – September 12, 2013, rev 06/22/15,
- C5-Utility Plan – September 12, 2013, rev 06/22/15,
- C6-Grading & Drainage Plan – September 12, 2013, rev 06/22/15,
- C7-Sections – September 12, 2013, rev 06/22/15,
- R1-Roadway Plan & Profile – September 12, 2013, rev 06/22/15,
- R2-Construction Details – September 12, 2013, rev 06/22/15,
- R3-Maintenance Notes, September 13, 2013, rev 06/22/15.

Plan changes are as follows:

- Delineation of three separate open spaces indicated on sheet S1. Two of the open space areas are reserve with a no cut no disturbance designation. Should maintenance of those areas be desired the development will need to come back to the Board with a management plan.

- The third open space area is space around the buildings, the septic systems, and the roadway. That area will be managed by a homeowners association which will be bound by Kittery code regarding particular building and earth movement.

- There is a minimum of a fifty foot open space reserve area along the Kittery Land Trust area with the exception of a short span where a septic system is located.

- Boundary of Scantic Soils/Floodplain limit indicated on sheet S1. Area of the Scantic Soils and of the Flood Zone outside the Scantic Soil limit are indicated on sheet C1.

- Planting notes for Cottontail Habitat are indicated on the grading plan in the "buffer no disturbance zone area" which had disturbance prior to subdivision application being made.

- Development notes have been revised.

- A retaining wall design with a professional's seal has been added on plan R-3.

The septic designs for the two septic areas indicate systems capable of handling 10 bedrooms on the south and 12 bedrooms on the north.

Very truly yours,
CIVIL CONSULTANTS

Thomas W. Harmon, PE
Principal

Enclosures

cc: Peter Paul, gray, file

J:\aaa\2012\1219800\Planning Board\RESIDENTIAL Development\20150623Submittal\20150623transLtr.doc

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
Division of Environmental Health, 11 SHS
(207) 287-5672 FAX (207) 287-3165

PROPERTY LOCATION

City, Town, or Plantation	Kittery
Street or Road	Fernald Road
Subdivision, Lot #	Morgan Court Lot 3 & 4

>> CAUTION: LPI APPROVAL REQUIRED <<

Town/City _____ Permit # _____

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

Local Plumbing Inspector Signature _____ L.P.I. # _____

☐ Owner ☐ Town ☐ State

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 # _____ Lot # _____

OWNER/APPLICANT INFORMATION

Name (last, first, MI) ☒ Owner ☐ Applicant

Paul Peter

Mailing Address of Owner/Applicant	12 HERON COVE RD ELIOT, ME
Daytime Tel. #	207 252-1396

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 or 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 COMPONENT(S)

- ☒ 1. Complete Non-engineered System
- ☐ 2. Primitive System (graywater & alternative 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 (2000 gpd or more)
- ☐ 9. Engineered Treatment Tank (only)
- ☐ 10. Engineered Disposal Field (only)
- ☒ 11. Pre-treatment, specify: Septi Tech or Equiv.
- ☐ 12. Miscellaneous Components:

SIZE OF PROPERTY

18 clustered ☐ sq. ft. ☒ acres

SHORELAND ZONING

☐ Yes ☒ No

DISPOSAL SYSTEM TO SERVE

1. ☐ Single Family Dwelling Unit, No. of Bedrooms _____
2. ☒ Multiple Family Dwelling, No. of Units: 5
3. ☐ Other: _____ (specify)

Current Use: ☐ Seasonal ☐ Year Round ☒ Undeveloped

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 **5 1000 gal units**
  - ☒ a. Regular
  - ☐ b. Low Profile
- ☐ 2. Plastic
- ☐ 3. Other _____

CAPACITY: 5,000 gallons

DISPOSAL FIELD TYPE & SIZE

- ☐ 1. Stone Bed ☐ 2. Stone Trench
- ☒ 3. Proprietary Device
  - ☒ a. cluster array ☐ c. linear
  - ☒ b. regular load ☐ d. H-20 Load
- ☐ 4. Other _____

SIZE: 754 ☒ sq. ft. ☐ lin. ft.

GARBAGE DISPOSAL UNIT

☒ 1. No ☐ 2. Yes ☐ 3. ☐ Maybe

If yes/maybe, specify one below:

- ☐ a. multi-compartment tank
- ☐ b. _____ tanks in series
- ☐ c. increase in tank capacity
- ☐ d. Filter on Tank Outlet

DESIGN FLOW

900 gallons-per-day (gpd)

BASED ON:

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

SHOW CALCULATIONS for other facilities
5 units 10 bedrooms

- ☐ 3. Section 4G (meter readings)

ATTACH WATER METER DATA

SOIL DATA & DESIGN CLASS

PROFILE 3 / CONDITION C

at Observation Hole # T7

Depth **21"** Of Most Limiting Soil Factor

DISPOSAL FIELD SIZING

- ☐ 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 07 m 1.6 s

Lon 70 d 45 m 35.4 s

if g.p.s., state margin of error: _____

SITE EVALUATOR STATEMENT

I certify that on 5/29/2015 I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

Site Evaluator Signature	114 SE #	Date
Thomas W. Harmon Site Evaluator Name Printed	**207-384-2550** Telephone #	tharmon@civcon.com E-Mail Address

Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.

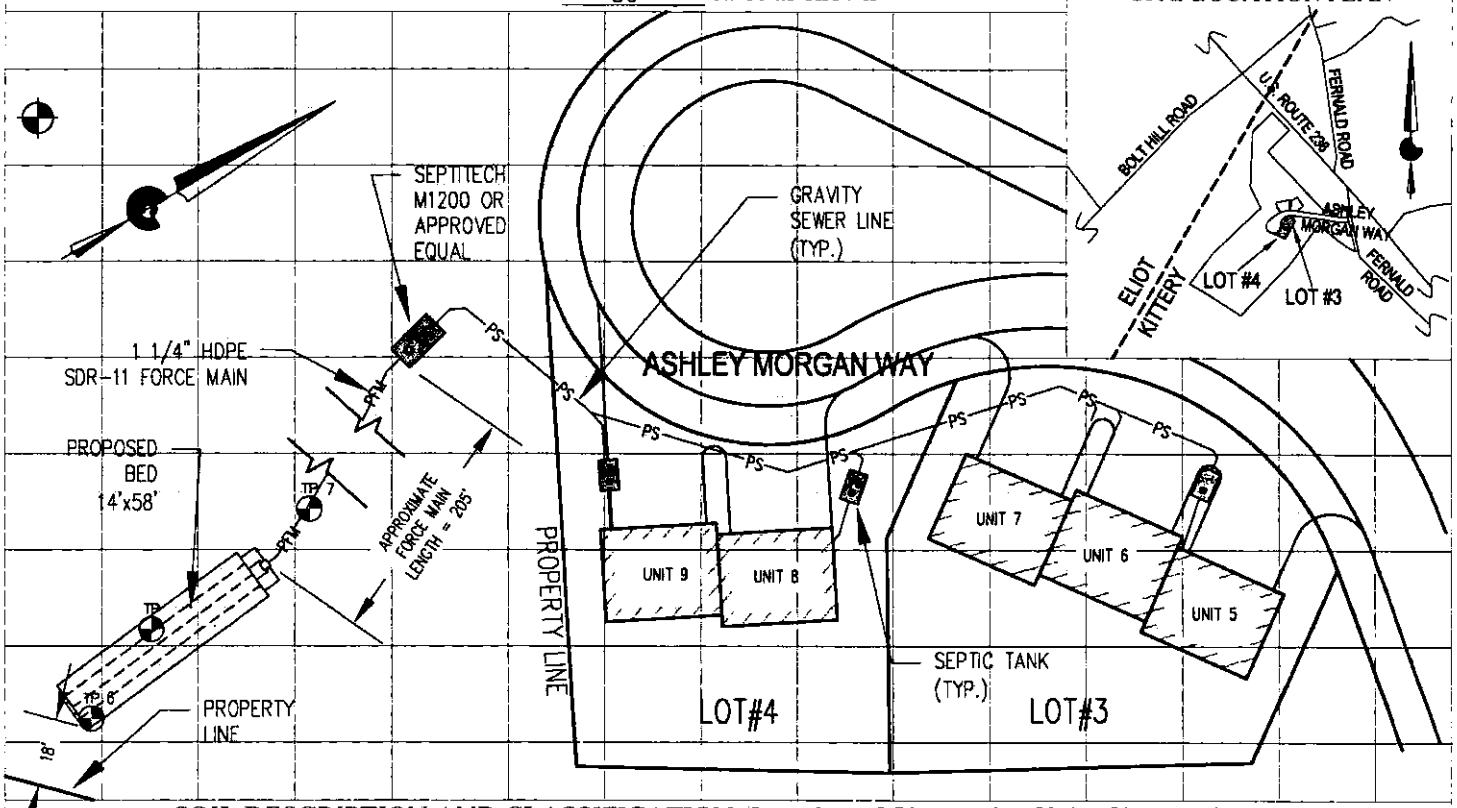
J:\aaa\2012\1219800\Septic\Pg1Morgancourt3 4.doc 06/2012 rld

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation	Street, Road, Subdivision	Owner's Name
KITTERY	ASHLEY MORGAN WAY – LOT#3 & LOT#4	AMP REALTY HOLDINGS, LLC

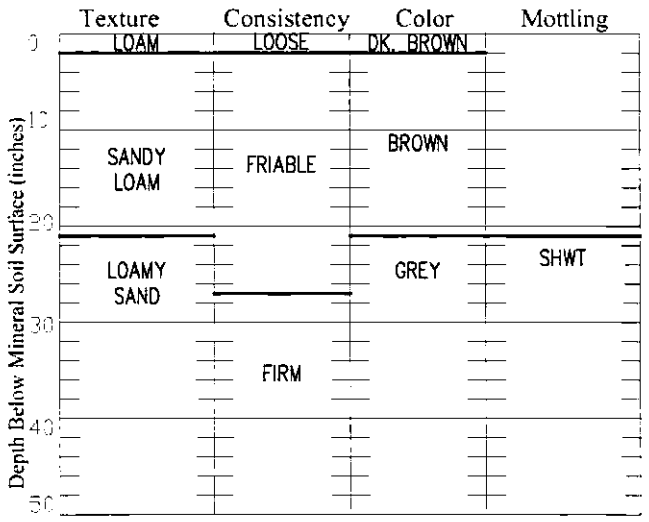
SITE PLAN Scale 1" = 50 ft. or as shown



SITE LOCATION PLAN

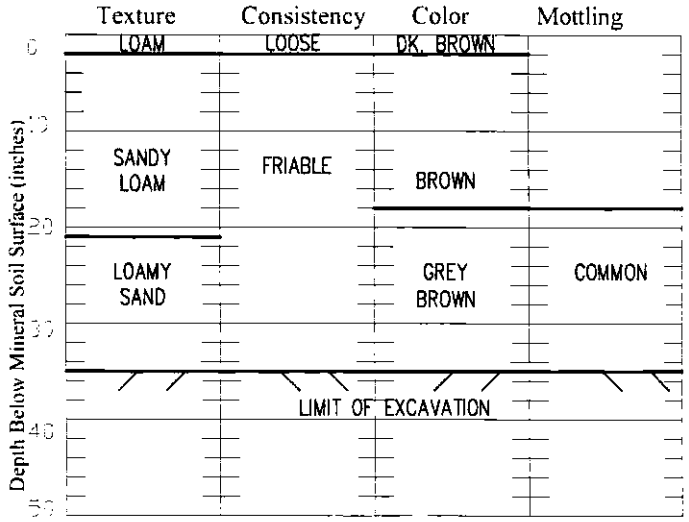
SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole 6 ■ Test Pit □ Boring
2 " Depth of Organic Horizon Above Mineral Soil



Soil Classification		Slope	Limiting Factor	Ground Water / Restrictive Layer / Bedrock / Pit Depth
2	C	14 %	21 "	■ Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth
Profile	Condition			

Observation Hole 7 ■ Test Pit □ Boring
2 " Depth of Organic Horizon Above Mineral Soil



Soil Classification		Slope	Limiting Factor	Ground Water / Restrictive Layer / Bedrock / Pit Depth
2	C	14 %	22 "	■ Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth
Profile	Condition			

Site Evaluator Signature | SE # | Date

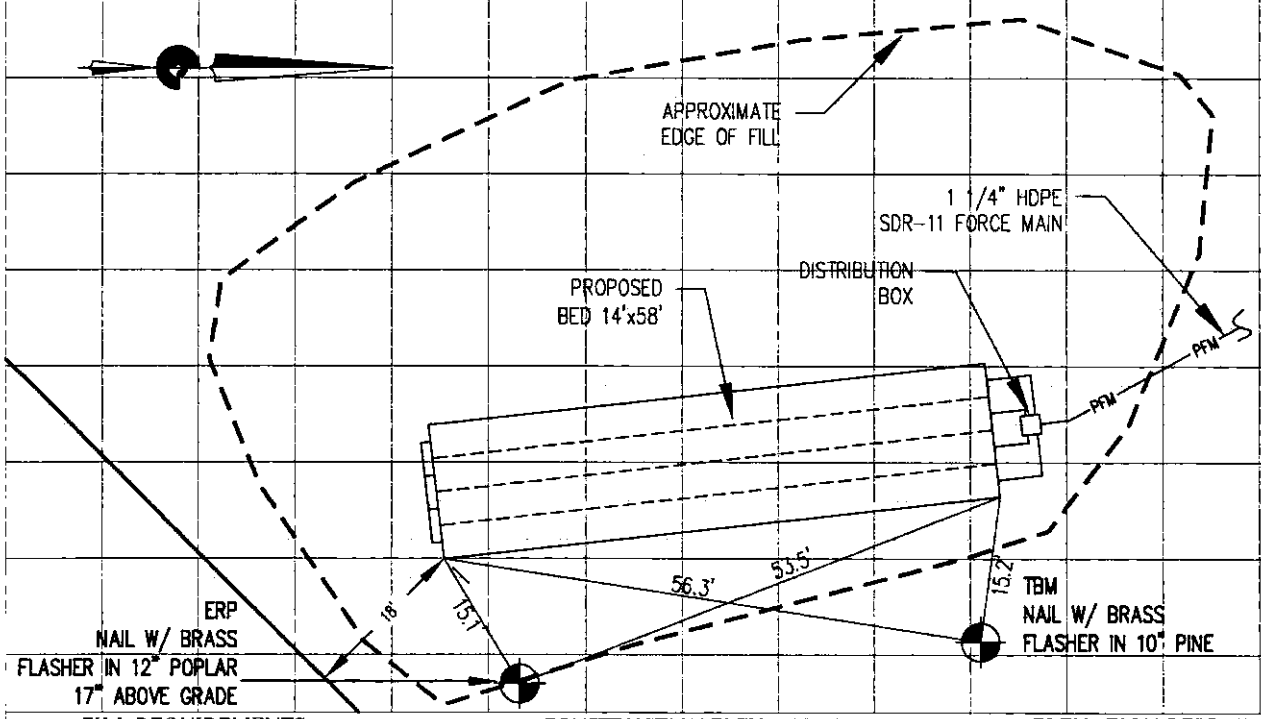
SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation	Street, Road, Subdivision	Owner's Name
KITTERY	ASHLEY MORGAN WAY – LOT#3 & LOT#4	AMP REALTY HOLDINGS, LLC

SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE: 1" = 20 FT.

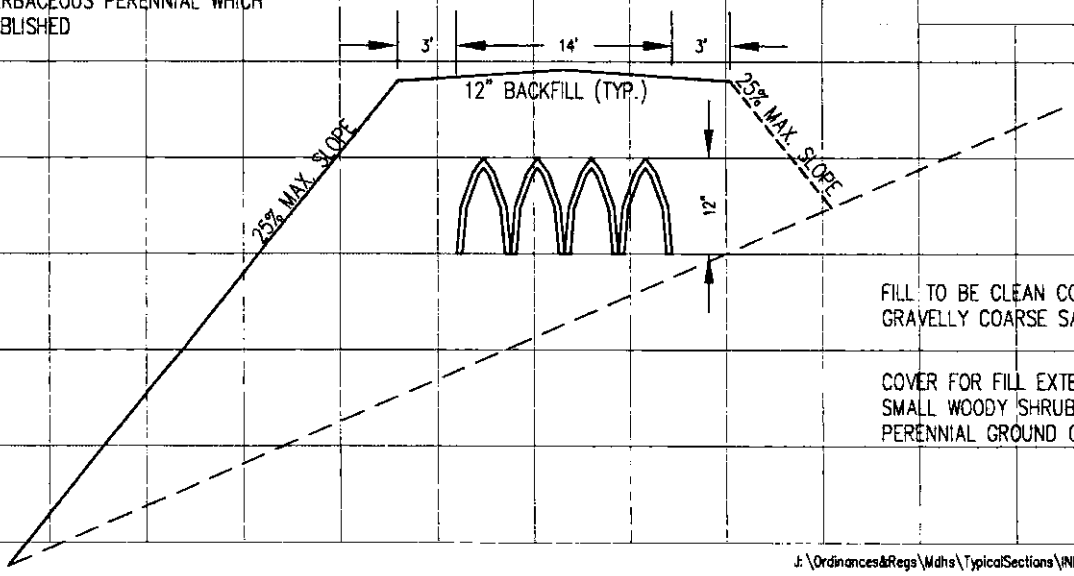


FILL REQUIREMENTS		CONSTRUCTION ELEVATIONS		ELEVATION REFERENCE POINT	
Depth of Fill (Upslope)	15"	Finished Grade Elevation	-20"	Location & Description:	NAIL W/ BRASS FLASHER IN 12" POPLAR 17" ABOVE GRADE
Depth of Fill (Downslope)	39"	Top of Distribution Pipe or Proprietary Device	-32"		
		Bottom of Disposal Area	-44"	Reference Elevation:	0'-0" = 54.44'

DISPOSAL AREA CROSS SECTION

Scale
Horizontal 1" = 10 ft.
Vertical 1" = 2 ft.

COVER FOR BED MAY BE: GRASS, CLOVER, TREFOIL, VETCH, PERENNIAL WILD FLOWERS, OR OTHER HERBACEOUS PERENNIAL WHICH CAN BE ESTABLISHED BY SEEDING.



FILL TO BE CLEAN COARSE TO GRAVELLY COARSE SAND.

COVER FOR FILL EXTENSIONS MAY BE: SMALL WOODY SHRUBS WITH HARDY PERENNIAL GROUND COVER

J:\Ordinances&Regs\Mdhs\TypicalSections\INFILTRATOR3.PDF

Site Evaluator Signature | SE # | Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
Division of Environmental Health, 11 SHS
(207) 287-5672 FAX (207) 287-3165

PROPERTY LOCATION

City, Town, or Plantation	Kittery
Street or Road	Fernald Road
Subdivision, Lot #	Morgan Court Lot 1 & 2

OWNER/APPLICANT INFORMATION

Name (last, first, MI) ☒ Owner ☐ Applicant
Paul Peter

Mailing Address of Owner/Applicant	12 HERON COVE RD ELIOT, ME
Daytime Tel. #	207 252-1396

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 or Applicant _____ Date _____

>> CAUTION: LPI APPROVAL REQUIRED <<

Town/City _____ Permit # _____

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

Local Plumbing Inspector Signature _____ L.P.I. # _____
☐ Owner ☐ Town ☐ State

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 # _____ Lot # _____

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

SIZE OF PROPERTY

18 clustered ☐ sq. ft. ☒ acres

SHORELAND ZONING

☐ Yes ☒ No

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 TO SERVE

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

Current Use: ☐ Seasonal ☐ Year Round ☒ Undeveloped

DISPOSAL SYSTEM COMPONENT(S)

- ☒ 1. Complete Non-engineered System
- ☐ 2. Primitive System (graywater & alternative 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 (2000 gpd or more)
- ☐ 9. Engineered Treatment Tank (only)
- ☐ 10. Engineered Disposal Field (only)
- ☒ 11. Pre-treatment, specify: Septi Tech or Equiv.
- ☐ 12. Miscellaneous Components:

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 **4 1000 gal units**
  - ☒ a. Regular
  - ☐ b. Low Profile
- ☐ 2. Plastic
- ☐ 3. Other _____

CAPACITY: 4,000 gallons

DISPOSAL FIELD TYPE & SIZE

- ☐ 1. Stone Bed ☐ 2. Stone Trench
- ☒ 3. Proprietary Device
  - ☒ a. cluster array ☐ c. linear
  - ☒ b. regular load ☐ d. H-20 Load
- ☐ 4. Other _____

SIZE: 929 ☒ sq. ft. ☐ lin. ft.

GARBAGE DISPOSAL UNIT

☒ 1. No ☐ 2. Yes ☐ 3. ☐ Maybe

If yes/maybe, specify one below:

- ☐ a. multi-compartment tank
- ☐ b. _____ tanks in series
- ☐ c. increase in tank capacity
- ☐ d. Filter on Tank Outlet

DESIGN FLOW

1080 gallons-per-day (gpd)

BASED ON:

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

SHOW CALCULATIONS for other facilities
4 units 12 bedrooms

- ☐ 3. Section 4G (meter readings)

ATTACH WATER METER DATA

SOIL DATA & DESIGN CLASS

PROFILE **3** / CONDITION **C**

at Observation Hole # **T1**

Depth **16"** Of Most Limiting Soil Factor

DISPOSAL FIELD SIZING

- ☐ 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 07 m 04.3 s

Lon 70 d 45 m 36.1 s

if g.p.s., state margin of error: _____

SITE EVALUATOR STATEMENT

I certify that on 5/29/2015 I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

Site Evaluator Signature	SE #	Date
	114	

Site Evaluator Name Printed	Telephone #	E-Mail Address
Thomas W. Harmon	**207-384-2550**	tharmon@civcon.com

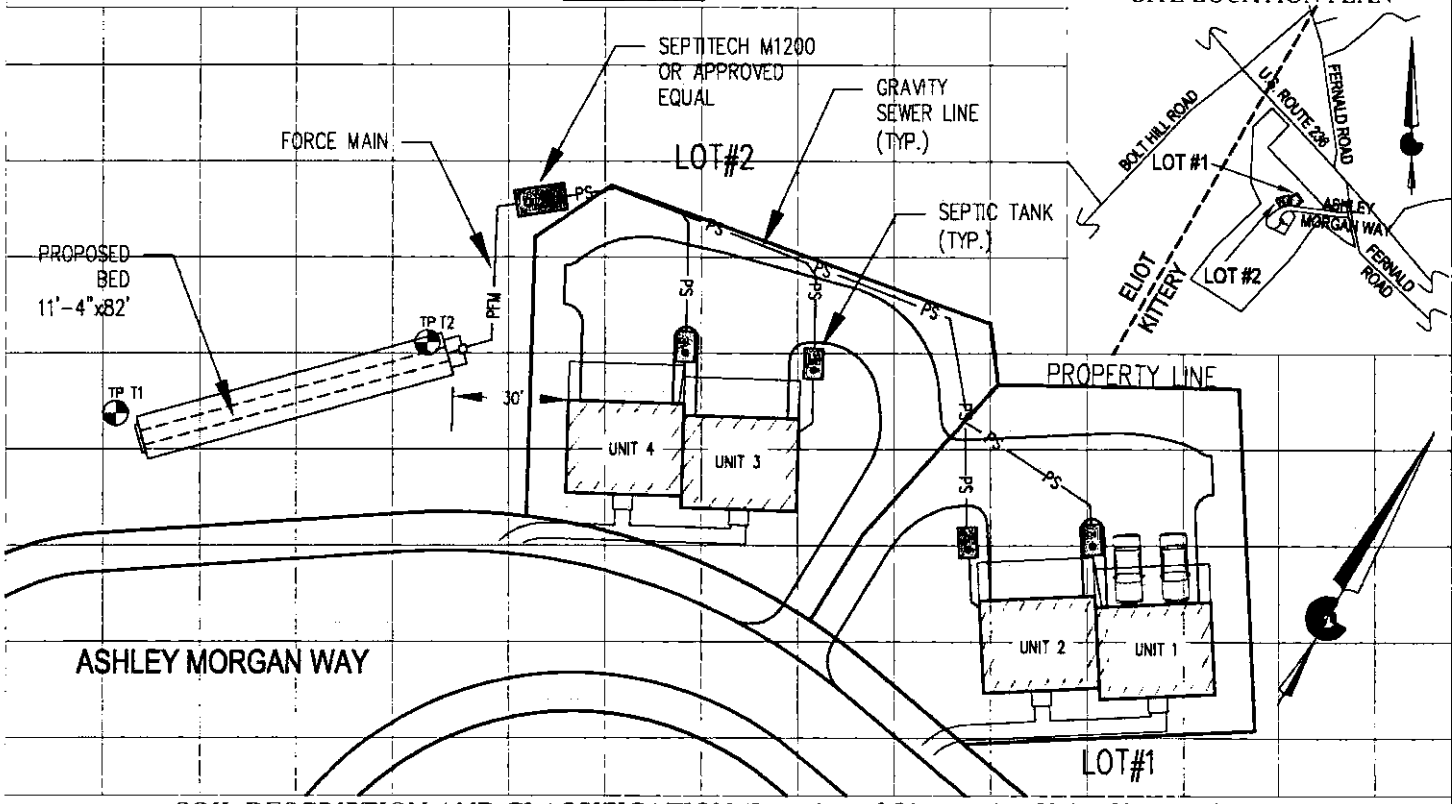
Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.
J:\aaa\2015\1500300\1500307Morgancourt12\Pg1Morgancourt1 2.doc 06/2012 rld

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation	Street, Road, Subdivision	Owner's Name
KITTERY	ASHLEY MORGAN WAY – LOT#1 & LOT#2	AMP REALTY HOLDINGS, LLC

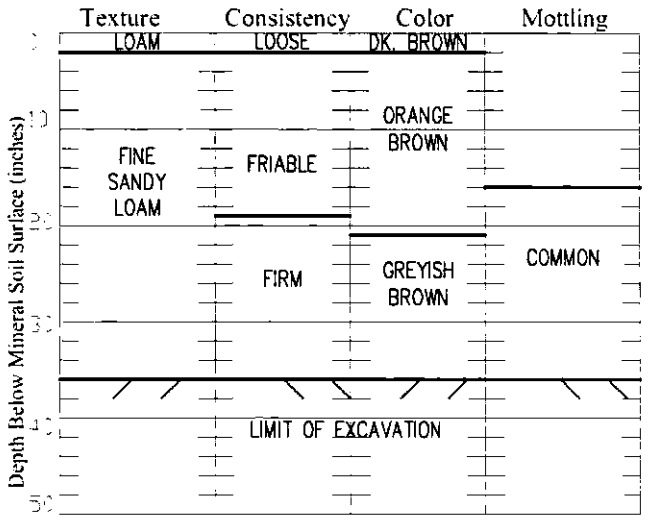
SITE PLAN Scale 1" = 50 ft. or as shown



SITE LOCATION PLAN

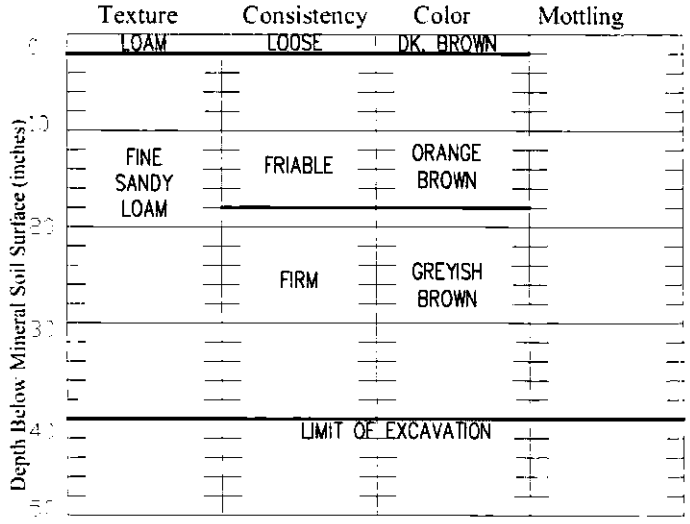
SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole T1 ■ Test Pit □ Boring
2 " Depth of Organic Horizon Above Mineral Soil



Soil Classification		Slope	Limiting Factor	
3	C	6 %	16 "	■ Ground Water
Profile	Condition			[ ] Restrictive Layer
				[ ] Bedrock
				[ ] Pit Depth

Observation Hole T2 ■ Test Pit □ Boring
2 " Depth of Organic Horizon Above Mineral Soil



Soil Classification		Slope	Limiting Factor	
3	C	6 %	16 "	■ Ground Water
Profile	Condition			[ ] Restrictive Layer
				[ ] Bedrock
				[ ] Pit Depth

Site Evaluator Signature SE # Date

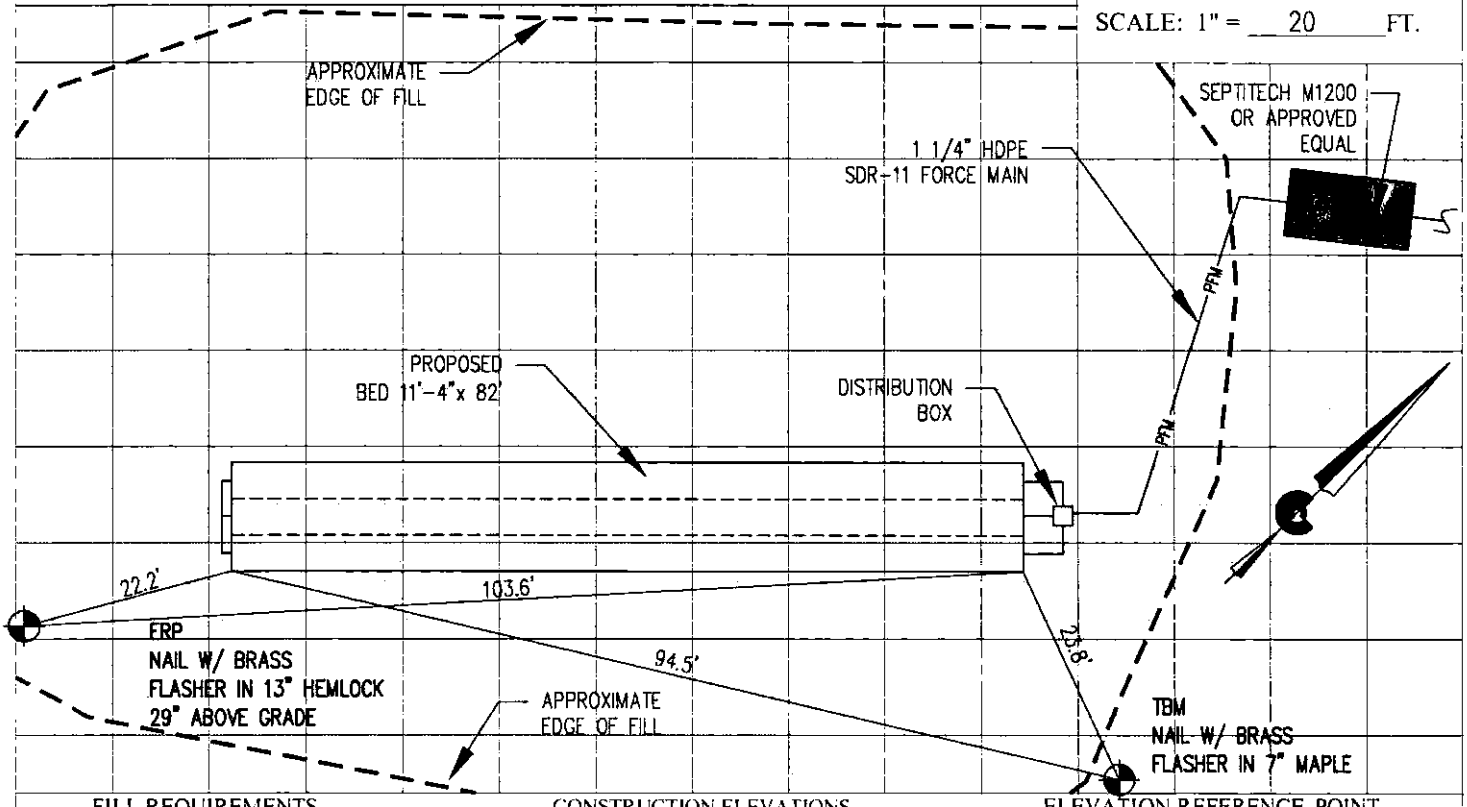
SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation	Street, Road, Subdivision	Owner's Name
KITTERY	ASHLEY MORGAN WAY - LOT#1 & LOT#2	AMP REALTY HOLDINGS, LLC

SUBSURFACE WASTEWATER DISPOSAL PLAN

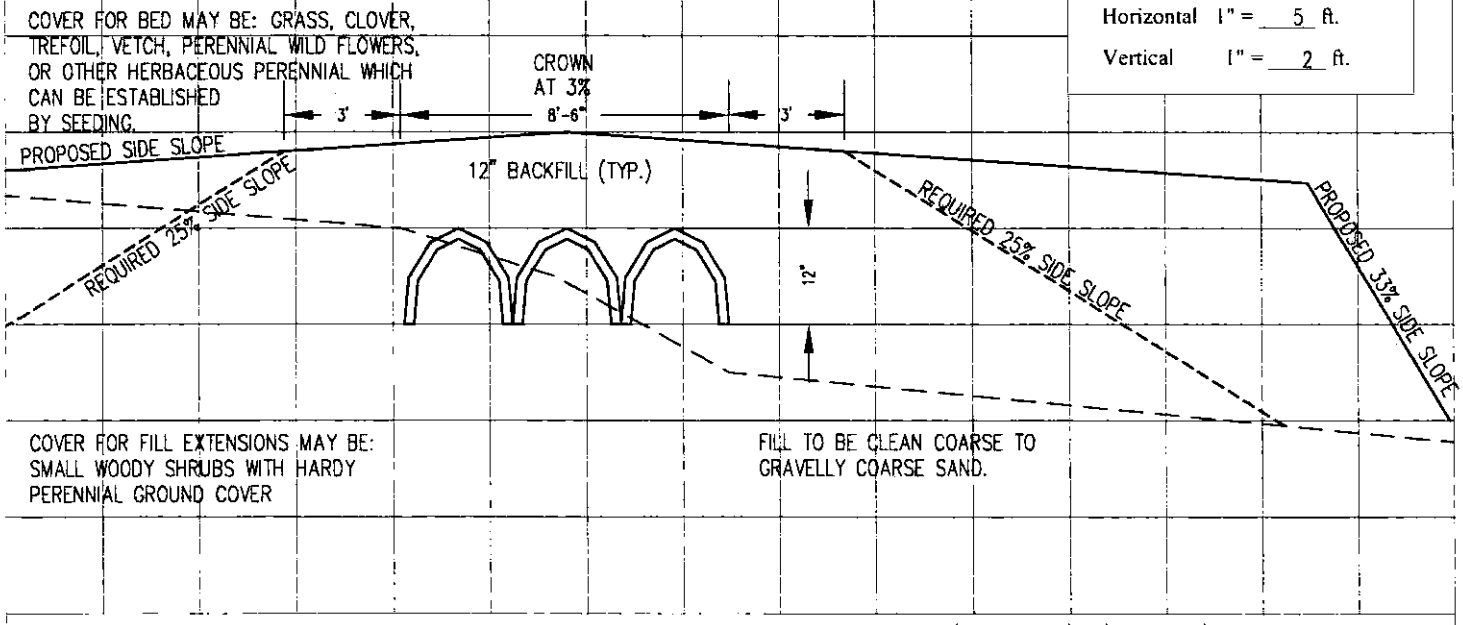
SCALE: 1" = 20 FT.



FILL REQUIREMENTS		CONSTRUCTION ELEVATIONS		ELEVATION REFERENCE POINT	
Depth of Fill (Upslope)	20"	Finished Grade Elevation	12"	Location & Description:	NAIL W/ BRASS FLASHER IN 13" HEMLOCK 29" ABOVE GRADE
		Top of Distribution Pipe or Proprietary Device	-1"		
Depth of Fill (Downslope)	32"	Bottom of Disposal Area	-13"	Reference Elevation:	0'-0" = 47.65'

DISPOSAL AREA CROSS SECTION

Scale
Horizontal 1" = 5 ft.
Vertical 1" = 2 ft.



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Site Evaluator Signature | SE # | Date

DECLARATION OF COVENANTS

AND RESTRICTIONS

FOR

MORGAN COURT HOMEOWNERS ASSOCIATION

This Declaration of Covenants and Restrictions is made by AMP Realty Holdings, LLC with principal place of business at 291 H. L. Dow Highway Eliot, ME, herein "Developer" being the current owner of the real property which is the subject of these protective covenants. The property which is the subject of these covenants, conditions and restrictions is situated off Fernald Road (Ashley Morgan Way), Kittery, Maine and more particularly described in Exhibit A attached hereto and made a part hereof. The Developer does hereby adopt the following Protective Covenants, Restrictions and Conditions that are specifically applicable to lots 1 - 4 (herein the "lots" or a "lot") within the Morgan Court Subdivision (herein the "Subdivision" or the "Development"), the approved subdivision plan for which is entitled "Morgan Court, A Multifamily Residential Cluster Subdivision, Land of AMP Realty Holdings, LLC US Route 236 Kittery Maine, Prepared for Peter J. Paul, mailing address 291 Harold L. Dow Highway, Eliot, Maine 03903" and is recorded in the York County Registry of Deeds at Plan Book _____, Page _____ (herein the "Plan"). As used herein, the term "Owner" means the owner or owners of the fee simple title to a lot.

This Declaration is made for the purposes of ensuring the most appropriate development of the lots; to protect owners of the lots against the improper use of lots so as to preserve the value of their property; to preserve, so far as practicable, the natural beauty of the Subdivision; to maintain the quality of downstream water bodies, receiving storm water runoff from the development, to guard against the erection of poorly designed or pro-portioned dwellings and structures built of unsuitable or improper materials; to protect existing wooded buffers around wetlands in the development; to obtain harmonious color schemes; and, in general, to provide adequately for a predictable quality of improvement within the development and its surroundings and thereby to increase the value of investments made in homes within the Development.

1) Owners' Association: Prior to the sale of any of the lots of said Subdivision, there shall be established an owners' association in the form of a non-profit corporation designated as Morgan Court Homeowners Association, herein "Association". Said Association shall be governed in accordance with the bylaws annexed hereto. Membership in said Association shall be mandatory for all owners of the lots within said Subdivision.

2a) Deed Restrictions: Buffer areas are to be included in open space for the benefit of all owners in the Subdivision. These areas and buffers are depicted on the Plan Reserve Open Space 1, Reserve Open Space 2, and Common Open Space. The maintenance of these buffers shall be in accordance with Town of Kittery Ordinance regulations. Until such time as the Kittery Planning Board approves a revision all Reserve Open Space shall be managed as no disturbance. The management of said common

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areas, and buffers shall be further subject to the bylaws of the Association. The Association shall also post and maintain signage of the buffer areas, as depicted on the Subdivision drawings to eliminate cutting of vegetation by contractors or lot owners. Said Association shall levy an annual fee on the owner of each lot in said Subdivision sufficient to cover the costs associated with the maintenance of those buffers, and common areas owned and managed by the Association and any municipal assessments levied in connection therewith. The obligation to pay said fee, as adjusted from time to time by said Association as provided in said bylaws, together with interest, costs and reasonable attorney's fees, shall run with the land and shall constitute a lien thereon enforceable by said Association by any process available in law or equity. Each such fee, together with interest, costs and reasonable attorney's fees shall also be the personal obligation of the person who was the owner of such property at the time when the assessment or fee fell due. In the event the Association fails to perform any of the duties set forth above, causing an adverse impact on other public services or areas outside the Subdivision, the Association shall be financially responsible to the Town of Kittery for the cost of repairing, abating, or preventing the continuation of such an adverse impact.

2b) Declaration of Covenants And Restrictions

See Attachments

3) Easement Areas: The Developer reserves, restricts and otherwise prohibits any lot owner from providing any easement, access to, connection with, or other method of tie-in to, under, or within their lot to any land outside the Subdivision.

4) Land Use and Structure Type; Zoning and Land Use Laws: Only one single-family shall occupy any designated unit and, except as hereinafter provided, only single family residential use shall be allowed in that unit. Business and commercial enterprises shall not be conducted from any unit. No building or other structure of any nature or description or any part thereof shall be erected or maintained on a lot outside the applicable building envelopes as shown on the Plan, and all siting, construction, excavation, sewage disposal and water supply and storm water drainage must otherwise be in compliance with Town of Kittery Ordinances and applicable local, federal and state laws, codes, ordinances and regulations. In addition to the foregoing, each lot shall be and hereby is made subject to all applicable "Notes" and other matters as shown on the Plan.

Prior to seeking construction approval from Developer, each owner shall submit plans, including building plans, specifications and plot plan showing the precise location of all improvements. Plans shall also specify the nature, kind, shape, height, orientation, color, composition and material for all such improvements as well as showing finish grade elevations in relation to existing elevations. The plans shall further include a general plan of landscaping, fencing, and any related grading. All plans must be agreed upon and approved by the Developer and owner prior to commencement of construction.

No dwelling, building, structure, alteration, addition or improvement of any sort, other than interior alterations not affecting the external appearance of the dwelling, building or structure, shall be placed, erected or constructed upon any lot until such plans shall have been approved in writing by the Developer, which plans the Developer shall have the absolute right to approve or disapprove. Notwithstanding the foregoing, Developer shall have no liability or responsibility for the enforcement of the within covenants and restrictions nor for the exercise of its discretion in approving or in disapproving any plans submitted as a consequence hereof.

5) Open Fires: No open fires shall be permitted, except as allowed by Town ordinance.

6) Signs: No sign shall be displayed for the public view on any lot except one sign of not more than 6" in width and 24" in length denoting the lot owner's name and address, and wetland and open space buffer signs as posted and maintained by the Association. Temporary real estate agency signs indicating a dwelling for sale shall be permitted. This restriction shall not apply to any sign erected by Developer at the entrance or within the Subdivision.

9) Animals: No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except domestic household pets, which shall be maintained and cared for in accordance with Town Ordinances. All dogs shall be leashed when outside the boundary of an owner's lot.

10) Garbage and Refuse Disposal: All lots shall be kept free of accumulation of trash and rubbish. Trash, garbage or other waste shall be kept in sanitary containers and shall not be stored on any lot for more than two weeks, including any period of construction.

11) Vehicles: No unregistered vehicles, junk cars or trucks or part thereof, shall be permitted on any lot unless garaged. Motorized vehicles of all types shall be only operated on Ashley Morgan Way and the driveways connecting to unit garages.

12) Prohibited Uses: No hunting or trapping is allowed on any lot or other portion of the Subdivision.

13) Lot Grading: Lot grades shall not be changed in such a way as to divert the natural flow of water onto adjoining lots or the Subdivision streets or rights of way, if any.

14) Driveway Construction: All driveways, dwellings or other structures built on a lot shall be constructed to provide for proper water runoff and to prevent the formation of any unnatural accumulation or discharge of water and/or ice on to any other lot, except for such approved drainage as may be shown on the Plan or approved in writing by Developer. An owner may be required by Developer to create swales on the owner's lot to prevent water runoff onto any abutting lot or street. Driveways shall be constructed

within the areas designated on the Final Subdivision Plan, approved by the Town of Kittery.

15) Building Exterior: No dwelling or structure shall be left with an unfinished exterior. The exterior of every structure on the lot shall be kept in a proper state of repair and maintenance.

16) Property Maintenance: Each lot owner shall maintain in good order their lot and all structures and landscaping thereon.

17) Construction Completion: Construction of a dwelling or any other approved structure on a lot, including finished landscaping, shall be completed within twelve months from the commencement of said construction. Commencement shall be on the date on which a building permit is issued for the construction of a dwelling on a lot.

18) Enforcement: Proceedings may be maintained irrespective of the waiver of any prior violation or attempt by the same or other owners, and the failure to enforce on any one occasion shall in no event be deemed to be a waiver of the right to do so thereafter as to the original breach or as to any breach subsequent thereto. The violation or attempted violations of any covenant or restriction in this Declaration is hereby declared a nuisance, which may be remedied by any appropriate legal proceeding. If any owner shall attempt to violate, shall violate or shall permit on his lot any violation of any of the covenants, restrictions or reservations described herein, the Developer or another lot owner may commence proceedings at law or in equity to recover damages or other awards for such attempts, violations or permitting of the same, or to enjoin the furtherance or continuation of such attempt or violations, or both. A lot owner who is found by a court of competent jurisdiction to have violated the terms of this Declaration shall pay all reasonable costs, including attorney's fees, incurred by the Developer in the enforcement of this Declaration.

19) Severability: Invalidation of any covenant by court order or judgment shall not affect any of the other covenants or provisions herein all of which shall remain in full force and effect.

20) Notice of Restrictions and Covenants: A copy of these Protective Covenants shall be recorded in the York County Registry of Deeds.

21) Term: These covenants shall run with the land and shall be for the benefit of lots 1 thru 4 as shown on the Plan and shall be binding on said lots and purchasers of said lots for a period of twenty (20) years from the date of this Declaration. This Declaration shall automatically extend for successive periods of twenty (20) years unless an instrument signed by three-fourths (3/4) of the owners of said lots has been recorded agreeing to change this Declaration in whole or in part. Failure to specifically refer to and/or incorporate these Protective Covenants in deeds to the lots shall not in any manner affect the validity and effectiveness of these restrictions upon any such lot.

22) Developer's Reserved Rights: The Developer reserves the right until the construction, marketing and sale of all lots is completed to do or accomplish any of the matters set forth below in paragraphs (a) through (d):

(a) Change the size, number and location of lots and other improvements, and the size, layout, and location of any lot for which a purchase and sale agreement has not been executed by the Developer or with respect to which the purchaser is in default. The change or changes shall be effective upon the recording of an amendment to this Declaration and/or the filing of modified Subdivision plan indicating the changes made. Such changes may include elimination or relocation of lots.

(b) Locate on the Property, even though not depicted on the Plan, and grant and reserve easements and rights of way for the installation, maintenance, repair, replacement and inspection of, utility lines, wires, pipes, conduits, and facilities, including, but not limited to, water, electric, telephone and fuel oil and sewer.

(c) Connect with and make use of utility lines, wires, pipes and conduits located on the property for construction and sales purposes.

(d) Use the roads for ingress and egress and for the storage of construction materials and equipment used in the completion of the lots.

IN WITNESS WHEREOF, _____ has signed this instrument as of _____, 2015.

_____ _____
Witness By:

_____ _____
Witness By:

STATE OF MAINE
YORK, SS. _____, 2015

Personally appeared before me the above-named _____, in said capacity as _____ LLC and acknowledged the foregoing instrument to be their free act and deed, in their said capacity, and the free act and deed of said corporation.

_____
Notary Public's Name:
My commission expires:

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BYLAWS
OF
HOMEOWNERS ASSOCIATION

ARTICLE I – GENERAL

Section 1: The name of this Association is Morgan Court Homeowners Association, herein "Association".

Section 2: Applicability – The provisions of these Bylaws are applicable to the Properties of the Association and the easements granted to it and the management and maintenance thereof.

Section 3: Purpose – The Association is organized for the purpose of owning, managing and/or maintaining common areas, and for levying and collecting assessments and other charges against members of said Association.

Section 4: Corporate Law – This Association is not organized for profit and no property or profit thereof shall be for the benefit of any person except in furtherance of the nonprofit-making purposes of the Association or in the course of acquiring, constructing or providing management, maintenance or care to the common areas and/or Easements.

Section 5: Fiscal Year – The fiscal year of the Association shall begin on the first day of January in each year.

Section 6: Seal – The Directors shall provide a corporate seal which shall be circular in form and shall have inscribed thereon the name of the Association, the state of incorporation, year of incorporation and the words "corporate seal".

ARTICLE II - DEFINITIONS

Section 1: "Association" shall mean and refer to Morgan Court Homeowners Association, its successors and assigns.

Section 2: "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 3: "Properties" shall mean and refer to that certain real property located within the Morgan Court Subdivision, the approved subdivision plan for which is entitled Subdivision" or the "Development"), the approved subdivision plan for which is entitled "Morgan Court, A Multifamily Residential Cluster Subdivision, Land of AMP Realty Holdings, LLC US Route 236 Kittery Maine, Prepared for Peter J Paul, mailing address 291 Harold L. Dow Highway, Eliot, Maine 03903 and is recorded in the York County Registry of Deeds at Plan Book _____, Page _____ (hereinafter referred to as the Plan); the approved subdivision plan for which is entitled "and for any real property which

subsequently becomes a part of said Subdivision and is made subject to these Declaration of Common Scheme of Protective Restrictions.

Section 5: "Lot" shall mean and refer to any numbered plot of land shown upon said Plan or any other Plan made subject to these bylaws by a Declaration of Common Scheme of Protective Restrictions.

Section 6: "Common Area" shall mean all real property (including the improvements thereon) owned by the Association for the common use and enjoyment of the owners.

ARTICLE III – MEMBERSHIP AND VOTING RIGHTS

Section 1: Every owner of a lot which is subject to assessment shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any lot which is subject to assessment.

Section 2: In any vote of the Association hereunder each lot shall be entitled to one vote regardless of how many members are owners of said lot. Unless otherwise stated in these bylaws, all decisions taken at any annual or special meeting of the Association shall be by simple majority vote of the members attending that meeting.

Section 3: The annual meeting of the Association at which the Board of Directors shall be elected shall be held on October 1 of each year.

Section 4: Special meetings of the Association may be called by or at the request of the president, Board of Directors or the owners of any three lots subject to assessment. Any such special meeting called in accordance with this paragraph shall be held at the location of the most recent annual meeting or as close thereto as is reasonably possible.

Section 5: Notice of the annual meeting shall be given at least two weeks prior thereto by written notice mailed to the last known address of each member. Notice shall be complete upon mailing. The notice shall state the time and location of the meeting and the nature of the business to be conducted. Notice of a special meeting shall be given at least seven days prior thereto by written notice mailed to the last known address of each member. Notice shall be complete upon mailing. The notice shall state the date, time and location of the meeting and the nature of the business to be conducted.

Section 6: There shall be no quorum requirement for the annual meeting of the Association and business may be conducted by the members present. At any special meeting of the Association, voting members representing no less than 50% of the lots subject to assessment must be present or said meeting shall be adjourned without conducting any Association business.

Section 7: There shall be fees assessed to the owners of each lot in accordance with the appended fee schedule for the maintenance, management and ownership of the

roadway depicted as Ashley Morgan Way, common septic systems, and/or common areas of said Properties and for the payment of other costs and assessments associated with said roadway, common septic systems, and/or common areas. Said fees may be altered from time to time by a vote of the Association at the annual meeting or any special meeting called for that purpose. Payment of said annual fee, together with interest, costs and reasonable attorney's fees, is the joint and several obligation of all owners of the lots and shall constitute a lien against each such lot until paid. Said obligation and said lien may be enforced by the Association by any process available in law or equity.

ARTICLE IV – BOARD OF DIRECTORS

Section 1: General Powers – The business and affairs of the Association shall be managed by its Board of Directors. The Directors shall in all cases act as a Board, and they may adopt such rules and regulations for the conduct of their meetings and the management of the Association, as they may deem proper, not inconsistent with these bylaws and the laws of this State.

Section 2: Number, Manner of Election and Term of Office - The Board of Directors, who shall be of full age, shall consist of not less than 3 nor more than 4 Directors. The members of the Board of Directors are required to be owners and the term of office of each Director shall be until the next annual meeting of the owners and until his/her successor has been duly elected and has qualified.

Section 3: Special Meetings – Special meetings of the Directors may be called by or at the request of the president or any two Directors. The person or persons authorized to call special meetings of the Directors may fix the place for holding any special meeting of the Directors called by them. Notice of a special meetings shall be given to each Director at least 5 days prior to the date of such special meeting, delivered personally or by mail, specifying the time and place of the meeting and the business to be transacted thereat. If mailed, such notice shall be deemed to be delivered when deposited in the United States mail addressed to each Director's last known address with postage thereon prepaid. The attendance of a Director at a meeting shall constitute a waiver of notice of such meeting, except where a Director attends a meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened.

Section 4: Quorum – At any meeting of the Directors a majority of Directors in office shall constitute a quorum for the transaction of business, but if less than said number is present at a meeting, a majority of the Directors present may adjourn the meeting from time to time without further notice.

Section 5: Manner of Acting – The act of a majority of the Directors present at a meeting at which a quorum is present shall be the act of the Directors.

Section 6: Newly Created Directorships and Vacancies – Newly created Directorships resulting from an increase in the number of Directors and the vacancies

occurring in the Board may be filled by a vote of a majority of the Directors then in office, although less than a quorum exists. A Director elected to fill a vacancy caused by resignation, death, or removal shall be elected to hold office for the unexpired term of his/her predecessor.

Section 7: Removal of Directors – Directors may be removed with or without cause by the members of the Association at a special meeting called for that purpose. Removal shall require a 2/3 majority of the lots represented at said meeting.

Section 8: Resignation – A Director may resign at any time by giving written notice to the Board, the president, or the secretary of the Association. Unless otherwise specified in the notice, the resignation shall take effect upon receipt thereof by the Board or such Officer, and the acceptance of the resignation shall not be necessary to make it effective.

Section 9: Compensation – No compensation shall be paid to Directors, as such for their services, but by resolution of the Board a fixed sum and expenses for actual attendance at each regular meeting or special meeting of the Board may be authorized. Nothing herein contained shall be construed to preclude any Director from serving the Association in any other capacity and receiving compensation therefore.

Section 10: Presumption of Assent – A Director of the Association who is present at a meeting of the Directors at which action on any Association matter is taken shall be presumed to have assented to the action taken unless his/her dissent shall be entered in the minutes of the meeting or unless he/she shall file his/her written dissent to such action with the person acting as the secretary of the meeting before the adjournment thereof or shall forward such dissent by registered mail to the secretary of the Association immediately after the adjournment of the meeting. Such right to dissent shall not apply to a Director who voted in favor of such action.

Section 11: Executive and Other Committees – The Board, by resolution, may designate from among its members an executive committee and other committees, each consisting of 2 or more Directors. Each such committee shall serve at the pleasure of the Board.

ARTICLE V - OFFICERS

Section 1: Number - The officers of the Association shall be a president, vice-president, secretary and treasurer, each of whom shall be elected by the Directors. Such other officers and assistant officers as may be deemed necessary may be elected or appointed by the Directors.

Section 2: Election and Term of Office – The officers of the Association to be elected by the Directors shall be elected annually at the annual meeting of the Directors. Each officer shall hold office until his/her successors shall have been duly elected and shall have qualified, or until his/her death, resignation or removal as hereinafter provided.

Section 3: Removal – Any officer or agent duly elected or appointed by the Directors may be removed by the Directors whenever in their judgment the best interests of the Association would be served thereby, but such removal shall be without prejudice to the contract rights, if any, of the person so removed.

Section 4: Vacancies – A vacancy in any office because of death, resignation, removal, disqualification or otherwise, may be filled by the Directors for the unexpired portion of the term.

Section 5: President - The president shall be the principal executive officer of the Association and, subject to the control of the Directors, shall in general supervise and control all of the business and affairs of the Association. He/She shall, when present, preside at all meetings of the Directors. He/She may sign with the secretary or any other proper officer of the Association thereunto authorized by the Directors, certificates for shares, any deeds, mortgages, bonds, contracts or other instruments which the Directors have authorized to be executed, except in cases where the signing and execution thereof shall be expressly delegated by the Directors or by these bylaws to some other officer or agent of the Association, or shall be required by law to be otherwise signed and executed; and in general shall perform all duties incident to the office of president and such other duties as may be prescribed by the Directors from time to time.

Section 6: Vice President – In the absence of the president, or in the event of his/her death, inability or refusal to act, the vice-president shall perform the duties of the president, and when so acting, shall have all the powers of and be subject to all the restrictions upon the president. The vice-president shall perform such other duties as from time to time may be assigned to him/her by the president or by the Directors.

Section 7: Secretary/Treasurer - The secretary/treasurer shall keep the minutes of the meetings of the Directors and the members in one or more books provided for that purpose; see that all notices are duly given in accordance with the provision of these bylaws or as required; be the custodian of the Association records and of the corporate seal; and in general perform all duties incident to the office of secretary and such other duties as from time to time may be assigned to him/her by the president or by the Directors.

If required by the Directors, the secretary/treasurer shall give a bond for the faithful discharge of his/her duties in such sum and with such surety or sureties as the Directors shall determine. He/She shall have charge and custody of and be responsible for all funds and securities of the Association; receive and give receipts for monies due and payable to the Association from any source whatsoever, and deposit all such monies in the name of the Association in such banks, trust companies or other depositories as shall be selected in accordance with these bylaws and in general perform all of the duties incident to the office of Treasurer and such other duties as from time to time may be assigned to him/her by the president or by the Directors.

Section 8: Salaries – The salaries of the officers shall be fixed from time to time by the Directors and no officer shall be prevented from receiving such salary by reason of the fact that he/she is also a Director of the Association.

ARTICLE VI – CONTRACTS, LOANS, CHECKS AND DEPOSITS

Section 1: Contracts – The Directors may authorize any officer or officers, agent or agents, to enter into any contract to execute and deliver any instrument in the name and on behalf of the Association, and such authority may be general or confined to specific instances.

Section 2: Loans - No loans shall be contracted on behalf of the Association and no evidences of indebtedness shall be issued in its name unless authorized by a resolution of the Directors. Such authority may be general or confined to specific instances.

Section 3: Checks, Drafts, Etc.- All checks, drafts, or other orders for the payment of money, notes, or other evidences of indebtedness issued in the name of the Association shall be signed by such officer or officers, agent or agents of the Association and in such manner as shall from time to time be determined by resolution of the Directors.

Section 4: Deposits – All funds of the Association not otherwise employed shall be deposited from time to time to the credit of the Association in such banks, trust companies or other depositories as the Directors may select.

ARTICLE VII – WAIVER OF NOTICE

Unless otherwise provided by law, whenever any notice is required to be given to any Director or owner under provisions of these bylaws or under the provisions of the Articles of Incorporation, a waiver thereof in writing, signed by the person or persons entitled to such notice, whether before or after the time stated therein shall be deemed equivalent to the giving of such notice.

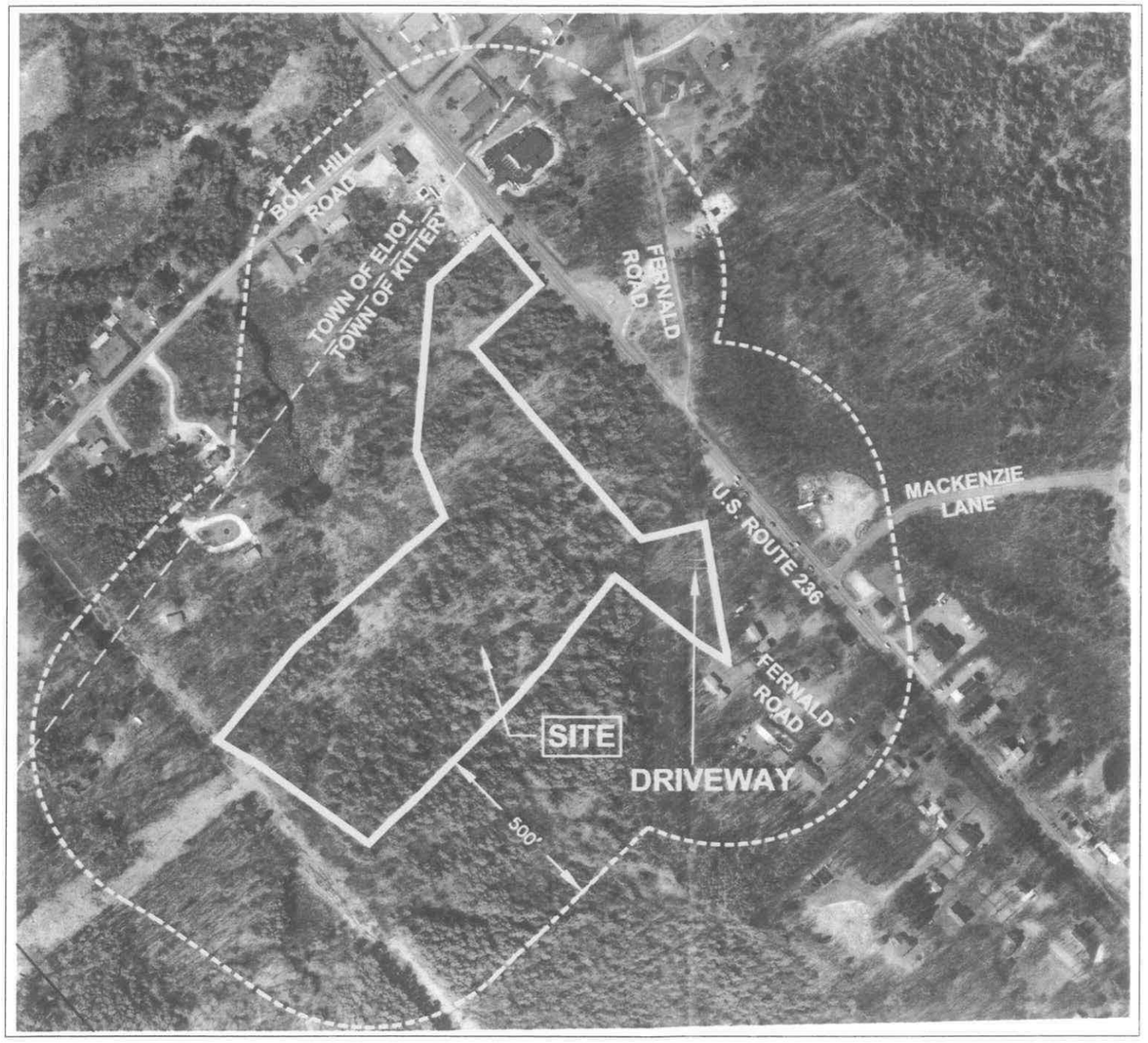
ARTICLE VIII - AMENDMENTS

These bylaws may be amended, added to, altered or repealed and new bylaws may be adopted by a vote of the members at a special meeting of the Association called for that purpose.

MORGAN COURT

A MULTIFAMILY RESIDENTIAL CLUSTER SUBDIVISION
U.S. ROUTE 236 KITTERY, ME
FINAL APPLICATION

RECEIVED
JUN 2 3 2015
BY:_____



LOCATION PLAN

0' 200' 400' 600'
1"=200'±

SHEET NUMBER	SHEET TITLE
B1	BOUNDARY PLAN
S1	SUBDIVISION PLAN CLUSTERED MULTIFAMILY DEVELOPMENT
C1	EXISTING CONDITIONS PLAN
C2	OVERALL MULTIFAMILY SITE PLAN
C3	LAYOUT PLAN
C4	EROSION CONTROL PLAN
C5	UTILITY PLAN
C6	GRADING & DRAINAGE PLAN
C7	SECTIONS
R1	ROADWAY PLAN & PROFILE
R2	CONSTRUCTION DETAILS
R3	MAINTENANCE NOTES

CIVIL CONSULTANTS

PREPARED FOR:

AMP REALTY HOLDINGS, LLC

PROJECT # 12198.00
DATE: 12 SEPTEMBER 2013
REVISION DATE: 23 JUNE 2015

LEGEND:

6897/327	DEED VOLUME / PAGE NUMBER
CMP	CORRUGATED METAL PIPE
HDPE	HIGH DENSITY POLYETHYLENE
INV.	INVERT
N/F	NOW OR FORMERLY
P/O	PORTION OF
RCP	REINFORCED CONCRETE PIPE
S.F.	SQUARE FEET
TBS	TO BE SET
Y.C.R.D.	YORK COUNTY REGISTRY OF DEEDS
	UTILITY POLE
	GUY WIRE
	OVERHEAD WIRES
	WATER VALVE
	FIRE HYDRANT
	CLEANOUT
	TEST PIT
	PAINTED UNDERGROUND GAS LINE (SURFACE MARKING)
	STONE WALL
BWX	BARBED WIRE FENCE REMAINS
	WETLAND (SEE NOTE 11)
	EXISTING CONCRETE OR GRANITE BOUND (AS NOTED)
	EXISTING DRILL HOLE
	EXISTING IRON ROD OR REBAR (AS NOTED)
	EXISTING IRON PIPE (AS NOTED)
	5/8" REBAR WITH IDENTIFICATION CAP
	SURVEY BENCHMARK (AS NOTED)
	LOCUS BOUNDARY LINE
	APPROXIMATE ADJOINING PARCEL BOUNDARY LINE
N: 103484.22 E: 2794101.00	MSPCS WEST ZONE NAD83 COORDINATES

NET AREA CALCULATIONS PETER J. PAUL, TRUSTEE PARCEL:

OVERALL PARCEL AREA = 181,926 S.F. = 4.176 ACRES
TOTAL WETLAND AREA = 1,126 + 1,330 + 6,938 = 9,394 S.F. = 0.216 ACRES
TOTAL UPLAND AREA = 181,926 − 9,394 = 172,532 S.F. = 3.960 ACRES

NET AREA CALCULATIONS AMP REALTY HOLDINGS, LLC PARCEL:

OVERALL PARCEL AREA = 783,006 S.F. = 17.975 ACRES
TOTAL WETLAND AREA = 159,821 + 3,726 + 12,545 + 22,606 + 3,002 = 201,700 S.F. = 4.630 ACRES
TOTAL UPLAND AREA = 783,006 − 201,700 = 581,306 S.F. = 13.345 ACRES

OVERALL PARCEL AREA (IN R-S ZONE) = 706,023 S.F. = 16.208 ACRES
TOTAL WETLAND AREA (IN R-S ZONE) = 159,821 + 3,726 + 12,545 + 18,200 = 194,292 S.F. = 4.460 ACRES
TOTAL UPLAND AREA (IN R-S ZONE) = 706,023 − 194,292 = 511,731 S.F. = 11.748 ACRES

OVERALL PARCEL AREA (IN C-2 ZONE) = 76,983 S.F. = 1.767 ACRES
TOTAL WETLAND AREA (IN C-2 ZONE) = 4,406 + 3,002 = 7,408 S.F. = 0.170 ACRES
TOTAL UPLAND AREA (IN C-2 ZONE) = 76,983 − 7,408 = 69,575 S.F. = 1.597 ACRES

STATE OF MAINE
YORK COUNTY ss. REGISTRY OF DEEDS
RECEIVED ____________, 20 ______
AT ___h.___m. ___M. AND RECORDED IN
PLAN BOOK ________, PAGE ______

ATTEST ______________ REGISTER

LOCATION PLAN
(NOT TO SCALE)

NOTES:

1. PLANIMETRIC AND TOPOGRAPHIC DETAIL DEPICTED HEREON IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY BY CIVIL CONSULTANTS BETWEEN NOVEMBER 12, 2012 AND JANUARY 17, 2013.
2. NORTH AS DEPICTED HEREON IS REFERENCED TO GRID NORTH, NAD83, MAINE STATE PLANE COORDINATE SYSTEM (MSPCS) WEST ZONE. COORDINATE VALUES AND ORIENTATION ARE DERIVED FROM A GPS SURVEY COMPUTED UTILIZING THE NGS OPUS ON-LINE PROCESSING SERVICE. REFERENCE FRAME IS NAD83 CORS96 EPOCH 2002.0000. THE SURVEY IS TIED TO CORS STATIONS BOSTON WAAS 1 CORS (ZBW1), BARTLETT CORS (BARN) AND BRUNSWICK 1 CORS (BRU1). DISTANCES DEPICTED HEREON ARE GRID. TO CONVERT GRID DISTANCES TO GROUND DISTANCES, MULTIPLY THE GRID DISTANCE BY 1.000002256 (AVERAGE COMBINED SCALE FACTOR FOR THE SITE).
3. ELEVATIONS DEPICTED HEREON ARE REFERENCED TO NAVD88, DERIVED FROM THE ABOVE REFERENCED GPS SURVEY. TO CONVERT NAVD88 ELEVATIONS TO NGVD29 ELEVATIONS ADD 0.76'.
4. RECORD OWNERS: AMP REALTY HOLDINGS, LLC (17.975 ACRE LOT) PETER J. PAUL, TRUSTEE OF PAOLUCCI REALTY TRUST (4.176 ACRE LOT)
5. ASSESSOR'S INFORMATION: TOWN OF KITTERY ASSESSOR'S MAP 28, LOT 14
6. DEED REFERENCE: Y.C.R.D. 16505/598 (17.975 ACRE LOT) Y.C.R.D. 16573/762 (4.176 ACRE LOT)
7. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS NEED TO CONTACT DIGSAFE AND FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
8. THE MAJORITY OF THE LOCUS PARCEL IS LOCATED IN "ZONE C", ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF KITTERY, MAINE, YORK COUNTY, COMMUNITY PANEL NUMBER 230171 0004 D, EFFECTIVE DATE JULY 5, 1984. ZONE C IS DEFINED AS "AREAS OF MINIMAL FLOODING". A PORTION OF THE SOUTHWESTERLY CORNER OF THE LOCUS PARCEL IS LOCATED IN "ZONE A". ZONE A IS DEFINED AS "AREAS OF 100-YEAR FLOOD, BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED". THE FLOOD ZONE BOUNDARY DEPICTED HEREON IS BASED ON SCANNING AND GEOREFERENCING THE ABOVE REFERENCED FIRM.
9. ROUTE 236 IS A STATE HIGHWAY WITH A 100' WIDE RIGHT-OF-WAY WIDTH IN THE VICINITY OF THE LOCUS PARCEL. THE SIDELINES DEPICTED HEREON ARE BASED ON REFERENCE PLAN 2 AND FIELD LOCATED GRANITE HIGHWAY MONUMENTS.
10. FERNALD ROAD IS A PUBLIC ROAD WITH A 3-ROD (49.5') WIDE RIGHT-OF-WAY. FERNALD ROAD IS MAINTAINED BY THE TOWN OF KITTERY. FOR LAYOUT SEE YORK COUNTY COMMISSIONERS RECORDS VOLUME 96, PAGE 275, DATED 1831. THE SIDELINES OF FERNALD ROAD AS DEPICTED HEREON FOLLOW THE ROAD SIDE FACE OF THE EXISTING STONE WALLS. THE LAYOUT COULD NOT BE OTHERWISE ESTABLISHED.
11. THE EDGE OF WETLAND AREAS DEPICTED HEREON ARE BASED ON FIELD LOCATION BY CIVIL CONSULTANTS (UTILIZING A TOTAL STATION) OF WETLAND DELINEATION FLAGS SET BY GARY M. FULLERTON OF SEBAGO TECHNICS (MAINE SOILS SCIENTIST NUMBER 462). THE WETLAND DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 WETLANDS DELINEATION MANUAL AND REGIONAL SUPPLEMENT AUTHORED AND PUBLISHED BY THE US ARMY CORPS OF ENGINEERS.
12. A PORTION OF THE LOCUS PARCEL, LOCATED WITHIN 300' OF THE CENTERLINE OF ROUTE 236, IS IN THE COMMERCIAL 2 (C-2) ZONING DISTRICT. DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS: MINIMUM LOT SIZE=40,000 SQUARE FEET, MINIMUM STREET FRONTAGE=150', MINIMUM FRONT SETBACK=50', MINIMUM SIDE AND REAR SETBACK=30' (EXCEPT AS MAY BE REQUIRED BY THE BUFFER PROVISION OF THE ZONING ORDINANCE), MINIMUM SIDE AND REAR SETBACK ABUTTING A RESIDENTIAL ZONE OR USE=40', MAXIMUM BUILDING AND OUTDOOR STORED MATERIAL COVERAGE=40% AND MAXIMUM BUILDING HEIGHT=40'. FOR COMPLETE ZONING INFORMATION REFER TO THE TOWN OF KITTERY ZONING ORDINANCE.
13. THE REMAINDER OF THE LOCUS PARCEL IS LOCATED IN THE RESIDENTIAL SUBURBAN (R-S) ZONING DISTRICT. DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS: MINIMUM LOT SIZE 30,000 SQUARE FEET WITH PUBLIC SEWER OR 40,000 SQUARE FEET WITHOUT PUBLIC SEWER, MINIMUM STREET FRONTAGE=150', MINIMUM FRONT SETBACK=40', MINIMUM SIDE AND REAR SETBACK=15', MAXIMUM BUILDING COVERAGE=20% AND MAXIMUM BUILDING HEIGHT=35'. FOR COMPLETE ZONING INFORMATION REFER TO THE TOWN OF KITTERY ZONING ORDINANCE.
14. A PORTION OF THE LOCUS PARCEL, LOCATED WITHIN 75' OF THE NORMAL HIGH WATER LINE OF A STREAM, IS IN THE SHORELAND OVERLAY ZONE – STREAM PROTECTION AREA (OZ-SL-75'). ACCORDING THE TOWN OF KITTERY ZONING MAP, A PORTION OF THE LOCUS PARCEL IS LOCATED IN THE RESOURCE PROTECTION OVERLAY ZONE (OZ-RP).
15. DUE TO HUMMOCKY TERRAIN THE 1-FOOT CONTOUR INTERVAL MAPPING DEPICTED HEREON MAY NOT MEET NATIONAL MAP ACCURACY STANDARDS FOR 1-FOOT CONTOURS IN ALL AREAS.
16. THE LOCUS PARCEL IS CROSSED BY SEVERAL RECREATIONAL WALKING TRAILS THAT APPEAR TO BE LIGHTLY USED BY THE PUBLIC. LIMITED EVIDENCE OF ATV USE WAS ALSO OBSERVED.
17. THE LOCUS PARCEL IS SUBJECT TO AN EASEMENT BENEFITING KITTERY LAND TRUST FOR INGRESS AND EGRESS TO KITTERY LAND TRUST LANDS AND THE RIGHT TO IMPROVE THE EASEMENT AREA WITH A PATH, TRAIL OR ROADWAY WITH A RUNNING SURFACE NOT TO EXCEED 22 FEET IN WIDTH, AND TO MAINTAIN, REPAIR, REBUILD, REPLACE AND OPERATE THE SAME (SEE Y.C.R.D. 14172/240).

CERTIFICATION:

THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED BY THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS (02-360 CMR CHAPTER 90, PART I & PART II – SEE NOTES HEREON FOR EXCEPTIONS, IF ANY).

4/8/13
MICHAEL P. PEVERETT DATE
MAINE PROFESSIONAL LAND SURVEYOR #2382
CIVIL CONSULTANTS
SOUTH BERWICK, MAINE 03908
207-384-2550

REFERENCE PLANS:

1. "STANDARD BOUNDARY SURVEY OF ESTATE OF FRANCES B. FERNALD, ROUTE 236 & FERNALD ROAD, KITTERY, MAINE", DATED SEPTEMBER 8, 1989, PREPARED BY EASTERLY SURVEYING, UNRECORDED.
2. "MAINE STATE HIGHWAY COMMISSION, RIGHT OF WAY MAP, STATE HIGHWAY "100", KITTERY, YORK COUNTY, FEDERAL AID SECONDARY PROJECT S-0100(5), S.H.C. FILE NO. 16-112", SHEETS 3 AND 4 OF 13, DATED JANUARY, 1956, LAST REVISED OCTOBER, 1956, PREPARED BY THE MAINE STATE HIGHWAY COMMISSION, RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 26, PAGES 29 AND 30.
3. "STANDARD BOUNDARY SURVEY OF ELSIE SPINNEY LOT NEAR BOLT HILL RD., KITTERY, MAINE FOR CENTRAL MAINE POWER COMPANY", DATED JUNE 6, 1991, PREPARED BY OWEN HASKELL, INC., RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 291, PAGE 29.
4. "STANDARD BOUNDARY SURVEY OF RALPH REMICK LOT, NEAR BOLT HILL ROAD, KITTERY, MAINE FOR CENTRAL MAINE POWER COMPANY, EDISON DRIVE, AUGUSTA, MAINE", DATED FEBRUARY 1, 1993, PREPARED BY OWEN HASKELL, INC., RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 291, PAGE 28.
5. "COMPILED BOUNDARY EXHIBIT, DEED BOOK 5807, PAGE 224, TOWN OF KITTERY, YORK COUNTY, STATE OF MAINE, RECORD OWNER: CENTRAL MAINE POWER COMPANY, 83 EDISON DRIVE, AUGUSTA, MAINE 04336, PREPARED FOR: CENTRAL MAINE POWER COMPANY, 83 EDISON DRIVE, AUGUSTA MAINE 04336", DATED JUNE 21, 2004, PREPARED BY SGC ENGINEERING, LLC, RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 292, PAGES 39 AND 40.
6. "RIGHT-OF-WAY AND TRACK MAP, BOSTON AND MAINE R.R., OPERATED BY THE BOSTON AND MAINE R.R., STATION 3145+47 TO STATION 3198+27", DATED JUNE 30, 1914, LAST REVISED FEBRUARY, 1961, PREPARED BY THE OFFICE OF VALUATION ENGINEER, BOSTON AND MAINE CORPORATION.
7. "LOT DIVISION AND LOT LINE REVISION PLAN, 382 BOLT HILL ROAD, ELIOT AND KITTERY, ME, TAX MAP 17 LOT 21, CLIENT: WAYNE RUESSWICK, 545 PEVERLY HILL ROAD, PORTSMOUTH, NH 03801, DEED HOLDER: WAYNE AND CAROL RUESSWICK, 545 PEVERLY HILL ROAD, PORTSMOUTH, NH 03801", DATED DECEMBER, 2005, PREPARED BY CLD CONSULTING ENGINEERS, RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 308, PAGE 17.
8. "PLAN OF LAND FOR JAMES C. MCKENNEY, BOLT HILL ROAD, ELIOT, MAINE", DATED MAY, 1970, PREPARED BY MCKENNA ASSOCIATES, RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 52, PAGE 16.

© CIVIL CONSULTANTS

CIVIL CONSULTANTS
Engineers
Planners
Surveyors
P.O. Box 100
South Berwick
Maine
03908
207-384-2550
civcon@civcon.com

NO.	REVISIONS	INT	DATE
1	PEVERE OWNER OF LOT 14	MPP	5/24/13

LAND OF AMP REALTY HOLDINGS, LLC AND PETER J. PAUL, TRUSTEE – ROUTE 236
TAX MAP 28, LOT 14
KITTERY, YORK COUNTY, MAINE

RECORD OWNERS: AMP REALTY HOLDINGS, LLC & PETER J. PAUL, TRUSTEE OF THE PAOLUCCI REALTY TRUST, 291 DOW HIGHWAY, ELIOT, ME 03903
PREPARED FOR: PETER PAUL
291 DOW HIGHWAY, ELIOT, MAINE 03903

CIVIL CONSULTANTS

DRAWN MPP	CALC MPP
DATE 4/8/13	
CHECKED CHM	
APPROVED MPP	
SCALE 1" = 80'	
SHEET TITLE	BOUNDARY AND EXISTING CONDITIONS
SHEET NUMBER	B1
SHEET NO.	1 OF 1
PROJECT #	12-198.00

NOTES:

1. ASSESSOR'S INFORMATION: PORTION OF KITTERY ASSESSOR'S MAP 28, LOT 14
2. RECORD OWNER: AMP REALTY HOLDINGS, LLC, 291 HAROLD L. DOW HIGHWAY, ELIOT, MAINE 03903
3. DEED REFERENCE: Y.C.R.D. 16505/598
4. ZONING INFORMATION: RESIDENTIAL SUBURBAN (R-S) ZONE

REQUIRED BY ZONING DISTRICT		PROPOSED CLUSTER DEVELOPMENT
LOT SIZE	40,000 SQ. FT.	MINIMUM 7,739 SQ. FT. PROPOSED
MINIMUM FRONTAGE	150'	MINIMAL INDIVIDUAL FRONTAGE PROPOSED
MINIMUM FRONT YARD SETBACK	40'	0' SETBACK FROM INTERNAL DRIVE/RIGHT-OF-WAY (MAINTAIN 14' TO EDGE OF SHOULDER)
MINIMUM SIDE YARD SETBACK	15'	SIDE YARD SETBACK MAINTAINED FROM PERIMETER OF PROJECT BOUNDARY. INTERNAL BUILDING SEPARATION = 25' OR PER FIRE DEPARTMENT
MINIMUM REAR YARD SETBACK	15'	REAR YARD SETBACK MAINTAINED FROM PERIMETER OF PROJECT BOUNDARY
MAXIMUM BUILDING HEIGHT	35'	NO CHANGE
MAXIMUM BUILDING COVERAGE	20%	NO CHANGE

5. THE MAJORITY OF THE PARCEL IS LOCATED IN FLOOD HAZARD ZONE C AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF KITTERY, COMMUNITY PANEL NO 230171 0004 D, EFFECTIVE DATE: JULY 5, 1984. FLOOD ZONE C IS DEFINED AS AREAS OF MINIMAL FLOODING. A PORTION OF THE SOUTHWEST CORNER OF THE PARCEL IS LOCATED IN ZONE A. ZONE A IS DEFINED AS AREAS OF 100-YEAR FLOOD, BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED. THE FLOOD ZONE BOUNDARY DEPICTED HEREON IS BASED ON SCANNING AND GEO-REFERENCING THE ABOVE REFERENCED FIRM.
6. TOTAL PARCEL AREA= 783,006 SQ.FT. (17.97 ACRES±)

PLAN REFERENCE:

"BOUNDARY AND EXISTING CONDITIONS LAND OF AMP REALTY HOLDINGS, LLC AND PETER J. PAUL, TRUSTEE – ROUTE 236 TAX MAP 28 LOT 14 KITTERY YORK COUNTY MAINE", BY CIVIL CONSULTANTS, DATED: 4/8/2013. PLAN FROM CIVIL CONSULTANTS OFFICE FILES, JOB #12-198.00

DEVELOPMENT NOTES:

1. APPROVAL IS GIVEN AS A CLUSTER DEVELOPMENT RESULTING IN DIMENSIONAL REDUCTIONS AS INDICATED ON APPLICATION DOCUMENTATION.
2. COMMUNITY SEPTIC SYSTEM(S) WILL BE PROVIDED (TO BE LOCATED IN OPEN SPACE COMMON AREA).
3. PROJECT WILL BE SERVICED BY PUBLIC WATER FROM EXISTING WATER MAIN IN ROUTE 236. UNDERGROUND UTILITIES WILL BE PROVIDED.
4. ASHLEY MORGAN WAY IS A PRIVATE ROAD AND WILL BE MAINTAINED AS A PRIVATE ROAD. THE ROADWAY WILL NOT BE ACCEPTED BY THE TOWN OF KITTERY UNLESS THE ROADWAY IS IMPROVED TO STANDARDS APPROVED BY THE KITTERY PLANNING BOARD AT THE TIME ACCEPTANCE IS PROPOSED.
5. NO DISTURBANCE MARKERS TO BE INSTALLED ALONG THE INTERIOR OF THE OPEN SPACE RESERVED AREA AS SHOWN HEREON.
6. OPEN SPACE SHOWN HEREON MAY NOT BE USED FOR FUTURE BUILDING LOTS.
7. SHEETS C1 – C7 AND R1 – R3 PROVIDE CONDITIONS FOR APPROVAL AND ARE ON RECORD AT THE KITTERY PLANNING OFFICE.
8. THE OPEN SPACE PLAN IS DEPICTED HEREON.
9. THE MAXIMUM NUMBER OF UNITS ALLOWED BY THIS PLANNING BOARD APPROVAL IS 9. FEWER UNITS MAY BE DEVELOPED WITHIN THE BUILDING FOOTPRINT.

CLUSTER DENSITY CALCULATIONS:

TOTAL AREA OF PARCEL IN RESIDENTIAL ZONE = 706,023 SQ. FT.

MINUS VERY POORLY DRAINED SOILS – SCANTIC SOILS & FLOOD ZONE – 251,012 SQ. FT.

MINUS ASHLEY MORGAN WAY AND KITTERY LAND TRUST EASEMENT – 43,607 SQ. FT.

EQUALS NET RESIDENTIAL AREA = 411,404 SQ. FT.

UNITS AVAILABLE PER CODE = 411,676/40,000= 10.25 ≈ 10 UNITS

OPEN SPACE CALCULATIONS:

TOTAL AREA OF PARCEL = 783,006 SQ. FT.

"OPEN SPACE RESERVED" (INCLUDES WETLANDS, WETLAND SETBACK AREAS AND SELECTED UPLAND) = 575,060 SQ. FT.

"OPEN SPACE COMMON" (BALANCE OF PARCEL MINUS ASHLEY MORGAN WAY AND PROPOSED LOTS) = 134,239 SQ. FT.

TOTAL OPEN SPACE ON PARCEL = 709,299 SQ. FT. = 90.6% OF TOTAL PARCEL AREA

REQUIRED OPEN SPACE IS 50% (90.6% IS > 50%)

NET RESIDENTIAL AREA OF PARCEL (SEE CLUSTER DENSITY CALCS ABOVE) = 411,404 SQ. FT.

OPEN SPACE INCLUDED IN LAND ACCEPTABLE FOR NET RESIDENTIAL AREA = 134,239 SQ. FT. = 32.6% OF NET RESIDENTIAL AREA

REQUIRED OPEN SPACE MUST INCLUDE 30% OF NET RESIDENTIAL AREA (32.6% > 30%)

CERTIFICATION:

THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED BY THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS (02-360 CMR CHAPTER 90, PART I & PART II – SEE NOTES HEREON FOR EXCEPTIONS, IF ANY).

JUNE 22, 2015

MICHAEL P. PEVERETT — DATE
MAINE PROFESSIONAL LAND SURVEYOR #2362
CIVIL CONSULTANTS
SOUTH BERWICK, MAINE 03908
207-384-2550

STATE OF MAINE
YORK COUNTY ss. REGISTRY OF DEEDS
RECEIVED ________, 20____
AT __h. __m. __M. AND RECORDED IN
PLAN BOOK ________, PAGE ______

ATTEST ____________ REGISTER

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	22.26'	21.54'	N 71°37'13" W	51°01'39"
C2	170.00'	51.21'	51.02'	S 88°30'13" E	17°15'39"
C3	80.00'	122.85'	111.13'	S 56°08'07" W	87°58'58"
C4	60.00'	108.45'	94.28'	S 50°12'10" W	103°33'59"
C5	60.00'	140.56'	110.55'	N 10°53'59" W	134°13'43"
C6	170.00'	31.56'	31.51'	N 61°31'56" E	10°38'07"
C7	170.00'	79.10'	78.39'	N 80°10'45" E	26°39'31"
C8	170.00'	19.64'	19.63'	S 83°10'57" E	6°37'06"
C9	130.00'	35.07'	34.96'	S 87°36'05" E	15°27'23"
C10	25.00'	24.89'	23.87'	N 56°09'06" E	57°02'14"
C11	80.00'	19.16'	19.12'	S 05°16'54" W	13°43'29"
C12	50.00'	29.12'	28.71'	N 58°39'06" W	33°22'16"
C13	100.00'	78.25'	76.26'	N 43°53'42" E	44°49'53"
C14	100.00'	165.90'	147.52'	N 26°02'50" W	95°03'12"
C15	100.00'	60.82'	59.98'	N 31°26'38" W	34°54'12"
C16	100.00'	47.16'	46.72'	N 17°05'13" E	27°01'05"
C17	100.00'	48.45'	47.98'	N 10°18'11" W	27°45'43"
C18	100.00'	10.50'	10.49'	N 46°12'34" E	6°00'52"
C19	100.00'	78.60'	76.59'	N 71°48'11" E	45°02'01"
C20	100.00'	43.01'	42.68'	N 36°57'57" E	24°38'26"
C21	190.00'	57.24'	57.02'	S 88°30'13" E	17°15'39"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 56°12'53" E	83.13'
L2	S 79°52'24" E	31.48'
L3	N 25°58'51" E	23.95'
L4	S 36°27'43" E	15.91'
L5	N 01°23'11" E	26.17'
L6	S 60°45'37" E	61.11'
L7	N 36°12'39" W	43.60'
L8	S 35°07'18" E	54.44'
L9	N 75°20'14" W	6.76'
L10	N 50°30'07" W	52.20'
L11	N 21°28'46" E	64.09'
L12	N 73°34'26" W	6.95'
L13	N 03°34'40" E	55.03'
L14	N 24°11'02" W	24.05'
L15	N 19°41'38" E	18.27'
L16	N 45°53'23" E	38.93'
L17	N 49°13'00" E	61.99'
L18	N 43°12'08" E	37.88'
L19	N 68°07'57" E	21.00'
L20	S 85°40'49" E	46.27'
L21	N 49°17'10" E	78.09'
L22	N 82°51'57" E	19.83'
L23	S 09°14'12" E	10.73'

UTILITY EASEMENT TABLE

LINE	BEARING	DISTANCE
E1	S 48°43'32" W	50.00'
E2	N 41°02'57" W	10.00'
E3	S 48°43'32" W	200.00'
E4	N 41°02'57" W	0.94'
E5	S 48°56'50" W	32.07'
E6	S 03°57'03" W	96.85'
E7	S 48°57'03" W	35.52'
E8	N 79°52'24" W	25.67
E9	N 48°57'03" E	43.32'
E10	N 03°57'03" E	96.85'
E11	N 48°56'50" E	40.36'
E12	N 41°02'57" W	9.06'
E13	N 48°43'32" E	200.00'
E14	N 41°02'57" W	10.00'
E15	N 48°43'32" E	50.00'
E16	S 41°02'57" E	25.00'
E17	S 41°02'57" E	25.00'

PLAN APPROVED BY TOWN OF KITTERY PLANNING BOARD

CHAIRMAN
DATE

LOCATION PLAN
1"=2000'±

THOMAS W. HARMON No. 2977 STATE OF MAINE LICENSED PROFESSIONAL ENGINEER

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NO.	REVISIONS	INT.	DATE

SUBMITTED FOR FINAL REVIEW NOT FOR CONSTRUCTION 6/22/15

LEGEND

14172/240	DEED BOOK / PAGE NUMBER
02-SL-75	OVERLAY ZONE – SHORELAND – 75
N/F	NOW OR FORMERLY
SQ. FT.	SQUARE FEET
Y.C.R.D.	YORK COUNTY REGISTRY OF DEEDS
— — —	BOUNDARY OF SCANTIC SOILS/FLOOD PLAIN
———	PROPERTY LINE
———	APPROXIMATE ABUTTING PROPERTY
○○○○	STONE WALL
○	EXISTING IRON ROD
□	EXISTING CONCRETE BOUND
⊠	BOUND TO BE SET
⊘	IRON ROD TO BE SET
⊥	WETLAND
	UTILITY POLE
	OVERLAY SHORELAND ZONE
	OPEN SPACE RESERVED
	OPEN SPACE COMMON

PORTION OF TAX MAP 28 LOT 14

MORGAN COURT
A MULTIFAMILY RESIDENTIAL CLUSTER SUBDIVISION
LAND OF AMP REALTY HOLDINGS, LLC
ROUTE 236 KITTERY, YORK COUNTY, MAINE
PREPARED FOR
PETER J. PAUL
MAILING ADDRESS: 291 HAROLD L. DOW HIGHWAY, ELIOT, MAINE 03903

CIVIL CONSULTANTS

DRAWN JAA	CALC. JES
DATE 22 JUNE 2015	
CHECKED MPP	
APPROVED	
SCALE 1"=80'	
SHEET TITLE: FINAL SUBDIVISION PLAN CLUSTERED MULTIFAMILY DEVELOPMENT	
SHEET NUMBER S1	
SHEET 1 of 1	
PROJECT # 12-198.00	

J:\AAA\2012\1219800\CARLSON\ENGINEERING\DRAWING\1219800E-SD-2C-RE-2015.DWG DATE: 06/18/15

NOTES:

1. ASSESSOR'S INFORMATION: TOWN OF KITTERY
   PORTION OF ASSESSOR'S MAP 28 LOT 14
2. RECORD OWNER: AMP REALTY HOLDINGS, LLC
   291 HAROLD L. DOW HIGHWAY
   ELIOT, MAINE 03903
3. DEED REFERENCE: Y.C.R.D. 16573/762
   Y.C.R.D. 16505/588
4. ZONING INFORMATION: RESIDENTIAL SUBURBAN (R-S) ZONE

LOT SIZE:	40,000 sq.ft.
MINIMUM FRONTAGE:	150'
SETBACKS:	
FRONT YARD:	40'
SIDE YARD:	15'
REAR YARD:	15'
MAXIMUM BUILDING HEIGHT:	35'
MAXIMUM BUILDING COVERAGE:	20%

5. THE MAJORITY OF THE PARCEL IS LOCATED IN FLOOD HAZARD ZONE C AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF KITTERY, COMMUNITY PANEL NO. 230171 0004 D, EFFECTIVE DATE: JULY 5, 1984. FLOOD ZONE C IS DEFINED AS AREAS OF MINIMAL FLOODING. A PORTION OF THE SOUTHWEST CORNER OF THE PARCEL IS LOCATED IN ZONE A. ZONE A IS DEFINED AS AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED.
6. TOTAL PARCEL AREA= 17.97 ACRES±

PLAN REFERENCE:

"BOUNDARY AND EXISTING CONDITIONS LAND OF AMP REALTY HOLDINGS, LLC AND PETER J. PAUL, TRUSTEE – ROUTE 236 TAX MAP 28 LOT 14 KITTERY, YORK COUNTY, MAINE" BY CIVIL CONSULTANTS, DATED 4/8/2013. PLAN FROM CIVIL CONSULTANTS' OFFICE FILES: JOB #12-198.00

LEGEND

2/60	TAX MAP/ LOT NUMBER
9374/148	DEED BOOK / PAGE NUMBER
CMP	CORRUGATED METAL PIPE
HDPE	HIGH DENSITY POLYETHYLENE
NET&T	NEW ENGLAND TELEPHONE & TELEGRAPH
N/F	NOW OR FORMERLY
OHW	OVERHEAD WIRE
RCF	REINFORCED CONCRETE WALL
Y.C.R.D.	YORK COUNTY REGISTRY OF DEEDS
	PROPERTY LINE
	APPROXIMATE ABUTTING PROPERTY
	SETBACK
	BENCHMARK
	IRON ROD FOUND
	BOUND FOUND
	EXISTING CONTOUR
	WETLAND
	STONE WALL
	TEST PIT
	SIGN
	HIGH INTENSITY SOIL LINE
	STREAM
W	EXISTING WATER MAIN
	EXISTING DRAIN LINE
OHW	EXISTING OVERHEAD WIRE
G	EXISTING GAS MAIN
	UTILITY POLE
	GUY
	WATER VALVE
	HYDRANT

HIGH INTENSITY SOILS LEGEND:

Br	BRAYTON – FINE SANDY LOAM	SOIL AREA = 56,730 SQ.FT. (1.2 ACRES±)
Sc	SCANTIC – SILT LOAM	SOIL AREA = 246,372 SQ.FT. (5.6 ACRES±)
Dx	DIXFIELD – FINE SAND LOAM	SOIL AREA = 333,903 SQ.FT. (7.7 ACRES±)
Co	COLONEL – FINE SANDY LOAM	SOIL AREA = 65,410 SQ.FT. (1.6 ACRES±)

NOTE: SOIL AREA CALCULATED IS IN THE RESIDENTIAL (R-S) ZONE ONLY

HIGH INTENSITY SOILS SLOPES:

A. 0–3%
B. 3–8%
C. 8–15%
D. 15–25%

STATE OF MAINE
KENNETH ROBERT GARDNER
#661
SOIL SCIENTIST

Kenneth R. Gardner #661

FOR HIGH INTENSITY SOILS AND WETLANDS ONLY

PORTION OF TAX MAP 28 LOT 14

STATE OF MAINE
THOMAS W. HARMON
No. 8977
LICENSED PROFESSIONAL ENGINEER

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NO.	REVISIONS	INT.	DATE
2	ADD SOILS AREAS, UPDATE SUBDIVISION NAME	JAA	05/16/15
1	UPDATED HIGH INTENSITY SOIL SURVEY	JAA	03/20/15

MORGAN COURT
A MULTIFAMILY RESIDENTIAL CLUSTER SUBDIVISION
LAND OF AMP REALTY HOLDINGS, LLC
ROUTE 236 KITTERY, YORK COUNTY, MAINE
PREPARED FOR:
PETER J. PAUL
MAILING ADDRESS: 291 HAROLD L. DOW HIGHWAY, ELIOT, MAINE 03903

CIVIL CONSULTANTS

DRAWN JAA	CALC. JBS
DATE 12 SEPTEMBER 2013	
CHECKED	
APPROVED	
SCALE 1"=80'	

SHEET TITLE
EXISTING CONDITIONS PLAN

SHEET NUMBER
C1

SHEET 1 of 7

PROJECT # 12-198.00

DIRECTORY: \12198DD\CARLSON\ENGINEERING\DRAWING DWG NAME: 12198DE-SD-2C-RE-2015 DATE: 10/30/15

NOTES:

1. 9 UNIT MULTIFAMILY DEVELOPMENT

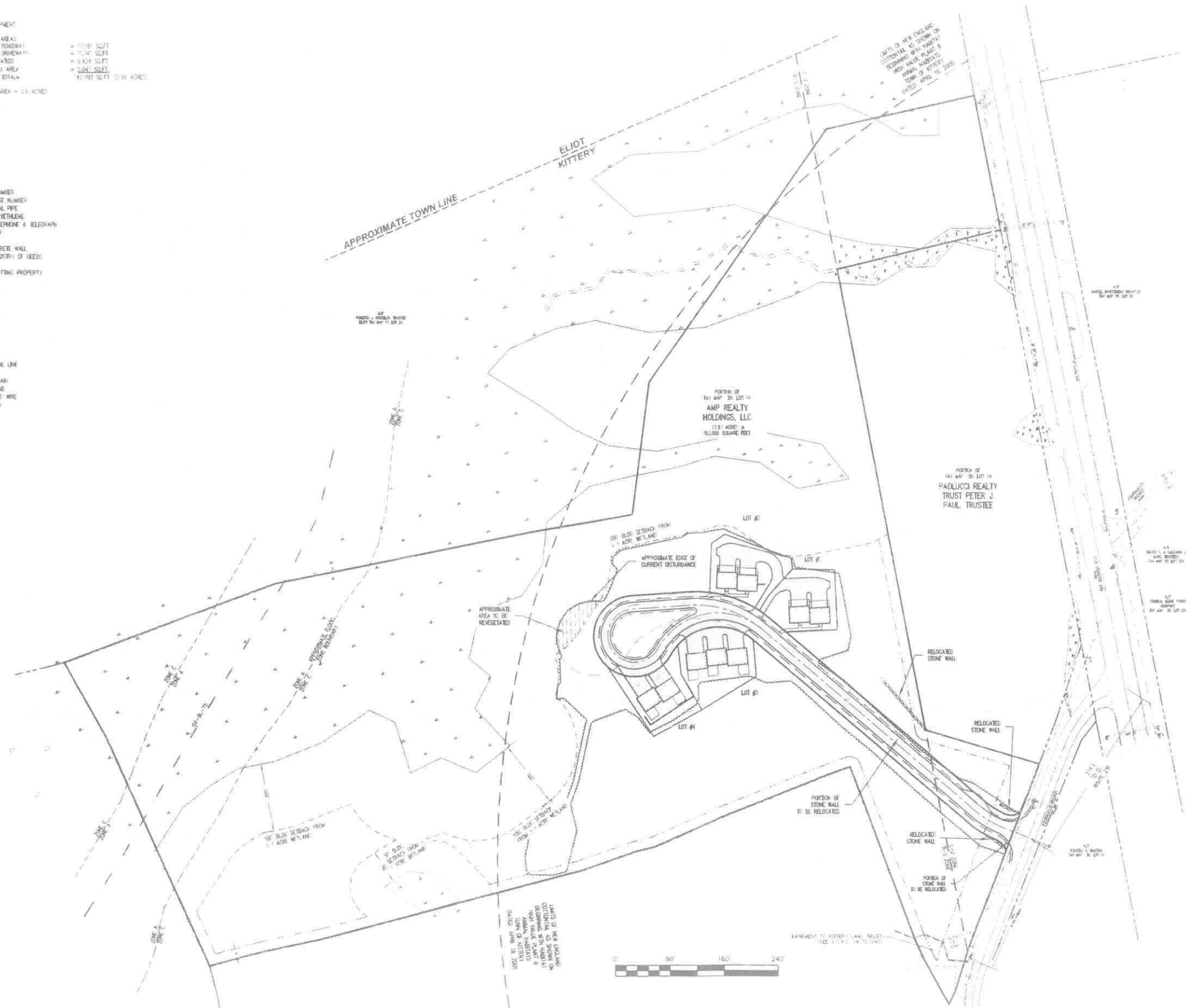
APPROXIMATE IMPERVIOUS AREAS:

ROADWAY	=	17,181 SQ.FT.
DRIVEWAYS	=	11,147 SQ.FT.
BUILDINGS/WALKS/PATIOS	=	9,424 SQ.FT.
GRAVEL SHOULDER/WALKS AREA	=	SAME SQ.FT.
TOTAL=		47,793 SQ.FT. (1.09 ACRES)

APPROXIMATE DISTURBED AREA = 2.6 ACRES

LEGEND

2/60	TAX MAP / LOT NUMBER
9374/148	DEED BOOK / PAGE NUMBER
CMP	CORRUGATED METAL PIPE
HDPE	HIGH DENSITY POLYETHYLENE
NE T&T	NEW ENGLAND TELEPHONE & TELEGRAPH
N/F	NOW OF FORMERLY
OHW	OVERHEAD WIRE
RCP	REINFORCED CONCRETE WALL
Y.C.R.D.	YORK COUNTY REGISTRY OF DEEDS
	PROPERTY LINE
	APPROXIMATE ABUTTING PROPERTY
	SETBACK
	BENCHMARK
	IRON ROD FOUND
	BOUND FOUND
	EXISTING CONTOUR
	WETLAND
	STONE WALL
	TEST PIT
	SIGN
	HIGH INTENSITY SOIL LINE
	STREAM
W	EXISTING WATER MAIN
	EXISTING DRAIN LINE
OHW	EXISTING OVERHEAD WIRE
G	EXISTING GAS MAIN
	UTILITY POLE
	GUY
	WATER VALVE
	HYDRANT



PORTION OF TAX MAP 28 LOT 14

DIRECTORY: \1219800\CARLSON\ENGINEERING\DRAWING DWG NAME: 1219800E-SK-2D-REZ-2015 DATE: 09/12/13

STATE OF MAINE
THOMAS W. HARMON
No. 9677
REGISTERED
PROFESSIONAL ENGINEER

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NO.	REVISIONS	INT	DATE
1.	UPDATE CLEARING LIMITS, SUBDIVISION NAME	JAA	06/12/13
2.	ADJUST RIGHT-OF-WAY	JAA	08/26/13
3.	UPDATE OPEN SPACE	JAA	09/30/13

MORGAN COURT
A MULTIFAMILY RESIDENTIAL CLUSTER SUBDIVISION
LAND OF AMP REALTY HOLDINGS, LLC
U.S. ROUTE 236 KITTERY, MAINE
(PREPARED) FOR:
PETER J. PAUL
MAILING ADDRESS: 291 HAROLD L. DOW HIGHWAY, ELIOT, MAINE 03903

CIVIL CONSULTANTS

DRAWN JAA	CALC JES
DATE 12 SEPTEMBER 2013	
CHECKED	
APPROVED	
SCALE 1"=80'	

SHEET TITLE
OVERALL MULTIFAMILY SITE PLAN

SHEET NUMBER
C2

SHEET 2 of 7

PROJECT # 12-198.00

NOTES:

1. TOTAL PARCEL AREA= 783,006 sq.ft. (17.97 ACRES±)
2. ASHLEY-MORGAN WAY RIGHT-OF-WAY AREA= 38,497 sq.ft.
3. KITTERY LAND TRUST RIGHT-OF-WAY AREA= 5,110 sq.ft.
4. TOTAL AREA OF WETLANDS= 201,676 sq.ft. (4.6 ACRES)
5. FRONTAGE ALONG FERNALD ROAD= 379'
6. DISTURBED AREA= 113,466 sq.ft. (2.6 ACRES)
7. FOUR PARKING SPACES PROVIDED PER UNIT (2 IN GARAGE AND 2 ON DRIVE IN FRONT OF GARAGE)

LOT #2
8,880 sq.ft.

LOT #1
8,414 sq.ft.

LOT #3
10,000 sq.ft.

LOT #4
7,906 sq.ft.

100' BLDG SETBACK FROM 3.1 ACRE WETLAND

APPROXIMATE EDGE OF DISTURBANCE

F.F. ELEV= 55.5

F.F. ELEV= 56.5

F.F. ELEV= 60.0

F.F. ELEV= 60.0

F.F. ELEV= 63.0

F.F. ELEV= 64.0

F.F. ELEV= 65.0

F.F. ELEV= 58.5

F.F. ELEV= 58.5

DECK (TYP.)

UNIT # (TYP.)

WALKWAY (TYP.)

PATIO AREA (TYP.)

CLEARING LIMITS (TYP.)

RELOCATED STONE WALL

MAILBOX TURN OUT (SEE DETAIL SHEET R2)

STOP & STREET SIGN

FERNALD ROAD
PAVED

PORTION OF TAX MAP 28 LOT 14

0' 30' 60' 90'

STATE OF MAINE
THOMAS W. HARMON
No. 8877
LICENSED
PROFESSIONAL ENGINEER

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NO.	REVISIONS	INIT.	DATE
1	UPDATE CLEARING LIMITS, SUBDIVISION NAME	AAA	06/12/13
	ADJUST RIGHT-OF-WAY	AAA	10/25/13

MORGAN COURT
A MULTIFAMILY RESIDENTIAL CLUSTER SUBDIVISION
LAND OF AMP REALTY HOLDINGS, LLC
U.S. ROUTE 236 KITTERY, MAINE
PREPARED FOR:
PETER J. PAUL
MAILING ADDRESS: 291 HAROLD L. DOW HIGHWAY, ELIOT, MAINE 03903

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DRAWN AAA	CALC JES
DATE 12 SEPTEMBER 2013	
CHECKED	
APPROVED	
SCALE 1"=30'	

SHEET TITLE
LAYOUT PLAN

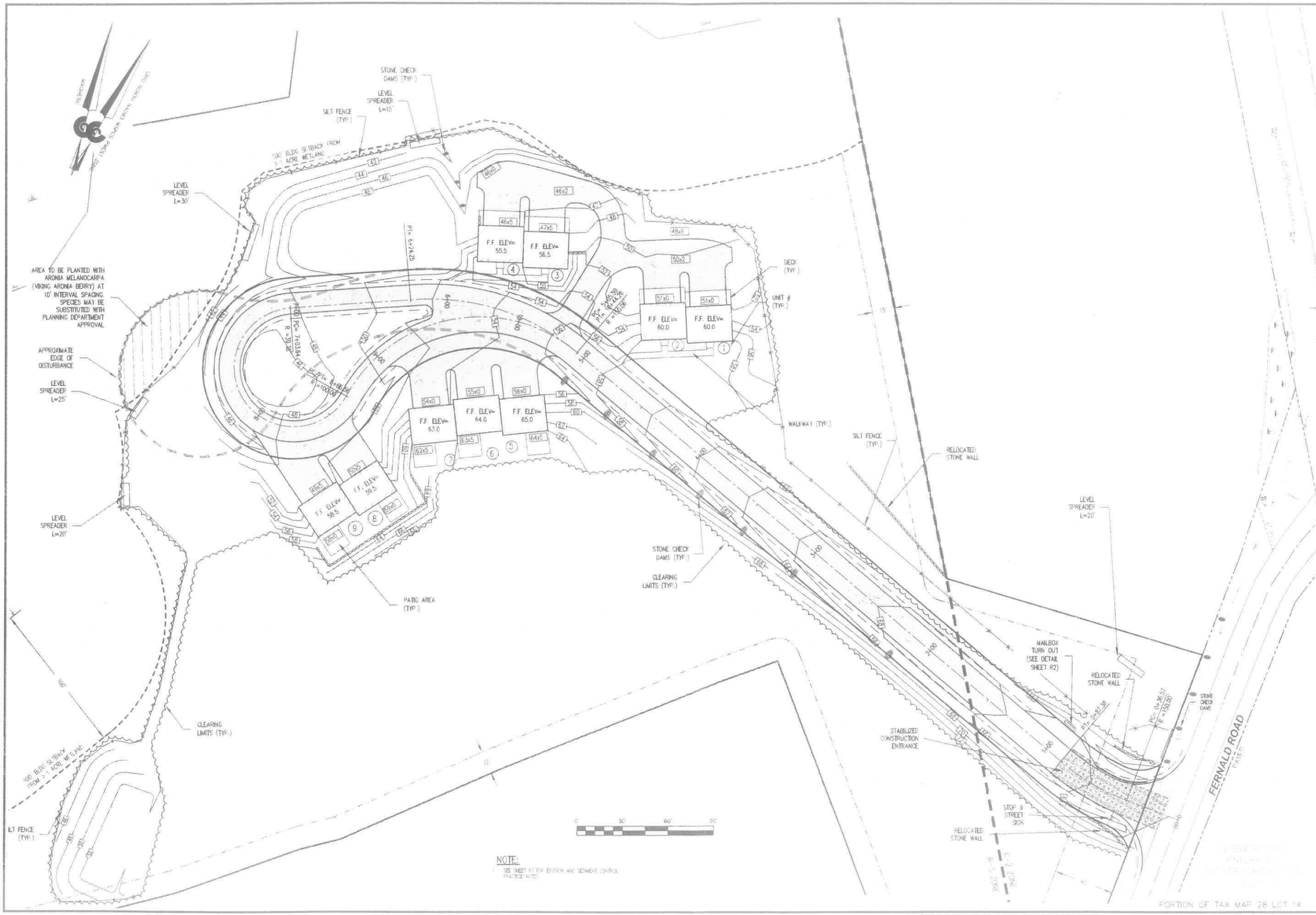
SHEET NUMBER
C3

SHEET 3 of 7

PROJECT # 12-198.00

DATE: 09/12/13

DIRECTORY: \1219800\CARLSON\ENGINEERING\DRAWING DWG NAME: 1219800E-SK-2C-RE2-2015



NOTE:
1. SEE SHEET R1 FOR EROSION AND SEDIMENT CONTROL PRACTICE NOTES

PORTION OF TAX MAP 28 LOT 14

STATE OF MAINE
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LICENSED
PROFESSIONAL ENGINEER

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NO.	REVISIONS	INT.	DATE
3	UPDATE CLEARING LIMITS, SUBDIVISION NAME	JAA	06/22/15
2	ADJUST RIGHT-OF-WAY	JAA	03/25/15
1	UPDATE OPEN SPACE	JAA	10/30/13

MORGAN COURT
A MULTIFAMILY RESIDENTIAL CLUSTER SUBDIVISION
LAND OF AMP REALTY HOLDINGS, LLC
U.S. ROUTE 236 KITTERY, MAINE
PREPARED FOR
PETER J. PAUL
MAILING ADDRESS: 291 HAROLD L. DOW HIGHWAY, EUST, MAINE 03903

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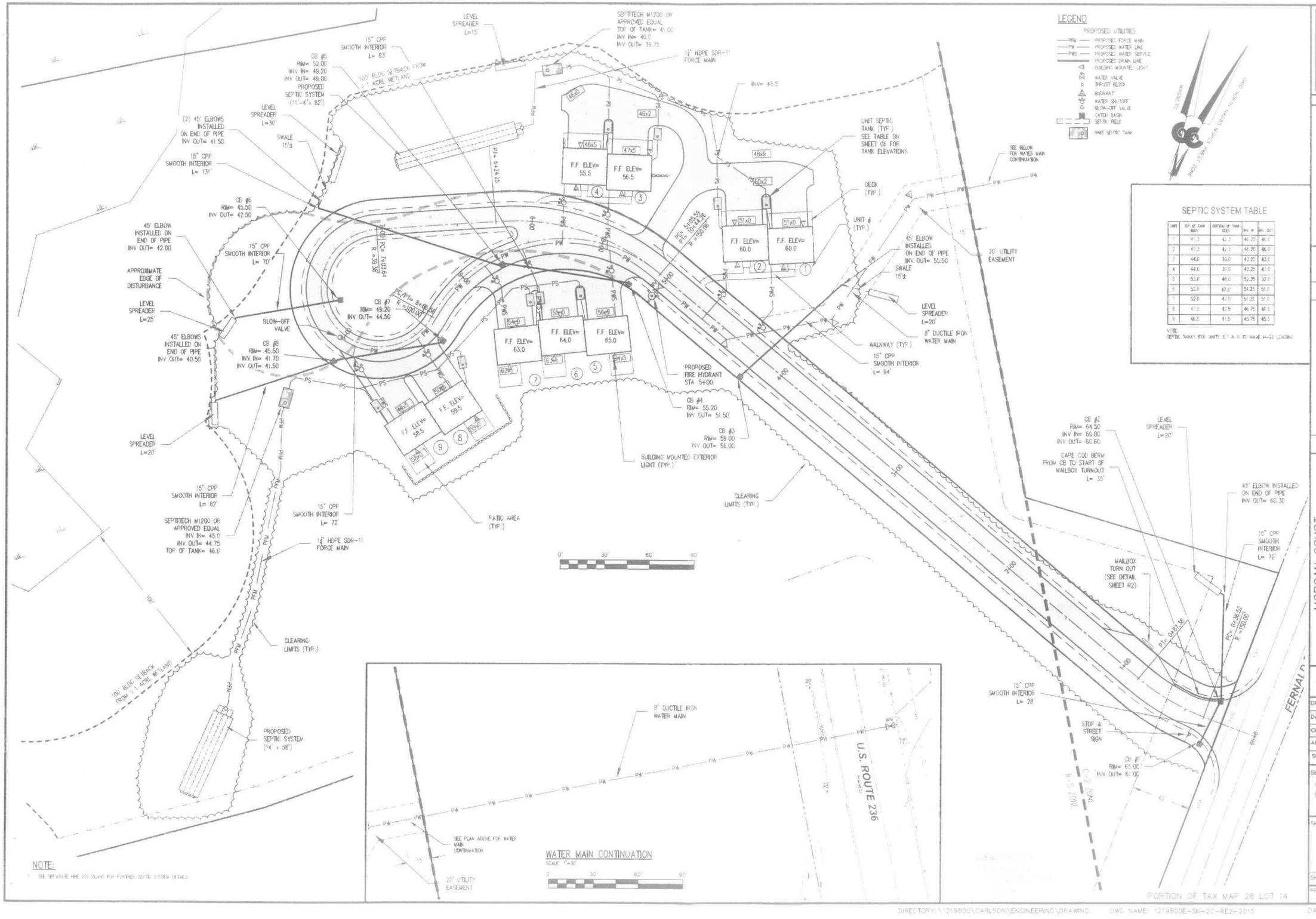
DRAWN JAA | CALC JES
DATE 12 SEPTEMBER 2013
CHECKED
APPROVED
SCALE 1"=30'
SHEET TITLE
EROSION CONTROL PLAN
SHEET NUMBER
C4
SHEET 4 of 7
PROJECT # 12-198.00

DIRECTORY: \1219800\CARLSON\ENGINEERING\DRAWING DWG NAME: 1219800E-SK-20-RE2-2015 DATE: 09/12/13



SEPTIC SYSTEM TABLE

UNIT	TOP OF TANK ELEV.	BOTTOM OF TANK ELEV.	INV. IN	INV. OUT
1	47.3	42.3	46.25	46.0
2	47.3	42.3	46.25	46.0
3	44.0	39.0	43.25	43.0
4	44.0	39.0	43.25	43.0
5	53.0	48.0	52.25	52.0
6	52.0	47.0	51.25	51.0
7	52.0	47.0	51.25	51.0
8	47.5	42.5	46.75	46.5
9	46.5	41.5	45.75	45.5

NOTE:
SEPTIC TANKS FOR UNITS 8,7 & 9 TO HAVE H-20 LOADING

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NO.	REVISIONS	INIT	DATE
3	UPDATE SEPTIC SYSTEM, SUBDIVISION NAME	JAA	06/02/15
2	ADJUST RIGHT-OF-WAY	JAA	03/25/15
1	UPDATE DRAINAGE STRUCTURES	JAA	09/26/13

MORGAN COURT
A MULTIFAMILY RESIDENTIAL CLUSTER SUBDIVISION
LAND OF AMP REALTY HOLDINGS, LLC
U.S. ROUTE 236 KITTERY, MAINE
PREPARED FOR:
PETER J. PAUL
MAILING ADDRESS: 281 HAROLD L. DOW HIGHWAY, ELIOT, MAINE 03903

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DRAWN JAA	CALC. JES
DATE 12 SEPTEMBER 2013	
CHECKED	
APPROVED	
SCALE 1"=30'	

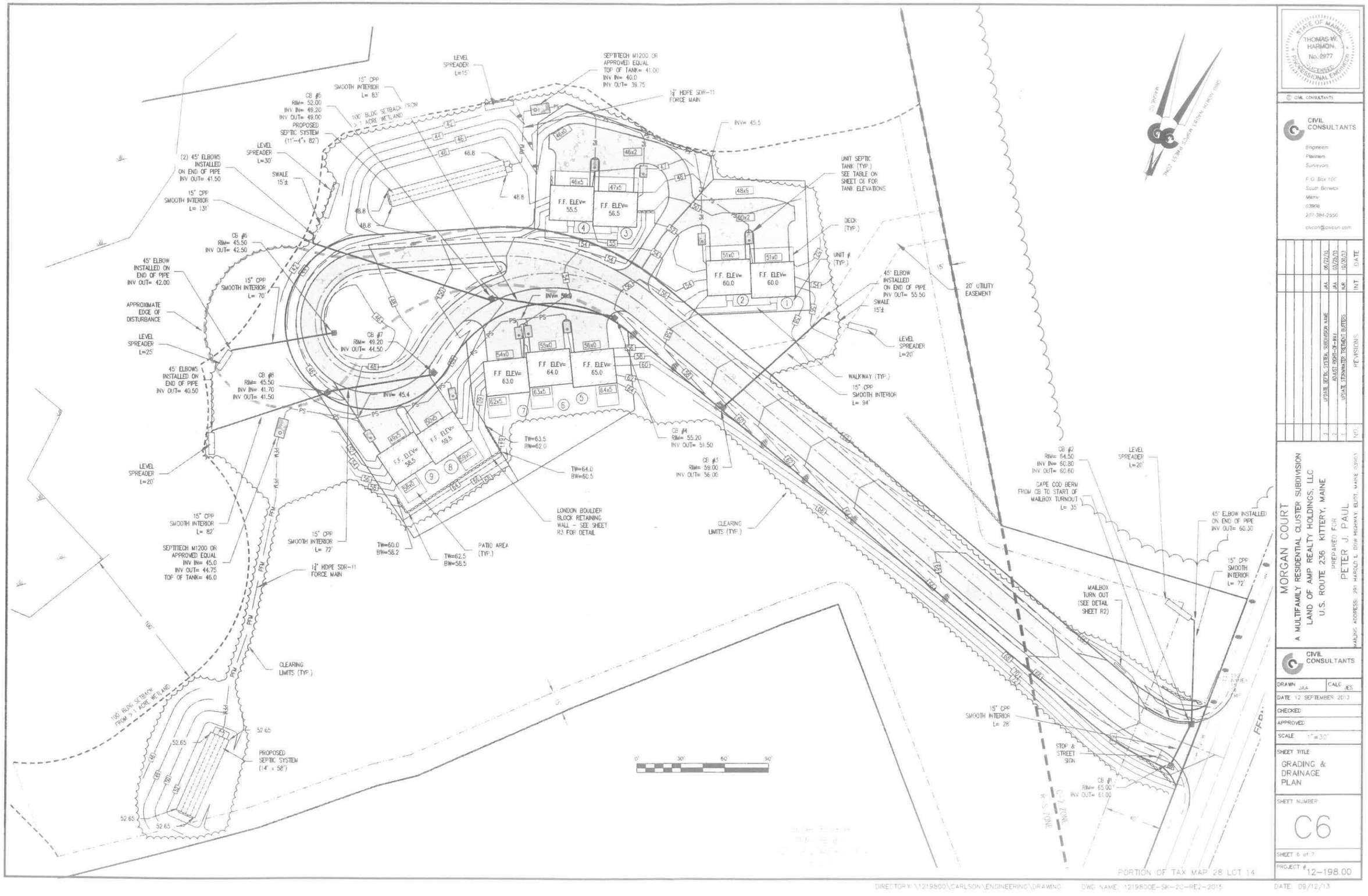
SHEET TITLE: UTILITY PLAN

SHEET NUMBER: C5

SHEET 5 of 7

PROJECT # 12-198.00

DIRECTORY: \12198\CARLSON\ENGINEERING\DRAWING DWG NAME: 12198SE-SK-2C-RE2-2015 DATE: 09/12/13



STATE OF MAINE
THOMAS W. HARMON
No. 8977
LICENSED PROFESSIONAL ENGINEER

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NO.	REVISIONS	INT.	DATE
3	UPDATE SEPTIC SYSTEM, SUBDIVISION NAME	JAA	06/22/15
2	ADJUST RIGHT-OF-WAY	JAA	03/25/15
1	UPDATE STORMWATER TREATMENT BUFFERS	KJR	10/30/13

MORGAN COURT
A MULTIFAMILY RESIDENTIAL CLUSTER SUBDIVISION
LAND OF AMP REALTY HOLDINGS, LLC
U.S. ROUTE 236 KITTERY, MAINE
PREPARED FOR
PETER J. PAUL
MAILING ADDRESS: 291 HAROLD L. DOW HIGHWAY, ELIOT, MAINE 03903

CIVIL CONSULTANTS

DRAWN JAA	CALC JES
DATE 12 SEPTEMBER 2013	
CHECKED	
APPROVED	
SCALE 1"=30'	

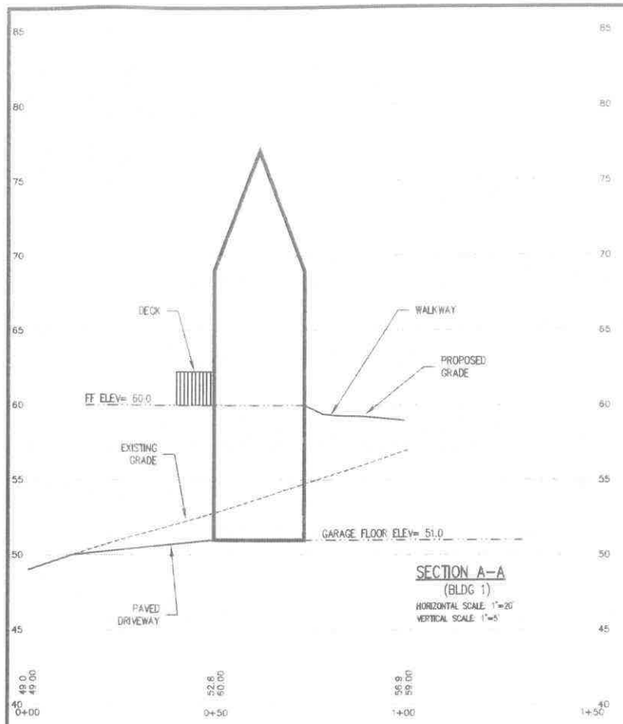
SHEET TITLE: GRADING & DRAINAGE PLAN

SHEET NUMBER: C6

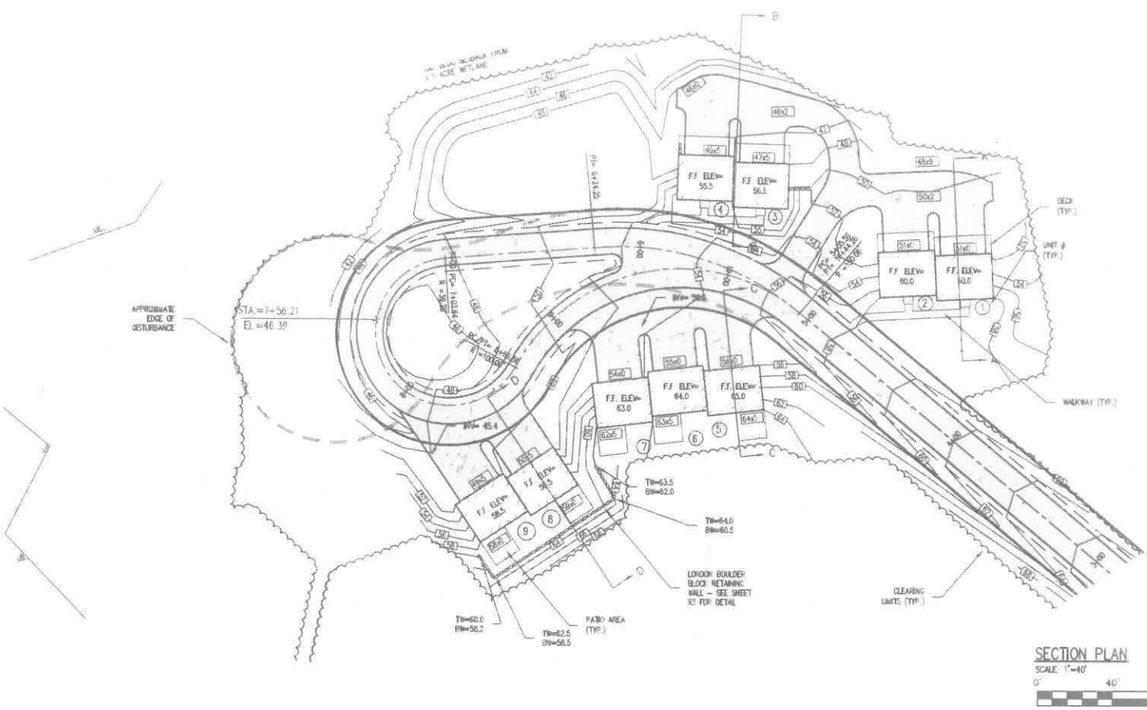
SHEET 6 of 7

PROJECT # 12-198.00

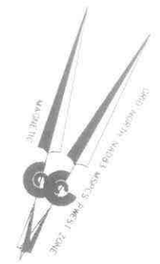
DIRECTORY: \1219800\CARLSON\ENGINEERING\DRAWING DWG NAME: 1219800E-SK-2D-RE2-2015 DATE: 09/12/13



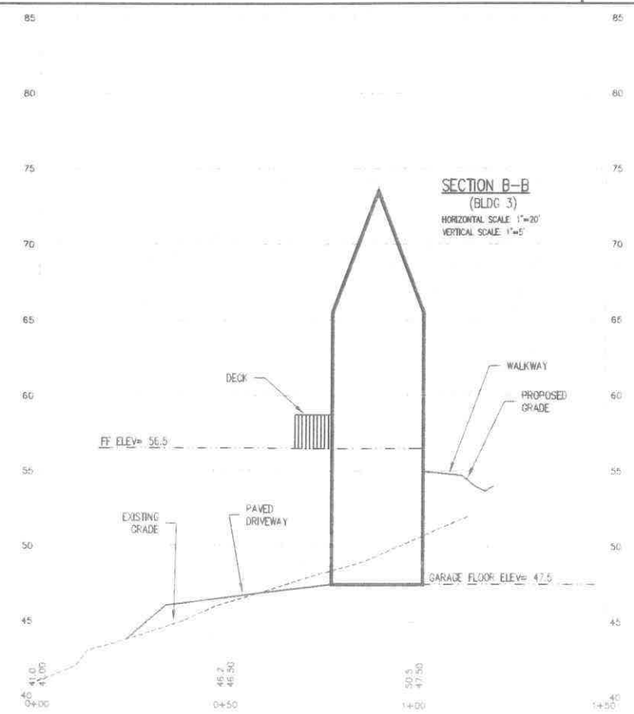
SECTION A–A
(BLDG 1)
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=5'



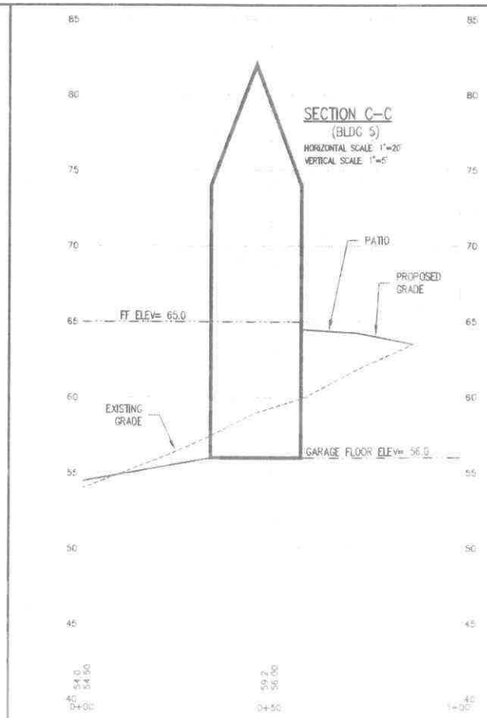
SECTION PLAN
SCALE: 1"=40'



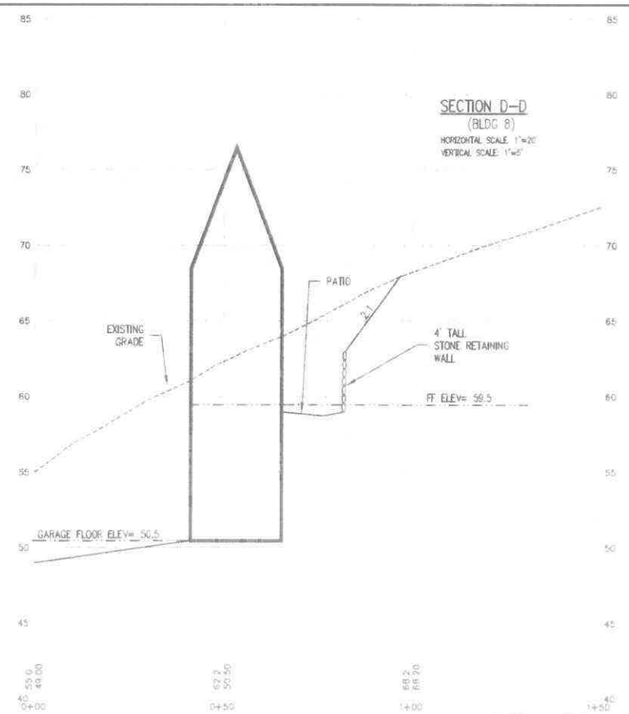
SUBMITTED FOR FINAL REVIEW NOT FOR CONSTRUCTION 08/2015



SECTION B–B
(BLDG 3)
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=5'



SECTION C–C
(BLDG 5)
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=5'



SECTION D–D
(BLDG 8)
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=5'

PORTION OF TAX MAP 28 LOT 14

DIRECTORY: \\219800\CARLSON\ENGINEERING\DRAWING DWG NAME: 219800E-SK-2C-RE2-2015 DATE: 08/12/13

STATE OF MAINE
THOMAS W. HARMON
No. 8977
LICENSED
PROFESSIONAL ENGINEER

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NO.	REVISIONS	INT	DATE
1	ADJUST RIGHT-OF-WAY & UPDATE BLDG SECTIONS	JAA	03/2015
2	UPDATE SUBDIVISION NAME	JAA	06/2015

MORGAN COURT
A MULTIFAMILY RESIDENTIAL CLUSTER SUBDIVISION
LAND OF AMP REALTY HOLDINGS, LLC
U.S. ROUTE 236 KITTERY, MAINE
PREPARED FOR:
PETER J. PAUL
MAILING ADDRESS: 291 HAROLD L. DOW HIGHWAY, ELIOT, MAINE 03903

CIVIL CONSULTANTS

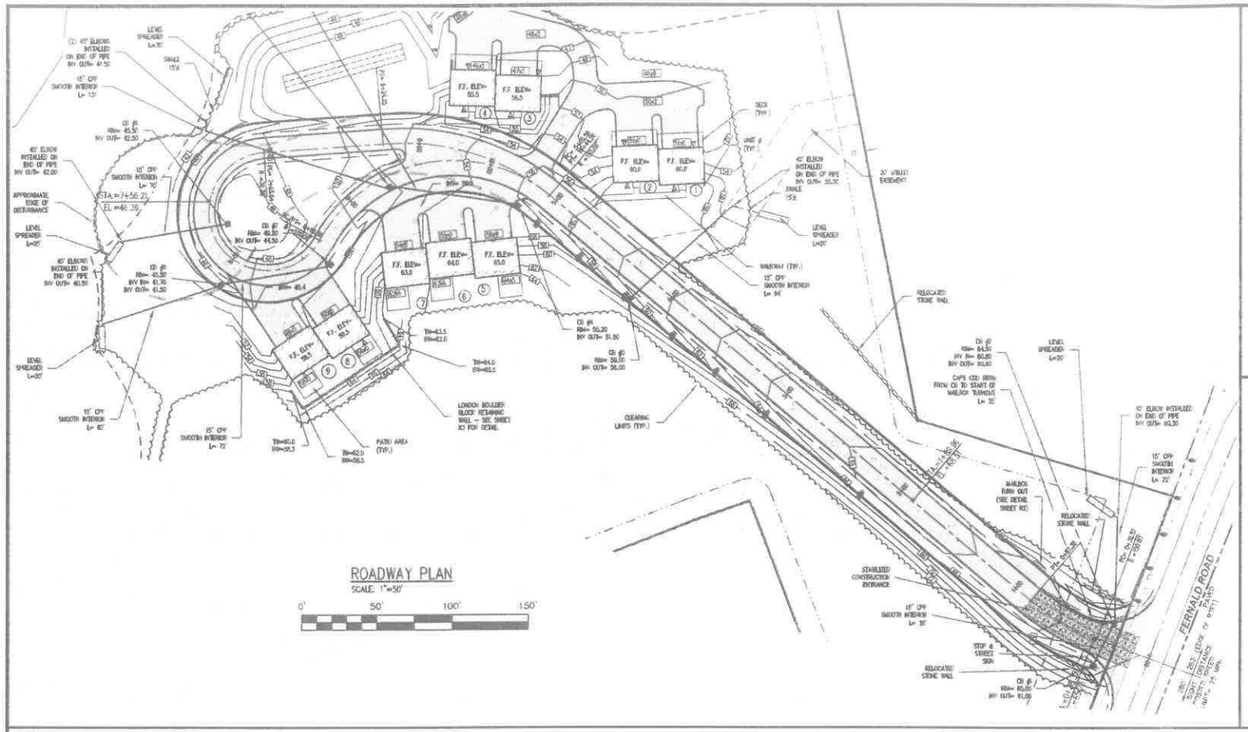
DRAWN JAA	CALC. RES
DATE 12 SEPTEMBER 2013	
CHECKED	
APPROVED	
SCALE AS NOTED	

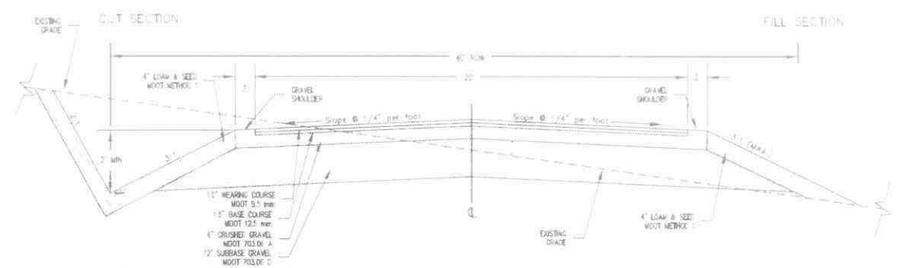
SHEET TITLE:
SECTIONS

SHEET NUMBER:
C7

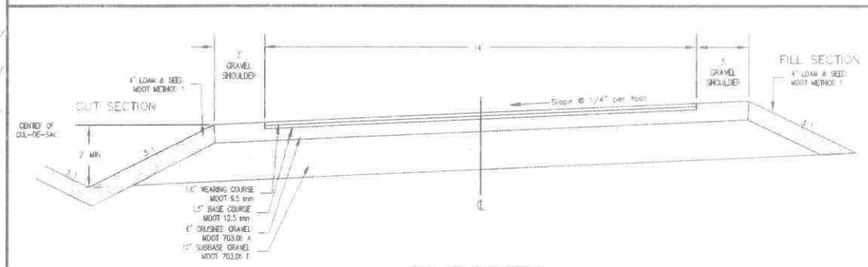
SHEET 7 of 7

PROJECT # 12-198.00

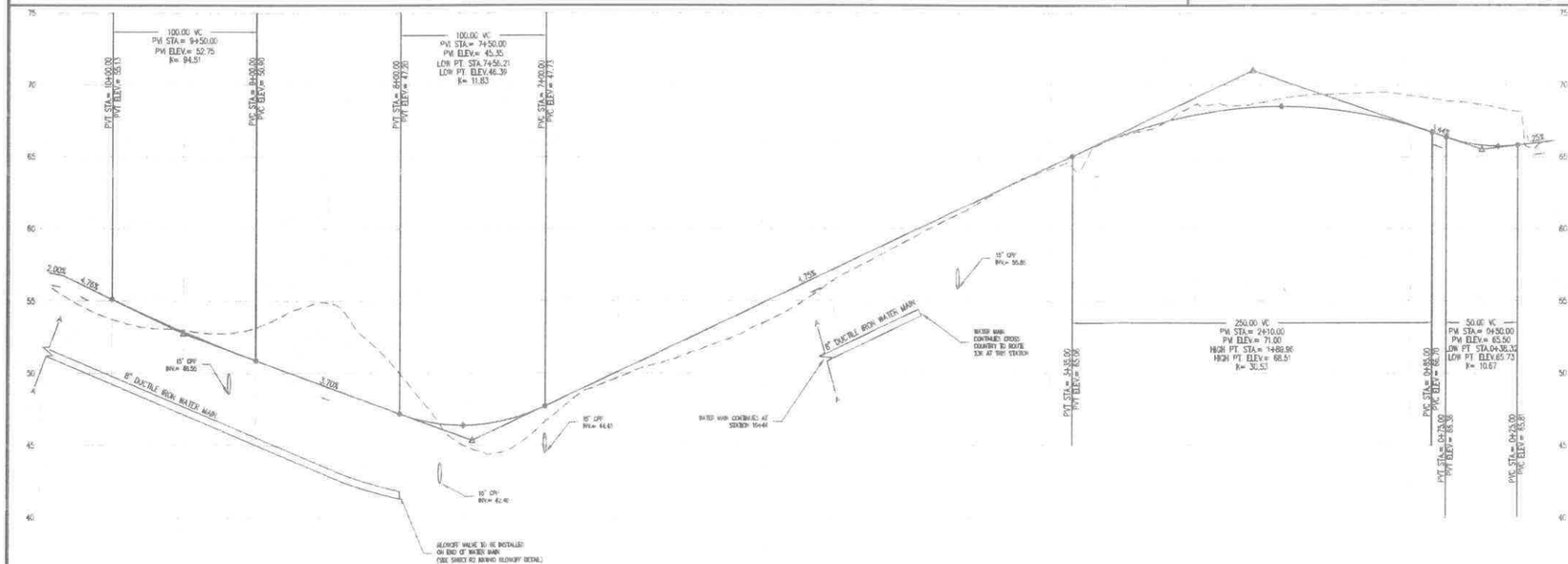




TYPICAL ROADWAY SECTION
STATION 0+00 – 6+00
NOT TO SCALE



CUL-DE-SAC DETAIL
STATION 6+00 – 10+77.06
NOT TO SCALE



ROADWAY PROFILE
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'

NOTES:

1. ASSESSORS INFORMATION: TOWN OF KITTERY
   PORTION OF ASSESSORS MAP 28
   LOT 14
2. RECORD OWNER: AMP REALTY HOLDINGS, LLC
   29 HAROLD L. DOW HIGHWAY
   ELIOT, MAINE 03903
3. DEED REFERENCE: S.C.R.D. 16073/762
   L.C.R.D. 16505/398
4. ZONING INFORMATION: RESIDENTIAL SUBURBAN (R-S) ZONE

		PROPOSED:
LOT SIZE	40,000 sq ft	MIN 7,800 sq ft PROPOSED
MINIMUM FRONTAGE	150'	MINIMAL INDIVIDUAL FRONTAGE PROPOSED
SETBACKS:		
FRONT YARD	40'	0' SETBACK FROM INTERNAL DRIVE/RIGHT-OF-WAY (MAINTAIN 15' TO EDGE OF SHOULDER)
SIDE YARD	15'	SIDE YARD SETBACK MAINTAINED AROUND PERIMETER OF PROJECT BOUNDARY. INTERNAL BLDG SEPARATION =25' OR PER FIRE DEPARTMENT
REAR YARD	15'	REAR YARD SETBACK MAINTAINED FROM PERIMETER OF PROJECT BOUNDARY
MAXIMUM BUILDING HEIGHT	35'	NO CHANGE
MAXIMUM BUILDING COVERAGE	20%	NO CHANGE

5. THE MAJORITY OF THE PARCEL IS LOCATED IN FLOOD HAZARD ZONE C AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF KITTERY, COMMUNITY PANEL NO 230171 0004 D, EFFECTIVE DATE: JULY 5, 1984. FLOOD ZONE C IS DEFINED AS AREAS OF MINIMAL FLOODING. A PORTION OF THE SOUTHWEST CORNER OF THE PARCEL IS LOCATED IN ZONE A. ZONE A IS DEFINED AS AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED.
6. TOTAL PARCEL AREA= 17.97 ACRES±
7. COMMUNITY SEPTIC SYSTEM(S) WILL BE PROVIDED.
8. PROJECT WILL BE SERVICED BY PUBLIC WATER FROM EXISTING WATER MAIN IN ROUTE 236. UNDERGROUND UTILITIES WILL BE PROVIDED.
9. ASHLEY MORGAN WAY IS A PRIVATE ROAD AND WILL BE MAINTAINED AS A PRIVATE ROAD. THE ROADWAY WILL NOT BE ACCEPTED BY THE TOWN OF KITTERY UNLESS THE ROADWAY IS IMPROVED TO STANDARDS APPROVED BY THE KITTERY PLANNING BOARD AT THE TIME ACCEPTANCE IS PROPOSED.

PORTION OF TAX MAP 28 LOT 14

STATE OF MAINE
THOMAS W. HARMON
No. 2977
LICENSED PROFESSIONAL ENGINEER

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NO.	REVISIONS	INT	DATE
3	UPDATE SEPTIC SYSTEM, SUBDIVISION NAME	JAA	06/27/15
2	ADJUST RIGHT-OF-WAY	JAA	03/25/15
1	UPDATE DRAINAGE STRUCTURES	JAA	10/30/13

MORGAN COURT
A MULTIFAMILY RESIDENTIAL CLUSTER SUBDIVISION
LAND OF AMP REALTY HOLDINGS, LLC
U.S. ROUTE 236 KITTERY, MAINE
PREPARED FOR:
PETER J. PAUL
MAILING ADDRESS: 29R HAROLD L. DOW HIGHWAY, ELIOT, MAINE 03903

CIVIL CONSULTANTS

DRAWN JAA	CALC JES
DATE 12 SEPTEMBER 2013	
CHECKED	
APPROVED	
SCALE AS NOTED	

SHEET TITLE:
ROADWAY PLAN & PROFILE

SHEET NUMBER
R1

SHEET 1 of 3
PROJECT # 12-198.00

DIRECTORY: \1219800\CARLSON\ENGINEERING\DRAWING DWG NAME: 1219800E-SK-2C-RE2-2015 DATE: 09/12/13

MAINTENANCE PROCEDURES

THE FOLLOWING PROCEDURES WILL BE FOLLOWED FOR INITIAL AND LONG TERM MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES AT THIS SITE. NOTE: FOR THE PURPOSES OF THESE PROCEDURES, A MAJOR STORM EVENT IS CLSSIFIED AS A RAINFALL EXCEEDING 3.0 INCHES. A SIGNIFICANT RAINFALL IS 1/2" IN A 24 HOUR PERIOD.

MAINTENANCE LOG
THE RESPONSIBLE PARTY SHALL ESTABLISH A MAINTENANCE LOG/PLAN FOR USE IN RECORDING MAINTENANCE ACTIVITIES. AS A MINIMUM, THE LOG SHALL INCLUDE THE DATE(S) OF ACTIVITIES, WHO PERFORMED THE DUTIES, WHAT WAS DONE (I.E. LOOKED AT DETENTION BERMS, CLEANED DROP INLETS, ETC.), THE RESULTS OF THE ACTIVITY (I.E. ALL STRUCTURES WERE IN GOOD SHAPE, OR, POND #4 NEEDS TO BE REPAIRED). IF ANY ITEM NEEDS TO BE REPAIRED, A FOLLOW-UP ENTRY SHALL SHOW THE DATE THAT REPAIRS WERE COMPLETED.

DETENTION BASINS (INITIAL AND LONG TERM)
MAINTENANCE IS NECESSARY IF DETENTION BASINS ARE TO CONTINUE TO FUNCTION AS ORIGINALLY DESIGNED. THE RESPONSIBLE PARTY SHALL DESIGNATE AN INDIVIDUAL (OR COMPANY) TO MAINTAIN THE STRUCTURES AND THE BASIN AREA.

THE FOLLOWING MAINTENANCE SCHEDULE ARE ITEMS WHICH SHOULD BE CONSIDERED IN FORMULATING A MAINTENANCE PLAN:
1. EMBANKMENT – EMBANKMENTS SHOULD BE INSPECTED ANNUALLY TO DETERMINE IF RODENT BURROWS, WET AREAS, OR EROSION OF THE FILL IS TAKING PLACE.
2. VEGETATION – THE VEGETATED AREAS OF STRUCTURE DEVICES SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH. LIME AND FERTILIZER SHOULD BE APPLIED AS NECESSARY AS DETERMINED BY SOIL TESTS. TREES AND SHRUBS SHOULD BE KEPT OFF THE EMBANKMENT AND EMERGENCY SPILLWAY AREAS.
3. INLETS – PIPE INLETS AND SPILLWAY STRUCTURES SHOULD BE INSPECTED ANNUALLY AND AFTER EVERY MAJOR STORM. ACCUMULATED DEBRIS AND SEDIMENT SHOULD BE REMOVED. IF PIPES ARE COATED, THE COATING SHOULD BE CHECKED AND REPAIRED AS NECESSARY.
4. OUTLETS – PIPE OUTLETS SHOULD BE INSPECTED ANNUALLY AND AFTER EVERY MAJOR STORM. THE CONDITION OF THE PIPES SHOULD BE NOTED AND REPAIRS MADE AS NECESSARY. IF EROSION IS TAKING PLACE THEN MEASURES SHOULD BE TAKEN TO STABILIZE AND PROTECT THE AFFECTED AREA OF THE OUTLET.
5. SEDIMENT – SEDIMENT SHOULD BE CONTINUALLY CHECKED IN THE BASIN. WHEN SEDIMENT ACCUMULATIONS REACH THE PREDETERMINED DESIGN ELEVATION, THEN THE SEDIMENT SHOULD BE REMOVED AND PROPERLY DISPOSED OF.
6. SAFETY INSPECTIONS – ALL BERMS OVER 2' IN HEIGHT SHALL BE INSPECTED BY A QUALIFIED PROFESSIONAL ENGINEER EVERY 5 YEARS. THE DESIGNATED INDIVIDUAL SHOULD ALSO MAKE INSPECTIONS AFTER EVERY MAJOR STORM EVENT.

LAND GRADING AND SLOPE STABILIZATION
ALL SLOPES SHOULD BE CHECKED PERIODICALLY TO SEE THAT VEGETATION IS IN GOOD CONDITION. ANY RILLS OR DAMAGE FROM EROSION AND ANIMAL BURROWING SHOULD BE REPAIRED IMMEDIATELY TO AVOID FURTHER DAMAGE. IF SEEPS DEVELOP ON THE SLOPES, THE AREA SHOULD BE EVALUATED TO DETERMINE IF THE SEEP WILL CAUSE AN UNSTABLE CONDITION. SUBSURFACE DRAINS OR GRAVEL MULCHING MAY BE REQUIRED TO SOLVE SEEP PROBLEMS. DIVERSIONS, BERMS, AND WATERWAYS IN THE LAND GRADING AREA SHOULD BE CHECKED TO SEE THAT THEY ARE FUNCTIONING PROPERLY. PROBLEMS FOUND DURING THE INSPECTIONS SHOULD BE REPAIRED. SLOPES AND ASSOCIATED PRACTICES UTILIZING VEGETATION SHOULD BE LIMED AND FERTILIZED AS NECESSARY TO KEEP THE VEGETATION HEALTHY. ENCROACHMENT OF UNDESIRABLE VEGETATION SUCH AS WEEDS AND WOODY GROWTH THAT IS NOT PLANNED SHOULD BE CONTROLLED TO AVOID PROBLEMS OF BANK STABILITY IN THE FUTURE.

LEVEL SPREADER
LEVEL SPREADERS SHOULD BE CHECKED PERIODICALLY AND AFTER EVERY MAJOR STORM TO DETERMINE IF THE LIP HAS BEEN DAMAGED AND THAT THE DESIGN CONDITIONS HAVE NOT CHANGED. ANY SEDIMENT ACCUMULATION SHOULD BE REMOVED. DAMAGE SHOULD BE REPAIRED AND RE-VEGETATED. THE VEGETATION SHOULD BE MOWED OCCASIONALLY TO CONTROL WEEDS AND THE ENCROACHMENT OF WOODY VEGETATION. CLIPPINGS SHOULD BE REMOVED AND DISPOSED OF OUTSIDE THE SPREADER AND AWAY FROM THE OUTLET AREA. FERTILIZATION SHOULD BE DONE AS NECESSARY TO KEEP THE VEGETATION HEALTHY AND DENSE.

OUTLET PROTECTION
OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM. IF THE RIPRAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT SHOULD BE REPAIRED. THE CHANNEL IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. THE DOWNSTREAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT THAT COULD CHANGE FLOW PATTERNS AND/OR TAILWATER DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT TO AVOID ADDITIONAL DAMAGE TO THE OUTLET PROTECTION APRON.

ROCK RIPRAP (INITIAL & LONG TERM)
ROCK RIPRAP SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM TO DETERMINE IF THE RIPRAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED. WOODY VEGETATION SHOULD BE REMOVED FROM THE ROCK RIPRAP ANNUALLY. IF THE RIPRAP IS ON A CHANNEL BANK, THE STREAM SHOULD BE KEPT CLEAR OF OBSTRUCTIONS. IF DAMAGE HAS OCCURED, REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO THE RIPRAP.

STORM DRAIN INLET PROTECTION
ALL STRUCTURES SHALL BE INSPECTED AFTER SIGNIFICANT RAIN EVENTS AND REPAIRED AS NEEDED.

SEDIMENT SHALL BE REMOVED AND THE STORMDRAIN SEDIMENT BARRIER RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.

STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

ALL CATCHBASINS AND STORMDRAIN INLETS SHALL BE CLEANED AT THE END OF CONSTRUCTION AND AFTER THE SITE HAS BEEN FULLY STABILIZED.

STRAW OR HAY BALE BARRIER, SILT FENCE AND FILTER BERM
HAY BALE BARRIERS, SILT FENCES AND FILTER BERMS SHALL BE INSPECTED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. THEY SHALL BE REPAIRED 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 IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED.

SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN THE DEPOSITS REACH APPROXIMATELY ONE-HALF OF THE HEIGHT OF THE BARRIER.

FILTER BERMS SHOULD BE RESHAPED AS NEEDED.

SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHOULD BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

TEMPORARY CHECK DAMS
REGULAR INSPECTIONS MUST BE MADE TO ENSURE THAT THE CENTER OF THE CHECK DAM IS LOWER THAT THE EDGES. EROSION CAUSED BY HIGH FLOWS AROUND THE EDGES OF THE CHECK DAM MUST BE CORRECTED. IF EVIDENCE OF SILTATION IN THE WATER IS APPARENT DOWNSTREAM OF THE CHECK DAM, THE CHECK DAM MUST BE INSPECTED AND ADJUSTED.

CHECK DAMS MUST BE CHECKED FOR SEDIMENT ACCUMULATION AFTER EACH SIGNIFICANT RAINFALL. SEDIMENT MUST BE REMOVED WHEN IT REACHES ONE HALF THE ORIGINAL HEIGHT OF BEFORE.

IF IT POSSIBLE, LEAVE THE CHECK DAM IN PLACE PERMANENTLY IN TEMPORARY DITCHES AND SWALES. CHECK DAMS MUST BE REMOVED WHEN A PERMANENT LINING HAS BEEN ESTABLISHED. IF A CHECK DAM MUST BE REMOVED FROM A GRASS LINED DITCH, WAIT UNTIL THE GRASS HAS MATURED TO PROTECT THE DITCH OR SWALE. THE AREA BENEATH THE CHECK DAM MUST BE SEEDED AND MULCHED REMOVAL.

STABILIZED CONSTRUCTION ENTRANCE (ANTI-TRACKING PAD)
EXITS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. WHEN THE CONTROL PAD BECOMES INEFFECTIVE, THE STONE SHALL BE REMOVED ALONG WITH THE COLLECTED SOIL MATERIAL AND REDISTRIBUTED ON SITE IN A STABLE MANNER AND THE ENTRANCE RECONSTRUCTED. THE CONTRACTOR SHALL SWEEP OR WASH PAVEMENT AT EXITS, WHICH HAVE EXPERIENCED MUD-TRACKING ONTO THE PAVEMENT OR TRAVELED WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH AGGREGATE, WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES OR WATERWAYS.

CULVERTS
CULVERTS MUST BE MAINTAINED BY KEEPING INLETS, TRASH GUARDS, AND COLLECTION BOXES AND STRUCTURES CLEAN AND FREE OF MATERIALS THAT CAN REDUCE THE FLOW. ALL LEAKS SHALL BE REPAIRED TO ENSURE PROPER FUNCTIONING OF THE CULVERT. ANIMAL GUARDS MUST BE INSPECTED AND MAINTAINED IN PROPER WORKING ORDER.

ROAD DITCH TURN OUT
AFTER CONSTRUCTION, DITCH TURNOUTS SHALL BE CAREFULLY INSPECTED AND REPAIRED IF SIGNS OF CHANNELIZATION APPEAR. IT WILL BE NECESSARY TO REMOVE SEDIMENT FROM THE DITCH TURNOUT TRENCH WHEN THE SWALE IS FULL AND THE STRUCTURE IS NO LONGER FUNCTIONING PROPERLY.

VEGETATED SWALE
TIMELY MAINTENANCE IS IMPORTANT TO KEEP THE VEGETATION IN THE SWALE IN GOOD CONDITION. MOWING SHOULD BE DONE FREQUENTLY ENOUGH TO KEEP THE VEGETATION IN VIGOROUS CONDITION AND TO CONTROL ENCROACHMENT OF WEEDS AND WOODY VEGETATION. HOWEVER, IT SHOULD NOT BE MOWED TOO CLOSELY SO AS TO REDUCE THE FILTERING EFFECT. FERTILIZE ON AN "AS NEEDED" BASIS TO KEEP THE GRASS HEALTHY. OVER FERTILIZATION CAN RESULT IN THE SWALE BECOMING A SOURCE OF POLLUTION.

THE SWALE SHOULD BE INSPECTED PERIODICALLY AND AFTER EVERY MAJOR STORM TO DETERMINE THE CONDITION OF THE SWALE. RILLS AND DAMAGED AREAS SHOULD BE PROMPTLY REPAIRED AS NECESSARY TO PREVENT FURTHER DETERIORATION.

OVERWINTER CONSTRUCTION
MAINE EROSION AND SEDIMENT CONTROL BMP (3/2003)

THE WINTER CONSTRUCTION PERIOD IS FROM NOVEMBER 1 THROUGH APRIL 15. IF THE CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE, 75% MATURE VEGETATION COVER OR RIPRAP BY NOVEMBER 15 THEN THE SITE NEEDS TO BE PROTECTED WITH OVER-WINTER STABILIZATION. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD.

WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY TIME. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDER TAKEN DURING THE PROCEEDING 15 DAYS AND THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT. ALL AREA SHALL BE CONSIDERED TO BE DENUDED UNTIL THE SUBBASE GRAVEL IS INSTALLED IN ROADWAY AREAS OR THE AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. A COVER OF EROSION CONTROL MIX PERFORMS THE BEST.
ANY ADDED MEASURES, WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION, MUST BE BE INSTALLED. THESE MAY BE DEPENDENT UPON SITE AND WEATHER CONDITIONS AND THE ACTUAL SITE SIZE.
TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION, CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED.

1. NATURAL RESOURCES PROTECTION
ANY AREAS WITHIN 100 FEET FROM ANY NATURAL RESOURCE, IF NOT STABILIZED WITH A MINIMUM OF 75% MATURE VEGETATION CATCH, SHALL BE MULCHED BY DECEMBER 1 AND ANCHORED WITH PLASTIC NETTING OR PROTECTED WITH AN EROSION CONTROL COVER.
DURING WINTER CONSTRUCTION, A DOUBLE ROW OF SEDIMENT BARRIERS (I.E. SILT FENCE BACKED WITH HAY BALES OR EROSION CONTROL MIX) WILL BE PLACED BETWEEN ANY NATURAL RESOURCE AND THE DISTURBED AREA. PROJECTS CROSSING THE NATURAL RESOURCE SHALL BE PROTECTED A MINIMUM DISTANCE OF 100 FEET ON EITHER SIDE FROM THE RESOURCE. EXISTING PROJECTS NOT STABILIZED BY DECEMBER 1 SHALL BE PROTECTED WITH THE SECOND LINE OF SEDIMENT BARRIER TO ENSURE FUNCTIONALITY DURING THE SPRING THAW AND RAINS.

2. SEDIMENT BARRIERS
DURING FROZEN CONDITIONS, SEDIMENT BARRIERS MAY CONSIST OF EROSION CONTROL MIX BERMS OR ANY OTHER RECOGNIZED SEDIMENT BARRIERS AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF HAY BALES AND SEDIMENT SILT FENCES.

3. MULCHING
ALL AREA SHALL BE CONSIDERED TO BE DENUDED UNTIL SEEDED AND MULCHED. 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 LBS./1,000 S.F. OR 1.5 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. EROSION CONTROL MIX MUST BE APPLIED WITH A MINIMUM 4 INCH THICKNESS.
MULCH SHALL NOT BE SPREAD ON TOP OF SNOW. THE SNOW WILL BE REMOVED DOWN TO A ONE INCH DEPTH OR LESS PRIOR TO APPLICATION.
AFTER EACH DAY OF FINAL GRADING, THE AREA WILL BE PROPERLY STABILIZED WITH ANCHORED HAY OR STRAW OF EROSION CONTROL MATTING.
AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED OR ADEQUATELY ANCHORED SO THAT GROUND SURFACE IS NOT VISIBLE THOUGH THE MULCH.
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. THE COVER WILL BE CONSIDERED SUFFICIENT WHEN THE GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH.
AFTER NOVEMBER 1ST, MULCH AND ANCHORING OF ALL EXPOSED SOIL SHALL OCCUR AT THE END OF EACH FINAL GRADING WORKDAY.

4. SOIL STOCKPILES
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. THIS WILL BE DONE WITHIN 24 HOURS OF STOCKING AND REESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL. ANY SOIL STOCKPILE WILL NOT BE PLACED (EVEN COVERED WITH MULCH) WITHIN 100 FEET FROM ANY NATURAL RESOURCES.

5. SEEDING
BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS 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.
DORMANT SEEDING MAY BE SELECTED TO BE PLACED PRIOR TO THE PLACEMENT OF MULCH AND EROSION CONTROL BLANKETS. IF DORMANT SEEDING IS USED FOR THE SITE, ALL DISTURBED AREAS SHALL RECEIVE 4" OF LOAM AND SEED AT AN APPLICATION RATE OF 5LBS/1,000 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.

OVERWINTER STABILIZATION
MAINE EROSION AND SEDIMENT CONTROL BMP (3/2003)

1. STABILIZATION OF DITCHES AND CHANNELS
ALL STONE-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15. ALL GRASS-LINED DITCHES AND CHANNELS MUST 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 TO STABILIZE THE DITCH FOR LATE FALL AND WINTER MUST BE TAKEN.

SOD LINING. A DITCH OR CHANNEL MUST BE LINED WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, 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 THE SOD AT THE BASE OF THE DITCH WITH JUTE OR PLASTIC MESH TO PREVENT THE SOD FROM SLOUGHING DURING FLOW CONDITIONS.

STONE LINING. A DITCH OR CHANNEL MUST BE LINED WITH STONE RIPRAP BY NOVEMBER 15. A REGISTERED PROFESSIONAL ENGINEER MUST DETERMINE THE STONE SIZE AND LINING THICKNESS NEEDED TO WITHSTAND THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHIN THE DITCH. IF NECESSARY, THE CONTRACTOR WILL REGRADE THE DITCH PRIOR TO PLACING THE STONE LINING TO PREVENT THE STONE LINING FROM REDUCING THE DITCH'S CROSS-SECTIONAL AREA.

2. STABILIZATION OF DISTURBED SLOPES
ALL STONE-COVERED SLOPES MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15. ALL SLOPES TO BE VEGETATED MUST BE SEEDED AND MULCHED BY SEPTEMBER 1. THE DEPARTMENT WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% TO BE A SLOPE. 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.

TEMPORARY VEGETATION AND EROSION CONTROL MATS. BY OCTOBER 1, THE DISTURBED SLOPE MUST BE SEEDED WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1,000 SQUARE FEET FOLLOWED BY INSTALLATION OF 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 WILL COVER THE SLOPE WITH A LAYER OF EROSION CONTROL MIX OR STONE RIPRAP AS DESCRIBED IN THE FOLLOWING STANDARDS.

SOD. THE DISTURBED SLOPE MUST BE STABILIZED WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE CONTRACTOR 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.

EROSION CONTROL MIX. EROSION CONTROL MIX MUST BE PROPERLY INSTALLED BY NOVEMBER 15. THE CONTRACTOR WILL NOT USE EROSION CONTROL MIX TO STABILIZE SLOPES HAVING GRADES GREATER THAT 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.

STONE RIPRAP. PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE DEVELOPMENT'S OWNER WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY ON THE SLOPE AND TO DESIGN A FILTER LAYER TO BE INSTALLED BENEATH THE RIPRAP.

3. STABILIZATION OF DISTRUBED SOILS
TEMPORARY VEGETATION. BY OCTOBER 1, SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3-LBS PER 1,000 SQUARE FEET, LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75-LBS PER 1,000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 1, THEN MULCH THE AREA FOR OVERWINTER PROTECTION AS FOLLOWS.

MULCH. BY NOVEMBER 15, MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150-LBS PER 1,000 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 MUST BE SEEDED AND MULCHED.
ALL SLOPES MUST BE STABILIZED, SEEDED AND MULCHED.
ALL GRASS-LINED DITCHES AND CHANNELS MUST BE STABILIZED WITH MULCH OR AN EROSION CONTROL BLANKET.
OCTOBER 1 IF THE SLOPE IS STABILIZED WITH AN EROSION CONTROL BLANKET AND SEEDED.
ALL DISTURBED AREAS TO BE PROTECTED WITH ANNUAL GRASS MUST BE SEEDED AT A SEEDING RATE OF 3-LBS PER 1,000 SQUARE FEET AND MULCHED.
NOVEMBER 15 ALL STONE-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED.
SLOPES THAT ARE COVERED WITH RIPRAP MUST BE CONSTRUCTED BY THIS DATE.
DECEMBER 1 ALL DISTURBED AREAS WHERE GROWTH OF VEGETATION FAILS TO BE AT LEAST THREE INCHES TALL OR AT LEAST 75% OF THE DISTURBED SOIL IS COVERED BY VEGETATION, MUST BE PROTECTED FOR OVER-WINTER.
NOTE: THE DATES GIVEN ARE FOR PROJECTS IN SOUTH-CENTRAL MAINE.

1. PERMANENT CONTROL MEASURES AFTER WHICH TEMPORARY MEASURES WILL BE REMOVED.
2. PERMANENT RE-VEGETATION OF ALL DISTURBED AREAS, USING NATIVE PLANT MATERIAL WHEN POSSIBLE, SHALL OCCUR WITHIN 30 DAYS FROM THE TIME THE AREAS WERE LAST ACTIVELY WORKED, OR FOR FALL AND WINTER ACTIVITIES, BY JUNE 15. EXCEPT WHERE PRECLUDED BY THE TYPE OF ACTIVITY (E.G.RIRRAP, ROAD SURFACES, ETC.). THE VEGETATIVE COVER SHALL BE MAINTAINED.
3. DISPOSAL OF COLLECTED DEBRIS MUST BE IN CONFORMANCE WITH MAINE SOLID WASTE LAW, TITLE 38 MRSA SECTION 1301 ET SEQ.
4. LIME AND FERTILIZER APPLICATION RATES SHALL NOT EXCEED THE FOLLOWING:

GROUND LIMESTONE: 3 TONS/ACRE (130 LBS./1000 S.F.)
FERTILIZER, 10-10-10 OF EQUIVALENT: 600 LBS./ACRE (14 LBS./1000 S.F.)

FERTILIZER SHALL NOT BE APPLIED BEFORE START OF THE GROWING SEASON NOR AFTER SEPTEMBER 30. FERTILIZED AREAS SHALL BE MULCHED TO REDUCE OFF-SITE TRANSPORT OF NUTRIENTS UNTIL USED BY VEGETATIVE GROWTH.

EROSION SEDIMENT CONTROL PRACTICES

1. NO SOIL SHALL BE DISTURBED DURING THE PERIOD OF MARCH 1 THROUGH APRIL 15, NOR DURING ANY OTHER PERIOD WHEN SOILS ARE SATURATED DUE TO RAIN OR SNOW MELT.
2. DISTURBED SOILS SHALL BE STABILIZED WITHIN ONE (1) WEEK FROM THE TIME IT WAS LAST ACTIVELY WORKED USING TEMPORARY OR PERMANENT MEASURES SUCH AS PLACEMENT OF RIPRAP, MULCH OR EROSION CONTROL BLANKET, OR OTHER COMPARABLE MEASURES.
3. HAY OR STRAW MULCH SHALL BE APPLIED AT A RATE OF AT LEAST ONE (1) BALE PER 500 SQUARE FEET (1-2 TONS PER ACRE).
4. IF MULCH IS LIKELY TO BE REMOVED DUE TO TO STEEP SLOPES OR WIND, IT SHALL BE ANCHORED WITH NETTING, PEG OR TWINE, OR OTHER SUITABLE METHOD AND SHALL BE MAINTAINED UNTIL A CATCH OF VEGETATION IS ESTABLISHED OVER THE ENTIRE DISTURBED AREA.
5. IN ADDITION TO PLACEMENT OF RIPRAP, MULCH OR EROSION CONTROL BLANKETS, ADDITIONAL STEPS SHALL BE TAKEN WHERE NECESSARY IN ORDER TO PREVENT SEDIMENTATION OF THE WATER. EVIDENCE OF SEDIMENTATION INCLUDES VISIBLE GULLY EROSION, DISCOLORATION OF WATER BY SUSPENDED PARTICLES AND SLUMPING OF BANKS. SILT FENCES, STAKED HAY BALES AND OTHER SEDIMENTATION CONTROL MEASURES, WHERE PLANNED FOR, SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF WORK, BUT SHALL ALSO BE INSTALLED WHEREVER NECESSARY DUE TO SEDIMENTATION.
6. MULCH OR OTHER TEMPORARY MEASURES SHALL BE MAINTAINED UNTIL THE SITE IS PERMANENTLY STABILIZED WITH VEGETATION OR OTHER PERMANENT CONTROL MEASURES AFTER WHICH TEMPORARY MEASURES WILL BE REMOVED.
7. PERMANENT RE-VEGETATION OF ALL DISTURBED AREAS, USING NATIVE PLANT MATERIAL WHEN POSSIBLE, SHALL OCCUR WITHIN 30 DAYS FROM THE TIME THE AREAS WERE LAST ACTIVELY WORKED, OR FOR FALL AND WINTER ACTIVITIES, BY JUNE 15. EXCEPT WHERE PRECLUDED BY THE TYPE OF ACTIVITY (E.G. RIRRAP, ROAD SURFACES, ETC.). THE VEGETATIVE COVER SHALL BE MAINTAINED.
8. DISPOSAL OF COLLECTED DEBRIS MUST BE IN CONFORMANCE WITH MAINE SOLID WASTE LAW, TITLE 38 MRSA SECTION 1301 ET SEQ.
9. LIME AND FERTILIZER APPLICATION RATES SHALL NOT EXCEED THE FOLLOWING:

GROUND LIMESTONE: 3 TONS/ACRE (130 LBS./1000 S.F.)
FERTILIZER, 10-10-10 OF EQUIVALENT: 600 LBS./ACRE (14 LBS./1000 S.F.)

FERTILIZER SHALL NOT BE APPLIED BEFORE START OF THE GROWING SEASON NOR AFTER SEPTEMBER 30. FERTILIZED AREAS SHALL BE MULCHED TO REDUCE OFF-SITE TRANSPORT OF NUTRIENTS UNTIL USED BY VEGETATIVE GROWTH.

SEEDING AND MIXTURE SCHEDULE
SPREAD TOPSOIL UNIFORMLY 6" DEEP OVER AREAS TO BE RECLAIMED. THE FOLLOWING SEED MIXTURE SHALL BE USED:

LAWNS:

KENTUCKY BLUEGRASS	0.46 LBS./1000 S.F.
CREEPING RED FESCUE	0.46 LBS./1000 S.F.
PERENNIAL RYE GRASS	0.11 LBS./1000 S.F.
TOTAL	1.03 LBS./1000 S.F.

APPLY LIME AND FERTILIZER AS SPECIFIED UNDER THE EROSION AND SEDIMENTATION CONTROL NOTES. WORK INTO THE TOP (4) INCHES OF SOIL PRIOR TO SEEDING. AFTER SEEDING, APPLY MULCH HAY AS SPECIFIED. ON FLAT AREAS AND NOT EXPOSED TO WIND, THE MULCH WILL BE ANCHORED BY WETTING DOWN. IN OTHER AREAS, JUTE NETTING SHALL BE USED FOR ANCHORAGE. THE ABOVE SEEDING SCHEDULE IS APPLICABLE IF SEEDING DURING THE GROWING SEASON (APRIL 15 TO JUNE 15 AND AUGUST 30 TO SEPTEMBER 30). BETWEEN JUNE 15 AND AUGUST 30, SEEDING WILL BE DELAYED UNTIL AUGUST 30. IF SOIL IS DISTURBED BETWEEN OCTOBER 1 AND NOVEMBER 1, DELAY SEEDING UNTIL NOVEMBER 1. AFTER NOVEMBER 1 AND BEFORE A SNOW COVER FORMS, THE SAME PROCEDURE WILL BE FOLLOWED EXCEPT THE SEED RATE WILL BE DOUBLED. AFTER SNOW COVER AND BEFORE APRIL 15, SEEDING WILL BE DELAYED UNTIL APRIL 15. HAY MULCH WILL BE APPLIED AT A RATE OF 150 LBS./1000 SQUARE FEET. THIS WILL BE ANCHORED BY NON-ASPHALTIC TACKIFIER SPRAYED ON LAWNS AND JUTE NETTING IN DRAINAGE WAYS AND OTHER AREAS.

RETAINING WALLS

1. STRUCTURAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE, 2009 EDITION.
3. EXAMINE OTHER TRADE DRAWINGS FOR VERIFICATION OF LOCATION AND DIMENSIONS OF CHASES, INSERTS, OPENINGS, SLEEVES AND OTHER PROJECT REQUIREMENTS NOT SHOWN ON THIS PLAN.
4. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY IN WRITING. THE GENERAL CONTRACTOR SHALL PROCEED WITH THE WORK ONLY AFTER THE DISCREPANCY HAS BEEN RESOLVED TO THE SATISFACTION OF THE OWNER AND THE ENGINEER.
5. DETAILS SHOWN ON ANY DRAWINGS ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED.
6. THE SOIL BEARING CAPACITIES HAVE BEEN ASSUMED AT 3,000 PSF. IF ORGANIC SOILS ARE FOUND DURING EXCAVATION, CONTACT ENGINEER IMMEDIATELY FOR CONSULTATION.
7. WORK FROM GIVEN DIMENSIONS ONLY. SCALE IS INDICATED ON THE DRAWINGS FOR CONVENIENCE ONLY. IT IS NOT INTENDED THAT INFORMATION BE DETERMINED BY SCALING THE DRAWING. SOME ITEMS MAY NOT BE TO THE SCALE SHOWN DUE TO CHANGES.
8. WALL SEGMENTS ARE TO BE LONDON BOULDER CONCRETE BLOCKS BY GENEST PRECAST, SANFORD, MAINE.
9. ALL BLOCKS SHALL BE INSTALLED USING LONDON BOULDERS DESIGN AND INSTALLATION GUIDE AND THE ATTACHED SHEETS FOR THIS WALL. THE CONTRACTOR IS TO PAY CLOSE ATTENTION TO THE COMPACTION OF THE MATERIALS BEHIND THE WALL.
10. CARRY OUT CONTINUOUS CONTROL OF SURFACE AND SUBSURFACE WATER DURING CONSTRUCTION SUCH THAT WORK IS DONE IN DRY CONDITIONS.
4. BACKFILL UNDER ANY PORTION OF THE STRUCTURE SHALL BE COMPACTED IN 8" LIFTS TO 95% DENSITY REQUIREMENTS.
5. MODULAR RETAINING WALLS ARE SUBJECT TO MINOR CHANGES AND MOVEMENTS AND ARE NOT CONSIDERED A RIGID WALL SYSTEM. PLACEMENT OF RIGID PAVEMENTS OVER / ON TOP OF MODULAR WALLS CAN LEAD TO SIGNIFICANT CRACKING UNLESS THOSE RIGID SYSTEMS ARE DESIGNED ACCORDINGLY. THE ATTACHED DESIGN IS FOR THE MODULAR WALL SYSTEM ONLY.
6. WALL HAS NOT BEEN DESIGNED FOR SURCHARGE LOADS BEHIND WALL.

STRUCTURAL FILL

WHERE STRUCTURAL FILL BEHIND RETAINING WALL IS NOT SPECIFIED AS CRUSHED STONE, THE FOLLOWING MATERIAL SHALL BE USED.

STRUCTURAL FILL SHALL CONSIST OF A WELL GRADED MIXTURE OF SAND AND GRAVEL, FREE OF ORGANIC MATERIAL, LUMPS OF CLAY, LOAM, ICE, FROZEN SOIL AND OTHER OBJECTIONABLE MATERIAL. THE GRADATION OF THIS MATERIAL SHALL MEET THE FOLLOWING REQUIREMENTS:

US STANDARD SIEVE SIZE	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVE
3-INCH	100
1/4-INCH	25-100
NO. 40	0-50
NO. 200	0-7

ADDITIONAL NOTES:

1. THIS PLAN REPRESENTS THE DESIGN AND TYPICAL CONSTRUCTION DETAILS FOR THE PROPOSED RETAINING WALL. THIS PLAN DOES NOT SUPERCEDE ANY OTHER SITE PLAN PROVISIONS.
2. OVERALL TOTAL WALL LENGTH APPROXIMATELY 112 LF.
3. THIS WALL FOLLOWS THE GUIDELINES PROVIDED BY LONDON BOULDER FOR UNREINFORCED AND REINFORCED WALLS. FACTORS OF SAFETY MINIMUMS: 1.5 SLIDING AND 2.0 OVERTURNING.

GRAVITY RETAINING WALL
SCALE: 1/2"=1'-0"

NOTE: WALL SEGMENTS TO BE LONDON BOULDER CONCRETE BLOCKS OR ENGINEER APPROVED SUBSTITUTE

STATE OF MAINE — GEOFFREY R. ALEVA — No. 9679 — LICENSED PROFESSIONAL ENGINEER

GEOFFREY R. ALEVA'S MAINE PROFESSIONAL ENGINEERING SEAL APPLIES TO THE BLOCK RETAINING WALL PORTION OF THIS SHEET ONLY

TYPICAL BASE PREPARATION
NTS

LONDON BOULDER UNIT DESCRIPTION
NTS

PORTION OF TAX MAP 28 LOT 14

STATE OF MAINE — THOMAS W. HARMON — No. 2877 — LICENSED PROFESSIONAL ENGINEER

© CIVIL CONSULTANTS

CIVIL CONSULTANTS
Engineers
Planners
Surveyors
P.O. Box 100
South Berwick
Maine
03908
207-384-2550
civcon@civcon.com

NO.	REVISIONS	INT	DATE
1	ADD WALL DETAIL, UPDATE SUBDIVISION NAME	JAA	06/22/15

SUBMITTED FOR FINAL REVIEW NOT FOR CONSTRUCTION

MORGAN COURT
A MULTIFAMILY RESIDENTIAL CLUSTER SUBDIVISION
LAND OF AMP REALTY HOLDINGS, LLC
U.S. ROUTE 236 KITTERY, MAINE
PREPARED FOR
PETER J. PAUL
MAILING ADDRESS: 291 HAROLD L. DOW HIGHWAY, ELIOT, MAINE 03903

CIVIL CONSULTANTS

DRAWN: JAA
CALC: JES
DATE: 12 SEPTEMBER 2013
CHECKED
APPROVED
SCALE: NOT TO SCALE
SHEET TITLE: MAINTENANCE NOTES
SHEET NUMBER: R3
SHEET 3 of 3
PROJECT # 12-198.00

DIRECTORY: \1219800\CARLSON\ENGINEERING\DRAWING DWG NAME: 1219800E-SK-20-REZ-2015 DATE: 09/12/13

PLAN REVIEW NOTES
484 US Route 1, M67 L9
Shoreland Development Plan Review

August 20, 2015

Town of Kittery Maine
Town Planning Board Meeting
August 20, 2015

Good To-Go, 484 US Route 1 – Shoreland Development Plan Review
Action: accept or deny plan application; approve or deny plan. Owner/applicant Cape House Management, LLC requests consideration of plans for a 1,400 square foot addition of production space and associated parking to an existing, non-conforming mixed-use structure containing a commercial kitchen. The 4.46-acre lot is located at 484 US Route 1 (Tax Map 67, Lot 9) in the Mixed Use (MU) and Shoreland Overlay (OZ-SL-250') Zones. Agent is Ken Wood, Attar Engineering.

PROJECT TRACKING

REQ'D	ACTION	COMMENTS	STATUS
NO	Sketch Plan Review		
NO	Site Visit	Board's discretion	
YES	Determination of Completeness/Acceptance	Scheduled for 8/20/2015	
NO	Public Hearing	Board's discretion	
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

Good-To-Go is a local business manufacturing dehydrated meals since April 2014 in the small existing cape located at 484 US Route 1. The demand for their product has increased manifold in the last year requiring to expand in place or find a new location. They prefer to stay in place and are before the Board for consideration of a 1,400 s.f. expansion to the approximately 1,028 s.f. first floor of their existing cape. The applicant is planning the addition to be designed to reflect a traditional New England style barn. Donald and Barbara West, abutters located to the southwest at 480 US Route 1 state in their 7/30 letter that they have not issue with the proposed development.

Staff Review

The property lies within the Shoreland Overlay Zone (OZ-SL). Though the expansion in itself does not trigger planning board review, per 16.10.3.2 all development within the Shoreland Overlay and Resource Protection Overlay zones require planning board approval. Further, the existing building and the proposed addition are located within the 60-foot front yard. The Board is authorized per 16.7.3.5.5 to review such expansions when in the OZ-SL and approve proposed changes when they are "no more nonconforming than the existing condition."

The land behind the existing building quickly falls away to the wetland located approximately 140 feet to the east. The applicant states the topography is not conducive to an addition behind the existing building while maintaining the same floor elevation of the existing building and sufficient space for adequate circulation between the two spaces.

The addition requires 3 new parking spaces based on 1 space per 500 s.f. (1400/500=2.8) of 'industry, manufacturing and business' identified in 16.8.9.4.D. The applicant is using the former single second

floor dwelling as office space supporting the manufacturing on the first floor. The existing parking required is 4 (2057/500) based on the same parking requirement, for a total of 7 spaces. The proposed plan provides for eleven. The applicant has calculated the parking based on employees, 1.1 spaces per employee, which still meets the required number of spaces, in this instance, 10.

Staff comments include the following:

1. Consecution details for the proposed parking is required per 16.8.9.4.K. Plans need to be revised to reflect this.
2. New parking is conforming to 16.3.2.13.D.4 as it relates to location, however, the existing pavement no longer being used as parking within the right-of-way should be removed where it is not necessary for truck access entering and exiting the site. Screening of the parking is proposed with new planting. The plan needs to be revised to reflect plant species and size and Staff recommends an increase in quantity may be needed to provide adequate screening.
3. The proposed building design shown on the submitted rendering appears to meet the building design standards required by 16.3.2.13.D.5.
4. Landscape standards required by 16.3.2.13.D.6 are not all applicable as it relates to the size of the planter strip and the existing conditions. Staff recommends the specific plant requirements be applied to the screening noted in item 2 above.
5. Open space standards per 16.3.2.13.D.48 need to be specified on the plan. It appears that special situation 'i' and 'ii' are applicable.
6. Plan title needs to be revised to read: 'Shoreland Development Plan'
7. Need clarification on the intent of plan note 9 pertaining to 'coverage'. If this information is concerning the devegetated area for the site it needs to state that, revise the calculations to include existing pavement and other devegetated areas, and include the standard not to exceed, which is 20%. Further a note that there are not structures within 100 feet of the wetland.
8. Revise plan note 11 to include 'All exterior lighting to conform to Title 16.8.24 Exterior Lighting, Kittery Town Code.'
9. Revise and re-submit the Topographic and Boundary Survey. North arrow appears not to be accurate, legend not complete and the plan is not to scale. In addition, abutter information should be checked.

Recommendations

The proposed addition and associated parking appears to be general conformance with the Code. The Board needs to determine if a public hearing is warranted and if they concur with staff's comments and recommendations. The abutters that are in closest proximity have been contacted and have no issues. With the suggested conditions Staff recommends granting plan approval

Board Action

If the Planning Board concurs with Staff's recommendation they can consider a motion for conditional approval (suggestion below) and proceed to reading and voting on the Findings of Fact.

Move to accept the plan application and grant conditional approval for the Shoreland Development Plan dated July 15 2015 for 484 Route One (Tax Map 67, Lot 9) in the Mixed Use and Shoreland Overlay Zones, for owner and applicant Cape House Management LLC

Conditions are provided in the following draft Findings as a suggestion and the Board may add, amend, or remove as they see necessary and applicable.

KITTERY PLANNING BOARD

FINDINGS OF FACT UNAPPROVED
For 484 US Route 1, Good-To-Go
Shoreland Development Plan Review

WHEREAS: Owner/applicant Cape House Management, LLC requested approval for a 1,400 square foot addition of production space and associated parking to an existing, non-conforming mixed-use structure containing a commercial kitchen. The 4.46-acre lot is located at 484 US Route 1 (Tax Map 67, Lot 9) in the Mixed Use (MU) and Shoreland Overlay (OZ-SL-250') Zones. Agent is Ken Wood, Attar Engineering.

hereinafter the "Development;" and

And pursuant to the Plan Review meetings conducted by the Planning Board as noted ;*{in the Plan Review Notes prepared for 8/20/2015}*

Shoreland Project Plan Review	August 20, 2015
Site Walk	TBD
Public Hearing	TBD
Approval	August 20, 2015

And pursuant to the application, plans and other documents considered to be a part of the approval by the Planning Board in this finding consist of the following ;*{ as noted in the Plan Review Notes prepared for 8/20/2015}* (hereinafter the "Plan"):

1. Shoreland Overlay Zone Project Plan Review Application, July 16, 2015.
2. Boundary and Topographic Survey, Amsden Field Survey., June 15 2015.
3. Shoreland Development Plan; Attar Engineering, Inc, June 15 2015.
4. Site Details; Attar Engineering, Inc, June 15 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: Existing conditions of devegetated area appear to be approximately 2,832 s.f. (1.45%) as measured using the Town's GIS website.

With the proposed development the resulting devegetated area is approximately totals 21,566 square feet or 11% of the 194277.6-square-foot lot.

Conclusion: With condition #___ this standard appears to have been 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, conforming lot with an existing single family dwelling structure that is nonconforming to the front and side yard setbacks. A dwelling is a special exception use in the Kittery Point Village Shoreland Overlay Zone.

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.

See 16.6.6.1 and its reference to 16.6.6.2 below.

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

Vote: __ in favor __ against __ abstaining

16.6.6 Basis for Decision

16.6.6.1.B In hearing appeals/requests under this Section, the Board of Appeals [note: Planning Board is also subject to this section per 16.7.3.5.5 above] *must use the following criteria as the basis of a decision:*
1. Proposed use will not prevent the orderly and reasonable use of adjacent properties or of properties in adjacent use zones;
2. Use will not prevent the orderly and reasonable use of permitted or legally established uses in the zone wherein the proposed use is to be located, or of permitted or legally established uses in adjacent use zones;
3. Safety, the health, and the welfare of the Town will not be adversely affected by the proposed use or its location; and
4. Use will be in harmony with and promote the general purposes and intent of this Code.

The Board must also give consideration to the factors listed in 16.6.6.2.

Finding: The proposed development does not pose a concern.
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 nonconforming, but is located outside the required setback from the normal high water line. The proposal does not increase nonconformity.
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. (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 requirement appears to be met.

Vote: __ in favor __ against __ abstaining

3. Adequately provide for the disposal of all wastewater;
Finding: The development is connected to town sewer.
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. These conditions should be added to the plan.
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 conserved in accordance with this Code. There are no points of access.
Conclusion: With the proposed conditions #7 and #8, this requirement appears to be met.

Vote: __ in favor __ against __ abstaining

6. Protect archaeological and historic resources;
Finding: There does not appear to be any resources impacted.
Conclusion: The proposed development does not appear to have an adverse impact. This 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;
Finding: The proposed development does not appear to have an adverse impact.
Conclusion: This requirement appears to be met.

Vote: __ in favor __ against __ abstaining

8. Avoid problems associated with floodplain development and use;
Finding: The proposed development is not within the floodplain.
Conclusion: This requirement appears to be met.

Vote: __ in favor __ against __ abstaining

9. Is in conformance with the provisions of this Code;
Finding: The proposed development appears to be in conformance with the provisions of this Code.
Conclusion: This requirement appears to be met.

Vote: __ in favor __ against __ abstaining

10. Be recorded with the York County Registry of Deeds.
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 of Cape House Management, LLC, owner and applicant, to construct a 1,400 square foot addition of production space and associated parking to an existing, non-conforming mixed-use structure containing a commercial kitchen, located on a 4.46-acre lot at 484 US Route 1 (Tax Map 67, Lot 9) in the Mixed Use (MU) and Shoreland Overlay (OZ-SL-250') Zones and subject to any conditions or waivers, as follows:

Waivers: None

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 8/20/15).

Conditions of Approval (not to be included on 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 on final Mylar.

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 _____

_____
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.

July 30, 2015

RECEIVED
AUG 0 3 2015
BY:_____

Kittery Planning Board
200 Rogers Road
Kittery, ME 03904

Dear Members of the Kittery Planning Board,

I'm writing in regards to my neighbors Jennifer Scism and David Koorits, owners of Good To-Go, located at 484 US Route 1. We have spoken about their proposed addition and I have reviewed the site plan and their rendering drawing. I would like to let the board know that neither my wife nor I have issue with their proposed addition. I think the structure is in keeping with the design of the original cape house and will add visual interest to the property.

Sincerely,

Donald C West Barbara J West

Don West

Donald and Barbara West
480 US Route 1
Kittery, ME 03904

GOOD TO-GO

REAL FOOD. REAL ADVENTURE.

July 16, 2015

Mr. Chris DiMatteo – Town Planner
Town of Kittery
200 Rogers Way
Kittery, ME 03904

RE: Shoreland Overlay Zone Application
Cape House Management LLC
484 US Route 1
Kittery, ME 03904

RECEIVED
JUL 16 2015
BY:_____

Dear Chris,

Thank you for your assistance with our application. I have included a narrative of our business, existing building and planned addition with this letter. We look forward to discussing this project with the Planning Board at the next available meeting.

Introduction

Good To-Go is the first all natural line of dehydrated meals for backpackers, campers, sailors, basically anyone on the go. Just add boiling water to the bag, wait 20 minutes and you have a delicious and healthy meal. Good To-Go is real food, real adventure started by wife and husband team Jennifer Scism and David Koortis. Graduating first in her class from The French Culinary Institute in New York City, Jennifer began cooking over 20 years ago in Manhattan, working in many of the cities finest restaurants. In 2006 she purchased a home in York Maine and commuted weekly. Jennifer met David on the Seacoast in 2008 and the two married in 2009. She soon realized Maine and her marriage were her true passions and moved in 2010 to her Maine home full time.

David is an avid outdoorsman, spending countless days and miles on trails and mountaintops. He introduced Jennifer to his passion of backpacking. Jen loved everything but the freeze-dried meals. She began making her favorite comfort food and dehydrating them to take on long trips. They shared them with friends and everyone exclaimed, "these are fantastic, you should sell them." And so they did, and that is how Good To-Go began.

Jen began cooking her Good To-Go meals out of her commercial kitchen in Kittery Maine. Sales began in April of 2014, selling 162 meals that month, since that time the couple has sold over 50,000 Good To-Go meals. Good To-Go is now sold in over 300 stores nationwide with it's largest retailers being REI and Eastern Mountain Sports. Both REI and EMS would like to double their order size but unfortunately, limited by the size of their building and equipment, Good To-Go is unable to do so as well as take on any new customers. Good To-Go needs to expand in order to keep up with demand.

GOOD TO-GO

REAL FOOD. REAL ADVENTURE.

Existing Building

Jennifer bought the cape house located at 484 US Route 1 in June of 2011. David renovated the building into a commercial kitchen, storage and office on the first floor and a two bedroom rental apartment on the second floor. The building's existing vinyl siding was replaced with clapboard on the façade and the sides and back were replaced with cedar shake. All windows and doors were finished with white trim. The prior existing three season enclosed porch was removed and replaced with a traditional open farmer's porch. Poured cement stairs were replaced with granite blocks and a dirt path for entry was replaced with a proper brick walkway. Perennial plantings enhance the beauty of the building. Clearly this couple takes pride in their property.

Jen catered out of the kitchen as Cape House Catering through December of 2013. In early 2014 they began Good To-Go in the same kitchen, switching from catering to food manufacturing. The basement was renovated to accommodate the dehydrating and packaging machines. At the present time Good To-Go is cooking and dehydrating 7 days a week, sometimes 24 hours a day and still not able to keep up with demand. Jen and David looked for commercial property for rent or sale in the immediate area that would accommodate their current need as well as future expansion and came up empty handed. They did find several properties in the Biddeford and Saco area but were very disappointed to leave Kittery. They had their property surveyed and realized they could potentially build on their own land and stay where they were happiest.

Proposed Addition

Jen and David enlisted the help of Ken Wood of Attar Engineering in Eliot to survey the property, perform a wetland assessment and develop an initial site plan. Good To-Go would like to expand it's building with a 1400 square ft addition. It is imperative that the addition be at the same elevation as the existing first floor commercial kitchen. At the present time we are carrying over 700 pounds of cooked product down a flight stairs everyday to be dehydrated which is very inefficient as well as a fall hazard. With the proposed addition we will be able to cook and dehydrate our product line on the same level. The addition will also allow us to house larger refrigeration, cooking and dehydrating equipment. The addition will act as an extension of our existing facility. We will continue to utilize the primary structure with offices, storage, prep kitchen as well as packaging.

Building an addition within the set backs would require a two-story structure because of the sloping topography of the land. Because of the square footage needed for cooking and dehydrating on one level, the same level as the existing structure's first floor, a structure within the set backs would require a 2800 square foot building to be built. This is not only larger than we need but most importantly, one we cannot afford. A two story building in the rear would also make receiving deliveries very difficult, as the main floor would be on the second level. The functionality of this structure would be a hardship for our production.

The proposed 1400 square ft addition is designed so that it resembles a traditional New England barn. Maine has a long history of farming and as the farms grew so did their structures. Outbuildings or barns

GOOD TO-GO
REAL FOOD. REAL ADVENTURE.

were attached to the main house. The most common style of "big house" or home dwelling in the early 1800s to be built in a connected series of structures was the Cape House.

The "barn" to be built will be a metal framed building attached to the existing "non-conforming' cape house. The entire existing cape house is located in front of the 60 foot set back determined the town of Kittery. The proposed addition will be located at the southeast corner of the building. The exterior of the new building will be barn board painted a 'weathered red' for all street-facing sides. The other sides will be metal. The barn entrance or service door will be a traditional large wood sliding door. Because of the topography, the front of the barn will be one story in height and as the land recedes to the rear of the property the back of the barn will be two stories. The lower story will to be open and used for parking. This layout is not only functional but replaces the need for large quantities of fill which is very costly. The roof of the building will be metal painted black. The pitch of the roof will be the same as the existing cape house.

The small wood framed structure that will attach the two buildings will have cedar shake siding to match the existing structure as well as a shed roof with the same asphalt shingles as the existing structure.

To prepare for the building, the site will need to be graded slightly. Four to six trees over 6" in diameter will be removed. The existing tree line in the rear will remain intact. Landscaping for the addition will include evergreens for screening the service door in the front yard as well as in the Route 1 right of way. The existing perennial beds which line the house will be continued in the front of the barn.

Lighting for the area will include a traditional barn style fixture at the service door and at rear of the building as well as three post style lights, one at the rear of the property for the enclosed dumpster and two in the parking area. The parking area will be paved asphalt at the side of the building. Gravel will be used around the barn's backside and dumpster area.

The existing Good To-Go sign at the street will remain at its current location.

Conclusion
Jennifer and David are looking for acceptance of their application to bring the proposed building of a non-conforming addition to their existing non-conforming structure for planning board review.

Sincerely,

David Koorits
Good To-Go - Founder

Jennifer Scism
Good To-Go - Chef + Founder

cc. Ken Wood – Attar Engineering

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	67	Base Zone	MU	Total Land Area	4.46
		Lot	9	Overlay Zone	OZ-SL		
	Physical Address	484 US Route 1					

PROPERTY OWNER'S INFORMATION	Name	Cape House Management, LLC	Mailing Address	14 Scituate Road York, ME 03909
	Phone	207-451-9060		
	Fax			
	Email			
APPLICANT'S AGENT INFORMATION	Name	Kenneth A. Wood, P.E. Nathan Amsden, PLS	Name of Business	Attar Engineering
	Phone	207-439-6023	Mailing Address	1284 State Road Eliot, ME 03903
	Fax	207-439-2128		
	Email	ken@attarengineering.com		

PROJECT DESCRIPTION

See reverse side regarding information to be provided.

Existing Land Use:

Good -To- Go manufactures wholesale dehydrated meals for outdoor recreation uses.

Proposed Land Use and Development:

Construct a 35' X 40' addition to support ongoing growth.

PROJECT DECSCRIPTION	Please describe any construction constraints (wetlands, shoreland overlay zone, flood plain, non-conformance, etc.)
	The addition will be constructed partially within the front yard set back due to the location of the existing facility.

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:		**Owner's Signature:**	
Date:	7/16/2015	**Date:**	7/16/15

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'

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.

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.

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.

Good -To- Go
484 US Route 1
Kittery, Maine 03904
(207) 703-2357
david@goodtogo.com

Mr. Chris Di Matteo
Town of Kittery
200 Rogers Road
Kittery, ME 03904

July 15, 2015

Ms. MaryBeth Richardson
Department of Environmental Protection
312 Canco Road
Portland, Maine 04103

Dear Mr. Di Matteo and Ms. Richardson:

Please be informed that Kenneth A. Wood, P.E. of Attar Engineering, Inc. and Nathan Amsden, PLS will be acting as my agents for the Shoreland Overlay Zone application.

Contact me if I can provide any additional information.

Sincerely;

Jennifer Scism
Good – To – Go

cc: Kenneth A. Wood, P.E. Attar Engineering, Inc.

Doc# 2011022639
Bk 16111 Pg 482 - 483
Received York SS
06/14/2011 2:28PM
Debra L. Anderson
Register of Deeds

Mary Cnc

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that we, **Thomas R. West** and **Shirley E. West** of 37105 Karen Avenue, Zepher Hills, Florida 33542

for consideration paid, hereby grant to **Cape House Management LLC**, a Maine limited liability company with a mailing address of 14 Scituate Road, York, Maine 03909

with WARRANTY COVENANTS the following described premises:

A certain lot or parcel of land with the buildings thereon situate in Kittery, York County, Maine, and bounded and described as follows:

Beginning on the southerly side of U. S. Highway No. 1 at a stone wall on line of land now or formerly of Harold L. and Sarah S. Durgin; thence easterly by said highway six hundred thirteen and nine hundredths (613.09) feet to a hub; thence South 23° 55' East by land now or formerly of Marion D. Lucas three hundred fifty-three and seventy-one hundredths (353.71) feet to a hub; thence South 65° 55' West by land now or formerly of Marion D. Lucas to land now or formerly of said Harold L. and Sarah S. Durgin; thence North 16° 54' West by land now or formerly of said Durgins as the wall runs one hundred fifty-six and ninety-six hundredths (156.96) feet to a pipe hub in the wall; thence North 8° 7' West by said Durgin land as the wall runs two hundred twelve and one tenth (212.1) feet to said highway and place of beginning.

EXCEPTING from the above described parcel is the portion thereof conveyed by Thomas R. West and Shirley E. West to Donald C. West and Barbara J. West by deed dated September 24, 1971 and recorded in the York County Registry of Deeds at Book 1922, Page 564, and more particularly described as follows:

A certain lot or parcel of land situated on the southeasterly side of U.S. Route No. 1 in the Town of Kittery, County of York and State of Maine, bounded and described as follows:

Beginning at a concrete monument set in the ground at said U. S. Route No. 1 and thence running South 24° 05' East by other land of Thomas R. West and Shirley E. West two hundred three and ninety-two hundredths (203.92) feet to a pipe hub set in the ground;

Maine R.E. Transfer Tax Paid

Mary Driscoll
Commercial Title Services
of the Seacoast, LLC
PO Box 184
155 Fleet Street
Portsmouth, NH 03802-0184

2 pgs

thence turning and running South 65° 55' West by other land of Thomas R. West and Shirley E. West two hundred forty-eight and eleven hundredths (248.11) feet to a pipe hub set in the ground at a stone wall and land now or formerly of Durgin; thence turning and running North 08° 07' West by said stone wall and land now or formerly of Durgin two hundred twelve and ten hundredths (212.10) feet to a pipe hub set in the ground at said U. S. Route No. 1; thence turning and running North 65° 55" East by said U. S. Route No. 1 one hundred eighty-nine and seventy-seven hundredths (189.77) feet to a granite monument and the point of beginning.

Meaning and intending to convey a portion of the premises conveyed to the grantors herein by deed of Marion Durgin Lucas dated November 5, 1954 and recorded in the York County Registry of Deeds at Book 1271, Page 448.

Signed this 14th day of June, 2011.

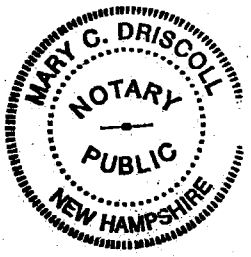
Thomas R. West

Shirley E. West

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

June 14, 2011

Personally appeared Thomas R. West and Shirley E. West, known to me, or satisfactorily proven, to be the persons whose names are subscribed to the foregoing instrument, and acknowledged that they executed the same for the purposes set forth therein. Before me,



Notary Public
My commission expires 12/12/2011

End of Document

ATTAR
ENGINEERING, INC
CIVIL STRUCTURAL MARINE

TRANSMITTAL

Michael S. Rogers, Superintendent
Kittery Water District
17 State Road
Kittery, ME 03904

July 15, 2015
Project No.: C072-15

RE: Water Availability
Good -To- Go
484 US Route 1, Kittery, Maine

Dear Mr. Rogers:

I am writing to request a letter of water availability for a planning board submittal for the proposed Good -To- Go addition on U.S. Route 1 in Kittery (Tax Map 67, Lot 9). Enclosed are a sketch plan and a site location map of the proposed 1,400 SF addition.

Please contact me for any additional information.

Sincerely,

Kenneth A. Wood, P.E.
President

1284 State Road, Eliot, ME 03903 tel (207) 439-6023 fax (207) 439-2128

ATTAR
ENGINEERING, INC
CIVIL STRUCTURAL MARINE

TRANSMITTAL

George Kathios, Superintendent
Kittery Sewer Department
200 Rogers Road
Kittery, ME 03904

July 15, 2015
Project No.: C072-15

RE: Sewer Availability
Good- To- Go
484 US Route 1, Kittery, Maine

Dear Mr. Kathios:

I am writing to request a letter of sewer availability for a planning board submittal for the proposed Good -To- Go addition on U.S. Route 1 in Kittery (Tax Map 67, Lot 9). Enclosed are a sketch plan and a site location map of the proposed 1,400 SF addition.

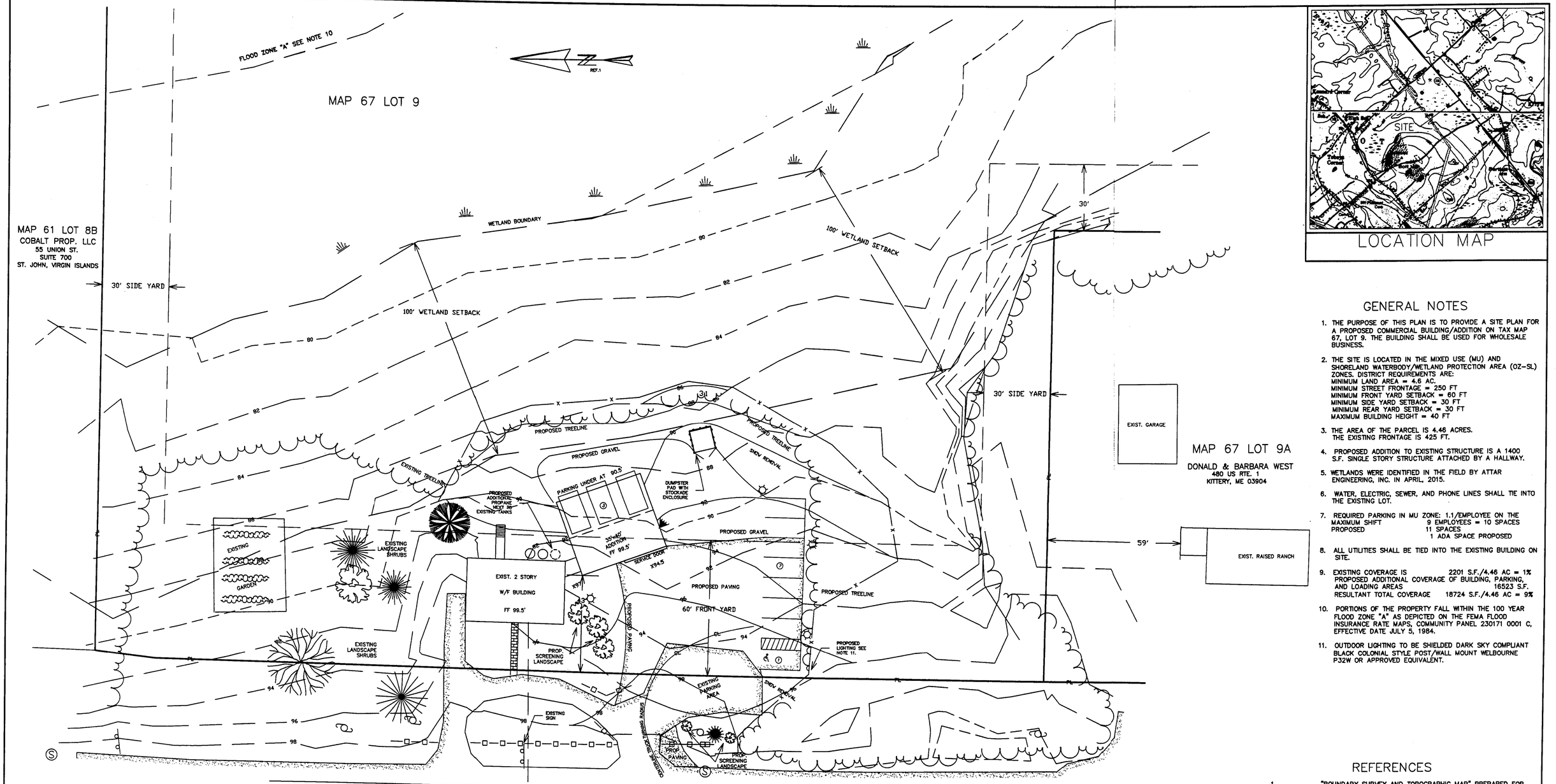
Please contact me for any additional information.

Sincerely,

Kenneth A. Wood, P.E.
President

1284 State Road, Eliot, ME 03903 tel (207) 439-6023 fax (207) 439-2128

GOOD TO 40
GOOD TO 40
484 US ROUTE 1
KITTERY ME 03904



GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO PROVIDE A SITE PLAN FOR A PROPOSED COMMERCIAL BUILDING/ADDITION ON TAX MAP 67, LOT 9. THE BUILDING SHALL BE USED FOR WHOLESALE BUSINESS.
2. THE SITE IS LOCATED IN THE MIXED USE (MU) AND SHORELAND WATERBODY/WETLAND PROTECTION AREA (OZ-SL) ZONES. DISTRICT REQUIREMENTS ARE:
   MINIMUM LAND AREA = 4.6 AC.
   MINIMUM STREET FRONTAGE = 250 FT
   MINIMUM FRONT YARD SETBACK = 60 FT
   MINIMUM SIDE YARD SETBACK = 30 FT
   MINIMUM REAR YARD SETBACK = 30 FT
   MAXIMUM BUILDING HEIGHT = 40 FT
3. THE AREA OF THE PARCEL IS 4.46 ACRES.
   THE EXISTING FRONTAGE IS 425 FT.
4. PROPOSED ADDITION TO EXISTING STRUCTURE IS A 1400 S.F. SINGLE STORY STRUCTURE ATTACHED BY A HALLWAY.
5. WETLANDS WERE IDENTIFIED IN THE FIELD BY ATTAR ENGINEERING, INC. IN APRIL, 2015.
6. WATER, ELECTRIC, SEWER, AND PHONE LINES SHALL TIE INTO THE EXISTING LOT.
7. REQUIRED PARKING IN MU ZONE: 1.1/EMPLOYEE ON THE MAXIMUM SHIFT 9 EMPLOYEES = 10 SPACES
   PROPOSED 11 SPACES
   1 ADA SPACE PROPOSED
8. ALL UTILITIES SHALL BE TIED INTO THE EXISTING BUILDING ON SITE.
9. EXISTING COVERAGE IS 2201 S.F./4.46 AC = 1%
   PROPOSED ADDITIONAL COVERAGE OF BUILDING, PARKING, AND LOADING AREAS 16523 S.F.
   RESULTANT TOTAL COVERAGE 18724 S.F./4.46 AC = 9%
10. PORTIONS OF THE PROPERTY FALL WITHIN THE 100 YEAR FLOOD ZONE "A" AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL 230171 0001 C, EFFECTIVE DATE JULY 5, 1984.
11. OUTDOOR LIGHTING TO BE SHIELDED DARK SKY COMPLIANT BLACK COLONIAL STYLE POST/WALL MOUNT WELBOURNE PJ2W OR APPROVED EQUIVALENT.

REFERENCES

"BOUNDARY SURVEY AND TOPOGRAPHIC MAP" PREPARED FOR CAPEHOUSE MANAGEMENT LLC., PREPARED BY AMSDEN FIELD SURVEY, DATED 6/14/15

RECEIVED
JUL 16 2015
BY:_____

TAX MAP 67, LOT 9

LEGEND

EXISTING CONTOUR	100
PROPOSED CONTOUR	100
WETLAND BOUNDARY	WETLAND
UTILITY POLE	EXT.-○- PROP.-○-
EXT. WATER	EW
EXT. SEWER	ES
EXT. OVERHEAD UTIL.	OHU
PROP. WATER	
PROP. SEWER	
PROP. UTILITY	
WATER VALVE	
WATER SHUTOFF	
SEWER MANHOLE	
LIGHT POLE	
SILTATION FENCE	
WOODED BUFFER	
STOCKADE FENCE	
TIMBER GUARDRAIL	
ASPHALT CURB	AC
SLOPED GRANITE CURB	SGC
VERTICAL GRANITE CURB	VGC
EXT. FIRE HYDRANT	
PROP. FIRE HYDRANT	

TOWN OF KITTERY
PLANNING BOARD DATE

STATE OF MAINE
YORK COUNTY ss. REGISTRY OF DEEDS
RECEIVED_____, 20___
AT___h.___m.,___M, AND RECORDED IN
PLAN BOOK_____, PAGE_____
ATTEST_____REGISTER

GRAPHIC SCALE
0 20 40 60 80 (FEET)

NO.	DESCRIPTION	DATE
	REVISIONS	

STATE OF MAINE
KENNETH A. WOOD
No. 5992
LICENSED PROFESSIONAL ENGINEER

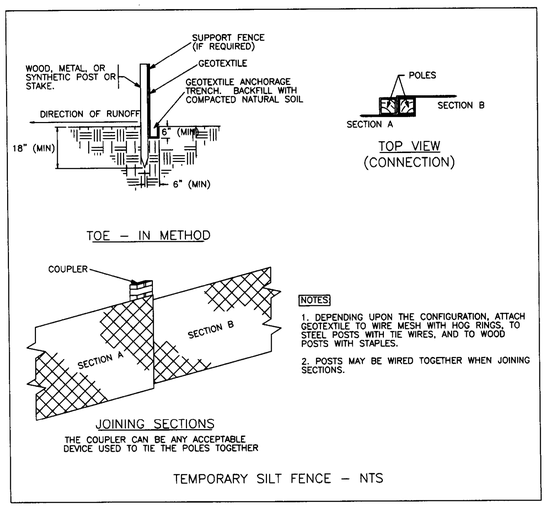
SITE PLAN
GOOD TO-GO
484 US RTE 1
KITTERY, ME 03904

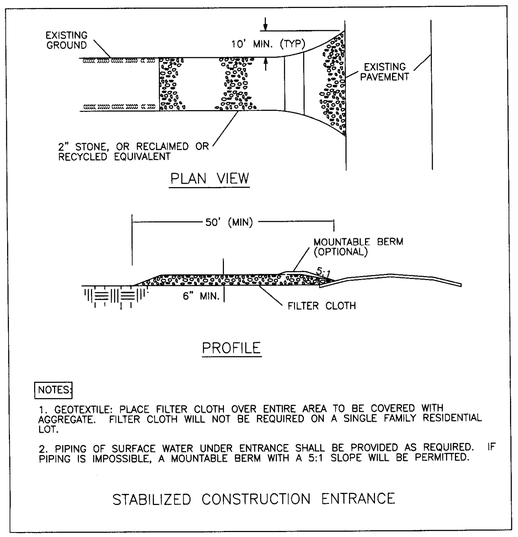
FOR: CAPEHOUSE MANAGEMENT LLC
14 SCITUATE RD.
YORK, ME 03909

ATTAR ENGINEERING, INC.
CIVIL ◆ STRUCTURAL ◆ MARINE
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE:	APPROVED BY:	DRAWN BY:
1" = 20'		NCA
DATE: 06/15/15	6/15/2015	REVISION : DATE - : -
JOB NO: C072-15	KOORITZ.BASE	SHEET 1 OF 2

MAP67 LOT 9





EROSION & SEDIMENTATION CONTROL NOTES

1. SILTATION FENCE OR HAY BALE BARRIERS WILL BE INSTALLED DOWNSLOPE OF ALL STRIPPING OR CONSTRUCTION OPERATIONS. A DOUBLE SILT FENCE BARRIER SHALL BE INSTALLED DOWNSLOPE OF ANY SOIL MATERIAL STOCKPILES. SILT FENCES SHALL BE INSPECTED AFTER EACH RAIN EVENT AND DAILY DURING PROLONGED RAIN. SILT AND SOIL PARTICLES ACCUMULATING BEHIND THE FENCE SHALL BE REMOVED AFTER EACH SIGNIFICANT RAIN EVENT AND IN NO INSTANCE SHOULD ACCUMULATION EXCEED 1/2 THE HEIGHT OF THE FENCE. TORN OR DAMAGED AREAS SHALL BE REPAIRED.

2. 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 THE DESIRED VEGETATIVE COVER IS ESTABLISHED. THESE CONTROL MEASURES ARE ESSENTIAL TO EROSION PREVENTION AND ALSO REDUCE COSTLY REWORK OF GRADED AND SHAPED AREAS.

3. SEEDING, FERTILIZER AND LIME RATES AND TIME OF APPLICATION WILL BE DEPENDENT ON SOIL REQUIREMENTS. TEMPORARY VEGETATION SHALL BE MAINTAINED IN THESE AREAS UNTIL PERMANENT SEEDING IS APPLIED. ADDITIONALLY, EROSION AND SEDIMENTATION MEASURES SHALL BE MAINTAINED UNTIL PERMANENT VEGETATION IS ESTABLISHED.

4. ALL LAWN AREA, OUTER POND SIDE SLOPES AND SWALES SHALL BE PERMANENTLY SEEDED WITH THE FOLLOWING MIXTURE: 20 LB/ACRE CREEPING RED FESCUE, 2 LB/ACRE REDTOP AND 20 LB/ACRE TALL FESCUE FOR A TOTAL OF 42 LB/ACRE. FERTILIZER AND LIME RATES SHALL BE DEPENDENT ON SOIL TESTING. IN THE ABSENCE OF SOIL TESTS, FERTILIZE WITH 10-20-20 (N-P205-K201) AT 800 LB/ACRE AND LIME AT 3 TONS/ACRE. MULCH WITH HAY AT 70-90 LB/1000 S.F. 4" OF LOAM SHALL BE APPLIED PRIOR TO SEEDING.

5. POND BOTTOMS AND INNER POND SIDESLOPES SHALL BE PERMANENTLY SEEDED WITH THE FOLLOWING MIXTURE: 20 LB/ACRE CREEPING RED FESCUE, 8 LB/ACRE BIRDSFOOT TREFOIL AND 20 LB/ACRE TALL FESCUE FOR A TOTAL OF 48 LB/ACRE. SEE THE ABOVE NOTE FOR FERTILIZER, LIME AND MULCHING RATES.

6. TEMPORARY VEGETATION OF ALL DISTURBED AREAS, MATERIAL STOCKPILES AND OTHER SUCH AREAS SHALL BE ESTABLISHED BY SEEDING WITH EITHER WINTER RYE AT A RATE OF 112 LB/ACRE OR ANNUAL RYEGRASS AT A RATE OF 40 LB/ACRE. WINTER RYE SHALL BE USED FOR FALL SEEDING AND ANNUAL RYEGRASS FOR SHORT DURATION SEEDING. SEEDING SHALL BE ACCOMPLISHED BEFORE OCTOBER 1.

7. TEMPORARY SEEDING OF DISTURBED AREAS SHALL BE ACCOMPLISHED BEFORE OCTOBER 1. PERMANENT SEEDING SHALL BE ACCOMPLISHED BEFORE SEPTEMBER 15.

8. ALL SEEDED AREAS SHALL BE MULCHED WITH HAY AT A RATE OF 2 BALES (70-90 LB) PER 1000 S.F. OF SEEDED AREA.

9. ALL DISTURBED AREAS ON THE SITE SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING OR TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE.

10. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT ALL ACCESSES TO PUBLIC ROADS (SEE PLAN). TEMPORARY CULVERTS SHALL BE PROVIDED AS REQUIRED.

11. SLOPES 2:1 OR STEEPER SHALL BE TREATED WITH POLYJUTE OPEN WEAVE GEOTEXTILE (OR EQUIVALENT) AFTER SEEDING. JUTE MATS SHALL BE ANCHORED PER MANUFACTURER'S SPECIFICATIONS.

12. EXCESSIVE DUST CAUSED BY CONSTRUCTION OPERATIONS SHALL BE CONTROLLED BY APPLICATION OF WATER OR CALCIUM CHLORIDE.

13. THE CONTRACTOR MAY OPT TO USE EROSION CONTROL MIX BERM AS A SEDIMENT BARRIER IN LIEU OF SILTATION FENCE OR HAY BALE BARRIERS WITH APPROVAL FROM THE INSPECTING ENGINEER.

WINTER CONSTRUCTION NOTES

NOVEMBER 1 – APRIL 15

1. EXPOSED AREAS SHOULD BE LIMITED TO AN AREA THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.

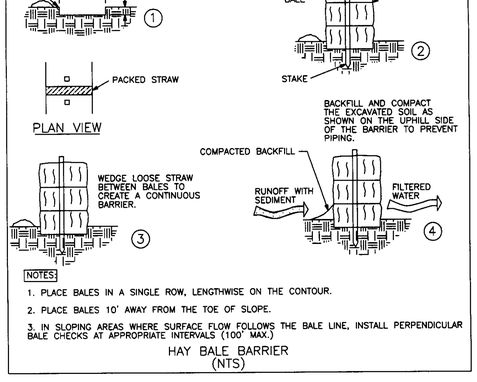
2. AN AREA SHALL BE CONSIDERED STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH HAY AT A RATE OF 100 LB/1000 S.F. OR DORMANT SEEDED, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE. IN ALL CASES, MULCH SHALL BE APPLIED SO THAT THE SOIL SURFACE IS NOT VISIBLE THROUGH THE MULCH.

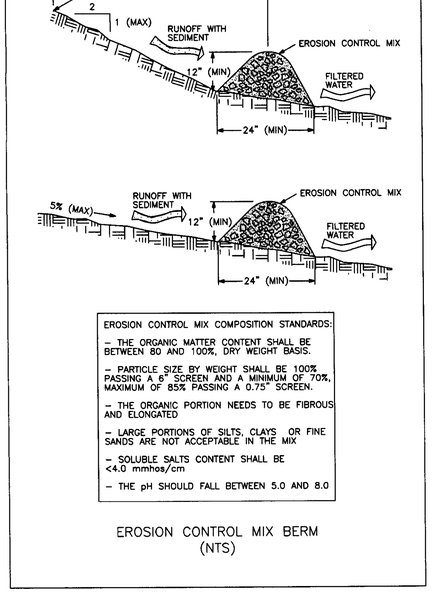
3. FROM OCTOBER 15 TO APRIL 1, LOAM AND SEED WILL NOT BE REQUIRED. DURING PERIODS OF TEMPERATURES ABOVE FREEZING, DISTURBED AREAS SHALL BE FINE GRADED AND PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL PERMANENT SEEDING CAN BE APPLIED. AFTER NOVEMBER 1, DISTURBED AREAS MAY BE LOAMED, FINE GRADED AND DORMANT SEEDED AT A RATE 200-300% HIGHER THAN THE SPECIFIED PERMANENT SEEDING RATE. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, DISTURBED AREAS SHALL BE GRADED BEFORE FREEZING AND TEMPORARILY STABILIZED WITH MULCH. DISTURBED AREAS SHALL NOT BE LEFT OVER THE WINTER OR FOR ANY OTHER EXTENDED PERIOD OF TIME UNLESS STABILIZED WITH MULCH.

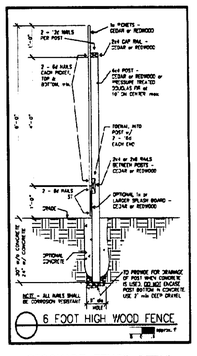
4. FROM NOVEMBER 1 TO APRIL 15 ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING, ASPHALT EMULSION CHEMICAL, TRACK OR WOOD CELLULOSE FIBER. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH SLOPES GREATER THAN 3%, SLOPES EXPOSED TO DIRECT WINDS AND FOR SLOPES GREATER THAN 8%. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15%. AFTER OCTOBER 1, THE SAME APPLIES TO ALL SLOPES GREATER THAN 8%.

5. DURING WINTER CONSTRUCTION, DORMANT SEEDING OR MULCH AND ANCHORING SHALL BE APPLIED TO ALL DISTURBED AREAS AT THE END OF EACH WORKING DAY.

6. SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.







STOCKADE FENCE DETAIL

WELBOURNE P5683-31
WALL/POLE MOUNTED
EXTERIOR LIGHTING OR
EQUIVALENT

SIGNATURE DATE

CHAIR

STATE OF MAINE
KENNETH A. WOOD
No. 5992
LICENSED
PROFESSIONAL ENGINEER

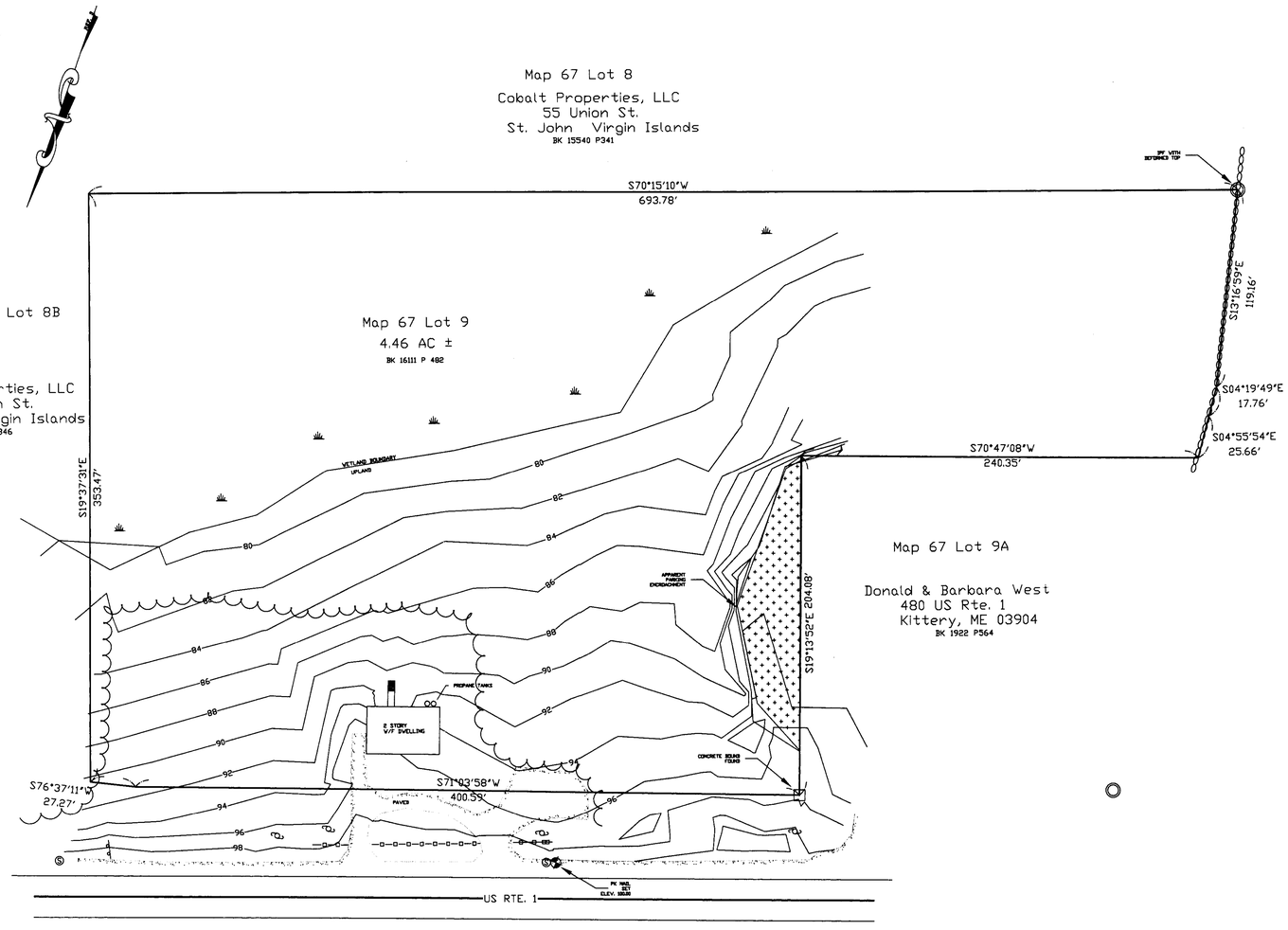
SITE DETAILS
GOOD TO-GO
484 US RTE 1
KITTERY, ME 03904

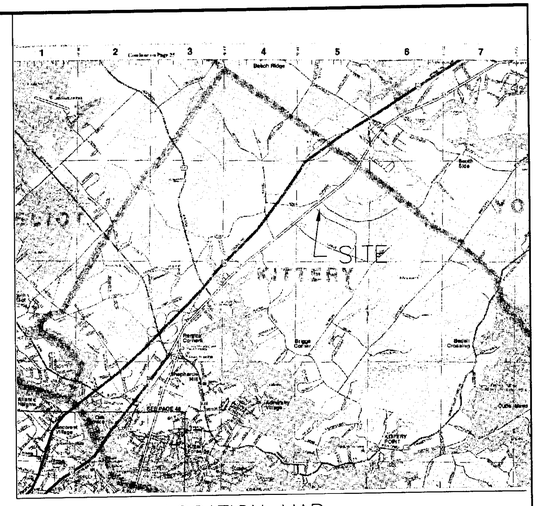
FOR:
CAPEHOUSE MANAGEMENT LLC
14 SCITUATE RD.
YORK, ME 03909

ATTAR ENGINEERING, INC.
CIVIL ◆ STRUCTURAL ◆ MARINE
1284 STATE ROAD – ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: AS NOTED	APPROVED BY:	DRAWN BY: NCA
DATE: 6/15/15		REVISION : DATE - : -
JOB NO: C072-15	CAD FILE: KOORITZ.BASE	SHEET 2 OF 2

MAP67 LOT9





LOCATION MAP

NOTES:

1. THIS PLAN PROVIDES THE BOUNDARY INFORMATION FOR A STANDARD BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY AT 484 US RTE. 1, KITTERY ME.
2. THE SITE IS INDENTIFIED ON THE TOWN OF KITTERY TAX MAP DATABASE AS MAP 67 LOT 9.
3. BOUNDARY SURVEY PERFORMED ON 5/19/15 WITH AN ERROR OF CLOSURE OF GREATER THAN 1/10,000.
4. WETLAND BOUNDARY IDENTIFIED BY ATTAR ENGINEERING, INC.
5. VERTICAL DATUM IS ARBITRARY.

REFERENCE PLANS:

1. "STATE OF MAINE, DEPARTMENT OF TRANSPORTATION, RIGHT OF WAY MAP, STATE HIGHWAY "1", KITTERY, YORK COUNTY, FEDERAL AID PROJECT NO. F-01-1(82)" DATED NOVEMBER, 1990.
2. "MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, HIGHWAY "A", KITTERY, YORK COUNTY, FEDERAL AID PROJECT NO. F.1-01-1(5)" DATED DECEMBER 1951.
3. "PLAN SHOWING PORTION OF PROPERTY OF MARION D. LUCAS, KITTERY, YORK COUNTY, ME. TO BE CONVEYED TO THOMAS R. WEST & SHIRLEY E. WEST" DATED JULY 13, 1954, BY MOULTON ENGINEERING CO., RECORED AT Y.C.R.D. BK 25 P. 46.
4. "DIVISION OF LAND FOR TRUST A AND TRUST B OF THE HAROLD L. DURGIN FAMILY TRUST, BY DOUCETTE SURVEY, INC. RECORDED AT Y.C.R.D. BK 311 P. 46
5. "STANDARD BOUNDARY SURVEY FOR FLAGSHIP MANAGEMENT, INC. US RTE. ONE, KITTERY, ME" BY ANDERSON LIVINGSTON ENGINEERS, INC., RECORDED AT Y.C.R.D. BK 257 P 38

GRAPHIC SCALE
20 0 20 40 60 (FEET)

UTILITY POLE
IRON PIPE FOUND
SEWER MANHOLE

THIS SURVEY SUBSTANIALLY CONFORMS TO THE MAINE BOARD OF REGISTRATION FOR LAND SURVEYORS STANDARDS FOR A CATEGORY 1, CONDITION 1 BOUNDARY SURVEY.

STATE OF MAINE
NATHAN C AMSDEN
No. 2438
PROFESSIONAL LAND SURVEYOR
7/16/15

BOUNDARY AND TOPOGRAPHIC SURVEY

GOOD TO-GO
484 US Route 1
Kittery, ME 03904

Owner of Record:
Capehouse Management LLC
14 Scituate Rd.
York, ME 03909

By
AMSDEN FIELD SURVEY
799 MAIN ST.
ELIOT, MAINE 03903

SCALE 1"=20'

DATE 6/15/15

PLAN REVIEW NOTES
89 Route 236 M28 L14-2
Modification to an Approved Plan / Site Plan Review

August 20, 2015

Town of Kittery Maine
Town Planning Board Meeting
August 20, 2015

Rockwell Homes, 89 Route 236 – Preliminary Site Plan Completeness Review
Action: accept or deny plan application; schedule a public hearing. Owner/applicant Rockwell Homes, LLC request consideration of plans for a single, 2,520-square-foot building containing business offices and a showroom and a drive-through-only restaurant at 89 Route 236 (Tax Map 28, Lot 14-2) in the Commercial 2 (C-2) Zone. Agent is Ryan McCarthy, Tidewater Engineering & Surveying, LLC.

PROJECT TRACKING

REQ'D	ACTION	COMMENTS	STATUS
NO	Sketch Plan Review and Approval	Scheduled 6/11/2015	GRANTED
NO	Site Visit		
YES	Determination of Completeness/Acceptance		
YES	Public Hearing		
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

The Board first reviewed Rockwell Homes, LLC 's conceptual plans to develop a professional office and a drive-through-only restaurant (Aroma Joe's) through Sketch Plan review at the 6/11 meeting. (minutes are attached) The preliminary plan submitted has not changed to any large degree from the Sketch Plan.

The project is proposed as a major modification to an approved plan. The lot was originally subdivided in February 2014, one of the two commercial lots originally approved for retail/wholesale storage of firewood (carved out of the of parcel Map 28, Lot 14 which is before the Board as a cluster residential subdivision along Fernald Road).

That previous approval includes certain provisions for the possible subsequent and future development of the lots. Some of the forethought and conditions made during that division last year will have a bearing on this project, as well as on lot 14-1 next door. An easement along the property line between the two provides a shared access. The current proposal is on a lot of 1.4 acres, and includes a mixed use building and associated parking and other site improvements. The building is proposed to have three business office units and a drive-through-only restaurant.

Recommendation/Action

The focus at this meeting per 16.10.5.3 is to determine if the plan application is complete and if there is information lacking that the Board needs to have a successful review. Staff finds the application complete and ready for review at a public hearing. The Board may want to also schedule a site walk.

Move to accept the preliminary plan application dated July 21, 2015 and schedule a public hearing for 89 Route 236 (Map 28, Lot 14-2) located in the Commercial-2 Zone. for owner and applicant Rockwell Homes, LLC.

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.

ITEM 5 – 89 Route 236 – Sketch Site Plan Review

Action: approve or deny sketch plan. Owner/applicant Rockwell Homes, LLC requests consideration of a sketch site plan for a single, 2,520-square-foot building containing business and professional offices and a drive-through-only restaurant at 89 Route 236, Tax Map 28, Lot 14-2 in the Commercial 2 (C-2) Zone. Agent is Ryan McCarthy, Tidewater Engineering & Surveying, LLC.

Mr. McCarthy introduced the owners of Rockwell Homes and provided an overview of the project, including:

- The lot was recently subdivided from a larger parcel and reviewed by the Planning Board
- The proposed building is 42 feet by 60 feet, containing three offices and an Aroma Joe's drive-thru with no internal seating or service
- Because there is no seating associated with the restaurant, they propose no parking in relation to seating, only parking for employees
- Office space parking is provided and the applicant would like to explore a reduction in the future to only 15 spaces, considering that much of the "office" space is showroom space
- There is a shared entrance with the lot next door and the circulation is designed as a one-way loop
- A buffer will be maintained at the back of the lot but the applicant wishes to perform selective cutting at the front of the lot to improve visibility
- The property will be serviced by public water
- There is no sewer available; an on-site septic will serve the development
- There has been some initial coordination with the next-door owner, especially with consideration to the shared entrance and how it will suit them in the future

Ms. Davis asked about the proposed sign location and whether they have considered a shared sign for the shared entrance. Mr. McCarthy said they would look into it.

Mr. Alesse asked whether access or egress on Fernald Road was considered. Mr. McCarthy said they haven't completed a traffic assessment yet but the entrance permit was approved by the Department of Transportation to line up with the other end of Fernald Road, opposite. Mr. Lincoln asked about the width. Mr. McCarthy said the current DOT permit is for 30 feet. Mr. Lincoln shares Ms. Davis' concern about the sign.

Ms. Kalmar asked about the easement for a sidewalk required by the previous subdivision plan. Mr. McCarthy is interested in the Town's plans for that section of road. Mr. Di Matteo said that the need for the sidewalk depends on what happens with the other lot and the plan should show that the sidewalk can be accommodated when needed.

Mr. McCarthy asked for guidance on parking and a possible reduction. Mr. Di Matteo explained that there is some flexibility, and they may provide parking information from other locations to substantiate the argument.

Ms. Davis suggested an interior crosswalk between parking and the building.

Ms. Kalmar moved to approve the sketch plan application dated May 21, 2015 from Rockwell Homes , LLC for 89 Route 236 (May 28, Lot 14-2) in the Commercial -2 Zone.
Mr. Lincoln seconded.

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

APPLICATION:
MAJOR MODIFICATION TO AN APPROVED PLAN- SITE PLAN

FEE FOR SITE PLAN AMENDMENT REVIEW: (TITLE 16.10.9.3)	☑ $300. 00 PLUS THE GREATER OF	☐ $50/ADDITIONAL USE OF UNIT; OR ☐ $0.50/LINEAR FOOT OF ADDITIONAL DOCK, SLIP & FLOAT; OR	☑ $5.00/100 SQ FT OF ADDITIONAL GROSS FLOOR AREA 3588sf/100 x $5 = $179.40 ☐ $20.00/ADDITIONAL UNIT INTENDED TO PROVIDE OVERNIGHT SLEEPING ACCOMODATIONS	**Application Fee Paid:** $479.40 Date: 7/22/15 **ASA Fee Paid:** (TITLE 3.3 TOWN CODE) $360 Date: 7/22/15

PROPERTY DESCRIPTION	**Parcel ID**	**Map**	28	**Lot**	14-2	**Zone(s):** Base: / Overlay:	C-2	**Total Land Area (Square Feet)**	60,404 sf (1.4 ac)
	Physical Address	89 Route 236				**MS4:**	☐ YES ☑ NO		

PROPERTY OWNER'S INFORMATION	**Name**	Rockwell Homes LLC	**Mailing Address**	1021 Goodwin Rd Eliot, ME 03903
	Phone	(207) 457-1600		
	Fax	—		
	Email	aaron@homesbyrockwell.com		
APPLICANT'S AGENT INFORMATION	**Name**	Ryan McCarthy	**Name of Business**	Tidewater Engineering & Surveying LLC
	Phone	(508) 887-5644	**Mailing Address**	37 Route 236 Suite 201 Kittery, ME 03904
	Fax	—		
	Email	ryan@tidewatercivil.com		

PROJECT DESCRIPTION

Project Name: Proposed Mixed Use Building

Existing Use: Vacant site previously used for retail/wholesale of firewood by prior owner.

Proposed Amendment Please describe how the approved plan is proposed to be amended. State any known areas of non-compliance to the Town Code and how this amendment will decrease or remove non-compliance, if applicable.

Redevelop the site to accomodate a 42' x 60' mixed use building with associated parking and site improvements. Proposed uses to include three (3) office units and a drive-thru restaurant (Aroma Joe's Coffee).

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 Kittery Town Planning Department of any changes.

Applicant's Signature: Manager **Date:**		**Owner's Signature:** **Date:** 7/20/15	

Minimum Plan Submittal Requirements

- ☑ 15 COPIES OF THIS APPLICATION
- ☑ 15 COPIES OF THE APPROVED SITE PLAN – 12 REDUCED SIZE AT 11"X17"AND 3 FULL SIZE AT 24"X 36"
- ☑ 15 COPIES OF THE PROPOSED AMENDED SITE PLAN– 12 REDUCED SIZE AT 11"X17"AND 3 FULL SIZE AT 24"X 36"
- ☐ 1 PDF OF THE SITE PLAN SHOWING GPS COORDINATES

PRIOR TO BEGINNING 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 PRESENT A CLEAR UNDERSTANDING OF THE PROPOSED AMENDMENT.

A) Paper size:
- ☑ No less than 11" X 17" (reduced) or greater than 24" X 36" (full)

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

C) Title block:
- ☑ Applicant's name and address
- ☑ Name of preparer of plans with professional information and professional seal
- ☑ Date of plan preparation
- ☑ PARCEL'S TAX MAP ID (MAP/LOT) 1/4" TALL IN LOWER RIGHT
- ☑ 'SITE PLAN AMENDMENT' CLEARLY PART OF TITLE

D) ✓ Clearly show how the approved plan will be amended.

E) ✓ Provide signature blocks for amended approval.

F) ✓ Provide all associated reference material and or documentation that clarifies and or supports the purpose of the proposed amendment.

G) N/A Revisions to the boundary, internal lots and or parcels must be signed and sealed by a surveyor licensed in the State of Maine.

H) ✓ Revisions to the proposed site must be signed and sealed by a professional engineer licensed in the State of Maine.

SEE TITLE 16.10.5.2 FOR COMPLETE LIST OF SUBMITTAL INFORMATION

NOTE TO APPLICANT: PRIOR TO THE SITE WALK, TEMPORARY MARKERS MUST BE ADEQUATELY PLACED THAT ENABLE THE PLANNING BOARD TO READILY LOCATE AND APPRAISE THE LAYOUT OF DEVELOPMENT.

Waiver Request

DESCRIPTION	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.

16.10.8.2.5 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.

16.7.4.1 Objectives Met. 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.

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

COMPLETED BY OFFICE STAFF

ASA CHARGE		AMOUNT	ASA CHARGE		AMOUNT
REVIEW			**SERVICES**		
LEGAL FEES	(TBD)		RECORDER		$35
ENGINEERS REVIEW	(TBD)		FACT FINDING	(TBD)	
ABUTTER NOTICES			3RD PARTY INSPECTIONS	(TBD)	
POSTAGE		$20	OTHER PROFESSIONAL SERVICES		$50
LEGAL NOTICES			**PERSONNEL**		
ADVERTISING		$300	SALARY CHARGES IN EXCESS OF 20 HOURS		
SUPPLIES					
OFFICE		$5			
	SUB TOTAL			SUB TOTAL	
				TOTAL ASA REVIEW FEES	$360

Site Plan Amendment Application
Rockwell Homes - Multi-Use Building
Tax Map 28 Lot 14-2

TIDEWATER
ENGINEERING & SURVEYING LLC

PROJECT NARRATIVE

Introduction:

This application qualifies as a *Major Modification to an Approved Plan* as the prior owner previously presented a development on this site to the Planning Board and received approval of a subdivision and a site plan on February 20, 2014. The subdivision created two commercial lots on Route 236 adjacent to the intersection with Fernald Road. The site plan was subsequently approved to allow timber harvesting within the clearing limits and for the retail/wholesale of the firewood generated from the site. The permitted use to clear and sell firewood has since completed and the property was sold to Rockwell Homes LLC in March 2015.

This application builds off of the previously approved site plan to further develop the parcel to accommodate a 42' by 60' multi-use building with associated parking and site improvements. The multi-use building will include three (3) business office units and one (1) drive-thru restaurant (Aroma Joe's Coffee). The largest of the three office units will be occupied by the applicant, Rockwell Homes LLC and will include a builder's show room, conference room, the stairwell to the second floor and three individual offices. The two other office units will be available for lease by other business professionals and are each 210 square feet in area. The "restaurant" use will be for an Aroma Joe's Coffee business which provides drive through service. No seating is provided for customers.

The following summary is provided to aid in the Town's review of the proposed development.

Chapter 16.3: Land Use Zone Regulations

The property is located with the C-2 (Commercial) zone and is not subject to any overlay districts. The proposed uses are permitted with the zone and no special exceptions are required. Both the Kittery LUDC and the Kittery Design Handbook have been used to ensure that the building and site meets the goals and vision of the Town and fits harmoniously into the surrounding by providing a functional, safe and welcoming character. The landscaping will be carefully designed with various planting beds to reduce impervious surfaces, accentuate the building's architecture, screen parking areas and provide attractive green space around the site.

Building Design Standards: The following summarizes the basic requirements of the building.

New-England style hipped roof building.
Front façade faces Route 236.
Front elevation includes front door & windows.
Roof is pitched steep than 4:12.
Siding is horizontal clapboard (material to be determined)

Chapter 16.8: Design and Performance Standards

TIDEWATER ENGINEERING & SURVEYING LLC

Article I. Purpose: No additional comment.

Article II. Monuments: Location and type of monuments previously approved by the Planning Board on February 20, 2014. No changes proposed.

Article III. Street Signage: Not applicable. No streets proposed.

Article IV. Streets and Pedestrian Ways/Sidewalks Site Design Standards:

No streets are proposed. The location of the access drive off Route 236 was previously approved a permitted by Maine DOT (Permit #12591). Due to the proposed change of use of the site and projected increase in peak hour vehicular usage of the entrance, a Maine DOT Traffic Movement Permit will be required to be obtained. Eaton Traffic Engineering of Topsham, ME has been contracted to perform a traffic analysis and apply for the Traffic Movement Permit. Results of this study will be forthcoming.

Article V. Acceptance of Streets and Ways: Not applicable.

Article VI. Water Supply:

Water to be supplied by the Kittery Water District. Letter of approval from the Kittery Water District provided.

Article VII. Sewage Disposal:

An on-site subsurface wastewater disposal system has been designed to service the proposed development. The design by Kenneth Gardner of JRK Soil Search Inc. is provided within this application. The site is located more than 1,000 feet from the nearest public sanitary sewer line, therefore connection is not required.

Article VIII. Surface Drainage:

A stormwater management report has been provided to support a design that limits peak discharge to pre-development levels for the two-year and twenty-five year, twenty-four hour storm event. An Erosion and Sediment Control plan has also been provided for review.

Article IX. Parking, Loading and Traffic:

Eaton Traffic Engineering of Topsham, ME has been contracted to perform a traffic analysis and apply for the Traffic Movement Permit. Results of this study will be forthcoming.

All parking spaces and travel lanes within the proposed development comply with the size and layout requirements in Figure 2 – Chapter 16.8, Article IX. One accessible parking space is provided per the 2010 ADA Standards for Accessible Design that also complies with the van accessible parking requirements. No off-street loading bay is necessary for the proposed uses.

Section 16.8.9.4 of the LUDC defines the required number of off-street parking as follows…

Drive-in Restaurant:	Minimum of 15 parking spaces, plus… 1 space for each three seats. (# seats = customer area / 15) Area w/ customer access = 0 sf = 0 seats = 0 spaces Restaurant Parking Spaces Required = 15 spaces
Office Space:	2 spaces per office unit plus 1 space per 250 sf of gross area. Office Unit 1: 2 spaces + (207 sf / 250) = 2.83 spaces Office Unit 2: 2 spaces + (207 sf / 250) = 2.83 spaces Office Unit 3: 2 spaces + (1895 sf / 250) = 9.58 spaces* *includes stairwell & upper balcony walkways Shared Foyer & Bath: (407 sf / 250) = 1.63 spaces Office Parking Spaces Required = 16.87 spaces
Total Building:	Parking Spaces Required = 31.87 = 32 spaces

It is clear from the above calculation that following the Code to determine the number of spaces for this application may not be appropriate. Per Section 16.8.9.4.C, the Board is authorized to determine the parking requirements in cases not specifically covered by the parking allocation table in the Code. Existing parking standards are to be used as a guide where applicable to ensure that a sufficient number of parking spaces are provided to accommodate the number and type of vehicles attracted to the development during peak parking demand times. It is requested that the Board use the following justification to determine the number of parking spaces.

Proposed Restaurant Allocation:

Aroma Joe's Coffee is not a typical restaurant since it does not provide customer access or floor space within the building and does not provide seating. The interior space is for employees only. It is proposed that the number of parking spaces required equal the maximum number of employees for the busiest shift. The busiest shift is in the AM and requires 3 employees, therefore 3 parking spaces are proposed for the restaurant.

TIDEWATER
ENGINEERING & SURVEYING LLC

Proposed Office Space Allocation:

The number of parking spaces to be allocated for the three office spaces using the parking standards within the Code is considered to be excessive for this development due to the amount of common space (foyer, stairwell and upper balcony walkways) within the proposed floor layout and the builder's showroom that does not contribute to parking demand.

Since the LUDC parking standards call for 1 space for every 250 square feet of gross floor area (in additional to 2 spaces per office unit), the common areas (foyer, stairwell and upper balcony) and the showroom are all included in this gross floor area calculation. It is proposed that these areas be excluded from the gross floor area calculations as they do not contribute to parking demand. Customers or clients entering the building pass through the common areas and to an individual office. Employees will accompany clients from their individual office to the showroom as necessary, therefore the showroom itself is not a parking generator. When the showroom is occupied, it can be assumed that one of the individual office spaces is not being occupied.

The resulting parking allocation given the above recommendations are as follows...

Drive-in Restaurant:	1 space per employee x 3 employees Restaurant Parking Spaces Proposed = 3 spaces
Office Space:	2 spaces per office unit plus 1 space per 250 sf of office area. Office Unit 1: 2 spaces + (207 sf / 250) = 2.83 spaces Office Unit 2: 2 spaces + (207 sf / 250) = 2.83 spaces Office Unit 3: 2 spaces + (1325 sf / 250) = 7.3 spaces* *excludes showroom, stairwell & upper balcony walkways Shared Foyer: Excluded Office Parking Spaces Proposed = 12.96 spaces
Total Building:	**Parking Spaces Proposed = 15.96 → 16 spaces**

TIDEWATER
ENGINEERING & SURVEYING LLC

Article X. Signs:

The proposed freestanding and building mounting sign design will be provided within the next submission. The dimensional area and location of all proposed signs will comply with the LUDC and the Kittery Design Handbook. The development is allowed one freestanding sign (§16.8.10.4) and two building-mounted signs (§16.8.10.5). The freestanding sign area can be up to 150 square feet and the total building-mounted sign area is allowed to be up to 90 square feet (1.5 x 60 lf).

The proposed location of the freestanding sign location is shown on the plans and complies with Section 16.8.10.3.C as it is approximately 42 feet from the centerline and 21 feet from the edge of pavement of U.S. Route 236. Detailed sign design to be provided prior to Aug. 20, 2015

Article XI through Article XVI: Not applicable.

Article XVII. Utilities: All utilities to the site will be underground.

Article XVIII. Landscaping: Landscaping to meet all LUDC requirements. Plan to be provided.

Article XIX. Sprinklers:

Automatic sprinkler system not required. Building is less than three stories, less than 36 feet in height, less than 100,000 cubic feet in volume and less than 10,000 square feet in floor area.

Article XX through Article XXIII: Not applicable.

Article XXIV. Exterior Lighting: Lighting plan to be provided that meets the LUDC.

Article XXV through XXVIII: Not applicable.

Chapter 16.8: Design and Performance Standards

Article I. General:

16.9.1.1 Agriculture: Not applicable

16.9.1.2 Mineral/Earth Material Exploration and Removal: Not applicable.

16.9.1.4 Soil Suitability: Maine DEP regulations met. Soil types shown on plans.

16.9.1.5 Water Quality and Wastewater Pollution:

Stormwater design protects water quality of runoff to wetlands. Subsurface wasterwater disposal system designed to meet Maine DEP requirements.

16.9.1.6 Air Pollution: Development will not adversely impact air quality.

16.9.1.7 Buffer Area: Forty (40) foot natural buffer strip provided along residential lot.

16.9.1.8 Floodplain Areas: Not applicable.

16.9.1.9 Noise Abatement: Excessive noise from the development is not anticipated.

16.9.1.10 Radiation: No radiation expected to be generated from the site.

Article II. Retention of Open Spaces and Natural or Historic Features:

The clearing limits are shown on the plans. The site is not located within a Resource Protection or Shoreland Overlay Zone. No land is proposed to be dedicated to the Town. Landscape plan to be provided.

Article III. Conservation of Wetlands Including Vernal Pools:

One small wetland (1,357 sf) is located partially on the site along the frontage of Route 236 and Fernald Road. This wetland is a low lying area along the roadside swale that flows in a northerly direction along Route 236 and was likely created by the fill placed to construction the adjacent roads. No vernal pools were identified on the site. All structure (building, pavement, parking etc.) setbacks from this wetland have been met. Tree clearing adjacent to and within this wetland is proposed to provide visibility from Route 236. See landscape plan (to be submitted) for proposed tree removal, plantings and trees to remain.

Article IV. Wetland Setbacks for Special Situations: Not applicable.

Article V. Timber Harvesting: Not applicable.

Article VI. Overboard Discharge Systems: No overboard discharge system proposed.

Article VII. Non-Storm Water Discharge: No unauthorized discharges expected.

Article VIII. Floodplain Management: Site not within a flood zone or floodplain.

Site Plan Amendment Application
Rockwell Homes - Multi-Use Building
Tax Map 28 Lot 14-2

TIDEWATER
ENGINEERING & SURVEYING LLC

ABUTTER LISTING

Map 28 Lot 14
AMP Realty Holdings, LLC
291 Dow Highway
Eliot, ME 03903

Map 28 Lot 14-1
Synergy Storage Structures, LLC
401 Daniel Webster Highway, Suite 5
Merrimack, NH 03054

Map 28 Lot 20
Martel Investment Group LP
c/o Capital Video Corporation
44 Bedson Road
Cranston, RI 02910

Map 28 Lot 25A
Bruce C. Lane, Trustee
Castania L. Lane, Trustee
21 Alden Lane
Eliot, ME 03903

Map 28 Lot 25C
Central Maine Power Co.
c/o Utility Shared Services
Local Tax Department
70 Farm View Drive Freeport Bldg
New Gloucester, ME 04260

Map 28 Lot 25D
Lagasse Removal LLC
108 Harrison Street
Haverhill, MA 01830

Map 28 Lot 7A
Russell G. & Anita R. Bunting
28 Fernald Road
Kittery, ME 03904-5558

Map 28 Lot 6
Kittery Land Trust, Inc.
P.O. Box 467
Kittery, ME 03904-0467

TIDEWATER
ENGINEERING & SURVEYING LLC

July 20, 2015

Subject: Preliminary Site Plan Application – Rockwell Homes LLC
Tax Map 28 Lot 14-2
Job No. 15-102

Dear Abutter:

This letter is to notify you that Rockwell Homes LLC is submitting an *Application: Major Modification to an Approved Plan - Site Plan* located on Tax Map 28 Lot 14-2 to the Kittery Planning Board. The applicant is proposing to develop the property to accommodate a 42' by 60' multi-use building with associated parking and site improvements. The multi-use building will include three (3) business office units and one (1) drive-thru restaurant (Aroma Joe's Coffee).

It is our understanding that you own property within 150 feet of the subject parcel and are therefore an abutter to the project. The application and associated plans will be available for public review on July 23, 2015 at the Planning Department in the Kittery Town Hall located at 200 Rogers Road.

Please contact the Kittery Planning Department at (207) 475-1323 with any questions or concerns.

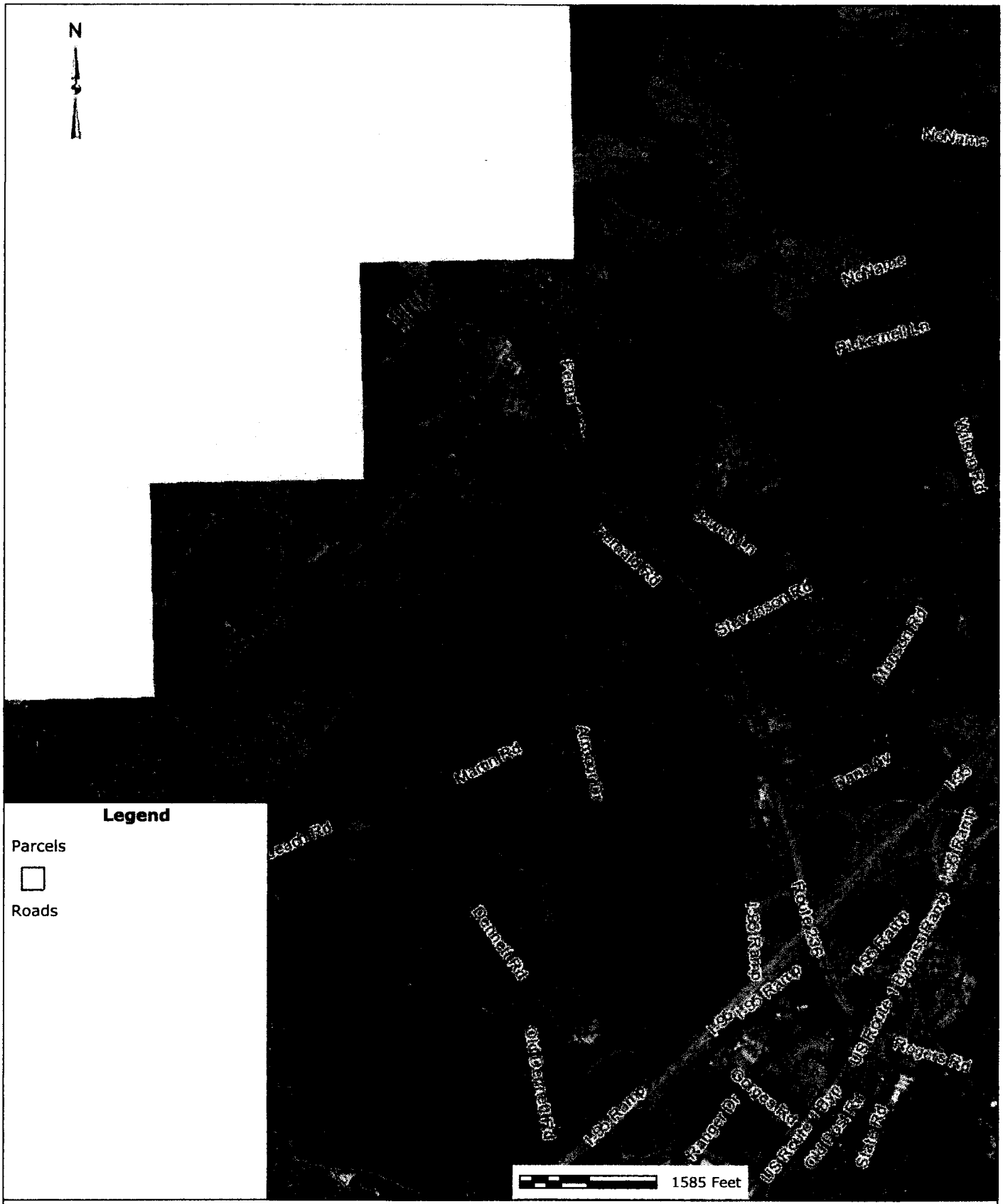
Sincerely,

Ryan M. McCarthy, P.E., P.L.S.
Manager of the Company

Tidewater Engineering & Surveying LLC
37 Route 236 Suite 201
Kittery, ME 03904
Cell: (508) 887-5644
Email: ryan@tidewatercivil.com

Enclosures: Location Map

CERTIFIED MAIL



Rockwell Homes Abutters

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.

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City, State, ZIP+4®: Kittery, ME 03904-0467

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Sent To: Russell & Anita Bunting
Street and Apt. No., or PO Box No.: 28 Fernald Rd
City, State, ZIP+4®: Kittery ME 03904-5558

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Street and Apt. No., or PO Box No.: 44 Bedson Rd
City, State, ZIP+4®: Cranston, RI 02910

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Street and Apt. No., or PO Box No.: 108 Harrison St.
City, State, ZIP+4®: Haverhill, MA 01830

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Sent To: Synergy Storage Structures LLC
Street and Apt. No., or PO Box No.: 401 Daniel Webster Hwy Suite 5
City, State, ZIP+4®: Merrimack, NH 03054

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City, State, ZIP+4®: Eliot, ME 03903

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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BK 16989 PGS 210 - 212
INSTR # 2015010670
RECEIVED YORK SS
03/26/2015 12:00:49 PM
DEBRA ANDERSON
REGISTER OF DEEDS

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That **PETER J. PAUL, TRUSTEE OF PAOLUCCI REALTY TRUST,** a trust established under the laws of the State of Maine with a place of business at Eliot, County of York and State of Maine, for consideration paid, grants to **ROCKWELL HOMES, LLC,** a limited liability company duly organized and existing under the laws of the State of Maine, whose mailing address is Post Office Box 206, Lebanon, Maine 04027, with **WARRANTY COVENANTS,** a certain lot or parcel of land, together with any improvements located thereon, situated on Route 236, in the Town of Kittery, County of York and State of Maine, and being more specifically bounded and described as follows:

Maine R E Transfer Tax Paid

See attached EXHIBIT A for a more specific description of the premises herein conveyed, which description is hereby incorporated herein by this reference.

Meaning and intending to convey and hereby conveying a portion only of the premises conveyed to Peter J. Paul, Trustee of Paolucci Realty Trust, by quitclaim deed with covenants from AMP Realty Holdings, LLC dated February 22, 2013 and recorded in the York County Registry of Deeds at Book 16573, Page 762.

IN WITNESS WHEREOF, Peter J. Paul, Trustee of Paolucci Realty Trust, has caused this instrument to be executed this 23rd day of March, 2015.

PAOLUCCI REALTY TRUST

Witness

By: _____
Peter J. Paul, Trustee

STATE OF MAINE
COUNTY OF YORK March 23, 2015

Personally appeared before me the above-named **Peter J. Paul, Trustee of Paolucci Realty Trust,** known to me or satisfactorily proven to be the person who executed the within document, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me,

~~Notary Public~~ Debra K. Bouchard
Attorney at Law

EXHIBIT A

A certain lot or parcel of land, together with any improvements located thereon, situated on the westerly side of Route 236 in the Town of Kittery, County of York and State of Maine and being shown as "**LOT #2**" on a certain plan entitled "**SUBDIVISION OF LAND OF PETER J. PAUL, TRUSTEE OF THE PAOLUCCI REALTY TRUST U.S. ROUTE 236 KITTERY, MAINE** PREPARED FOR **PETER J. PAUL**", dated 18 April 2013, and most recently revised 02/20/14, and approved by Kittery Planning Board on 20 February 2014, which plan is recorded in the York County Registry of Deeds at Plan Book 366, Page 28.

Said lot is conveyed subject to the Development Conditions and Planning Board Conditions of Approval as set forth on the aforementioned plan.

Said lot is also conveyed subject to the Declaration of Conditions, Covenants and Easements for Property of Paolucci Realty Trust – Route 236 Kittery, Maine dated July1, 2014 and recorded at the York County Registry of Deeds at Book 16847, Page 653.

Said lot is also conveyed subject to and with the benefit of the Easement from Peter J. Paul, Trustee of the Paolucci Realty Trust, to AMP Realty Holdings, LLC dated March 5, 2014 and recorded in the York County Registry of Deeds at Book 16787, Page 185. Included as part of the foregoing easement is the right of the grantor, its successors and assigns to use the portion of the easement area described in the easement deed that is located on the property conveyed herein for access and utilities as described in the easement deed, and the right of the grantee herein to use the portion of the easement area described in the easement deed that is located on Lot #1 as shown on the above plan for access and utilities as described in the easement deed.

Instrument prepared by:
DEAN K. BOUFFARD, P.C.
74 State Road, Suite 205
Post Office Box 30
Kittery, Maine 03904-0030
(207) 439-6377

3p → Joseph Lenkowski, PO Box 1139 Sanford ME 04073

BK 16787 PGS 185 - 187
INSTR # 2014008369
RECEIVED YORK SS
03/10/2014 01:34:12 PM
DEBRA ANDERSON
REGISTER OF DEEDS

EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS, That I, **PETER J. PAUL, Trustee of the PAOLUCCI REALTY TRUST,** of Eliot, County of York and State of Maine, for consideration paid, grant to **AMP REALTY HOLDINGS, LLC,** a limited liability company duly organized and existing under the laws of the State of Maine with a place of business at Eliot, County of York and State of Maine, whose mailing address is 291 Dow Highway, Eliot, Maine 03903, the following easement:

See attached EXHIBIT A for a more specific description of the easement herein conveyed, which description is hereby incorporated herein by this reference.

IN WITNESS WHEREOF, the said **Peter J. Paul, Trustee of the Paolucci Realty Trust,** has caused this instrument to be executed this 5th day of March, 2014.

PAOLUCCI REALTY TRUST

Witness

By: _____
Peter J. Paul, Trustee

STATE OF MAINE

COUNTY OF YORK March 5, 2014

Personally appeared before me the above-named **Peter J. Paul,** Trustee of the **Paolucci Realty Trust,** and acknowledged the foregoing instrument to be his voluntary act and deed in his said capacity and the voluntary act and deed of said Trust.

Before me,

_____
~~Notary Public~~/ Attorney-at-Law

Print Name: Dean K. Boutfard

EXHIBIT A

The hereinafter-described utility easement parcel, located in the State of Maine, York County, Town of Kittery, is located on the southwesterly side of Route 236, being a portion of lands of Peter J. Paul, Trustee of Paolucci Realty Trust, described in a deed from AMP Realty Holdings, LLC, dated February 22, 2013 and recorded in book 16573, page 762 of the York County Registry of Deeds, being more particularly described as follows:

[Bearings in the following description are based on Grid North, Maine State Plane Coordinate System West Zone NAD 1983 CORS96 Epoch 2002.0000, as derived from Global Positioning System measurements by CIVIL CONSULTANTS of South Berwick, Maine. Distances as contained herein are "grid" distances. To convert to ground distances, multiply by 1.000002250.]

Commencing at the northeasterly corner of the land of the grantor at an unmarked corner, at the intersection of the southwesterly sideline of Route 236 and the southwesterly sideline of Fernald Road, said unmarked corner being located N 11°49'33" W, 0.56' from an existing ¾" t-bar with cap marked "EASTERLY SURVEYING",

thence N 41°02'57" W, by the southwesterly sideline of Route 236, 110.77 feet, to an unmarked corner, said unmarked corner being the POINT OF BEGINNING;

thence S 48°43'32" W, 50.00 feet, to an unmarked corner;

thence N 41°02'57" W, 10.00 feet, to an unmarked corner;

thence S 48°43'32" W, 200.00 feet, to an unmarked corner at land now or formerly of AMP Realty Holdings, LLC, described in a deed recorded in book 16505, page 598 of the York County Registry of Deeds;

thence N 41°02'57" W, by said land of AMP Realty Holdings, LLC, 30.00 feet, to an unmarked corner;

thence N 48°43'32" E, 200.00 feet, to an unmarked corner;

thence N 41°02'57" W, 10.00 feet, to an unmarked corner;

thence N 48°43'32" E, 50.00 feet, to an unmarked corner in the southwesterly sideline of Route 236;

thence S 41°02'57" E, by the southwesterly sideline of Route 236, 50.00 feet, to the POINT OF BEGINNING.

The hereinabove described easement parcel is depicted on a plan entitled, "SKETCH PLAN OF PAOLUCCI REALTY TRUST – SHOWING PROPOSED UTILITY EASEMENT, ROUTE 236 / FERNALD ROAD – KITTERY – YORK COUNTY – MAINE, TAX MAP 28, PORTION OF LOT 14", dated February 21, 2014, prepared by CIVIL CONSULTANTS, to be recorded.

The easement granted herein is to be used for the installation, maintenance, repair and replacement of utilities on, over and under the easement area for the benefit of the land currently owned by AMP REALTY HOLDINGS, LLC as described in a deed recorded at the York County Registry of Deeds at Book 16505, Page 598, it successors and assigns. The grantor herein specifically reserves for itself, its successors and assigns the right to use the easement area for its purposes, including, without limitation, the right to construct and maintain roadways, parking, lighting, signage and other similar appurtenances needed to develop the property of grantor on either side of the easement area, and to install, maintain, repair and replace similar utilities on, over and under the easement area for the benefit of its land as described in a deed recorded at Book 16573, Page 762. Grantor and grantee, for themselves and their successors and assigns, hereby covenant, as a condition of granting this easement, as follows:

1. To coordinate with each other in the planning, construction, installation, repair and replacement of utilities within the easement area so as to minimize the impact on the uses of the easement area by the servient estate;

2. To perform maintenance, repair and replacement of utilities as necessary after giving reasonable notice to all others using the easement area. For purposes of this easement, "reasonable notice" shall mean not less than 24 hours' notice except in cases of emergency.

3. To the greatest extent possible, to avoid interference with the provision of utility services to any party serviced by utilities in the easement area, and to avoid interference with use of the easement area by grantor, its successors and assigns.

4. To restore the easement area to its original condition following any installation, maintenance, repair and replacement of utilities on, over or under the easement area. The party performing such installation, maintenance, repair or replacement shall be solely responsible for the cost of such restoration unless otherwise agreed by all parties using the easement area.

5. Notwithstanding which party first installs utilities in the easement area, any other party with the benefit of or subject to this easement shall be entitled to install and/or connect to existing utilities in the easement area, provided, however, that such installation or connection shall not diminish or interfere with the benefit or use of the utilities originally installed in the easement area.

Description
Prepared by: Christopher H. Mende, Maine PLS # 1302 Date: February 25, 2014
CIVIL CONSULTANTS
P.O. Box 100
South Berwick, ME 03908
207-384-2550

J:\saa\2012\1219800\LEGAL-DESC\PROPOSED-UTILITY-EMENT-REV1.DOC

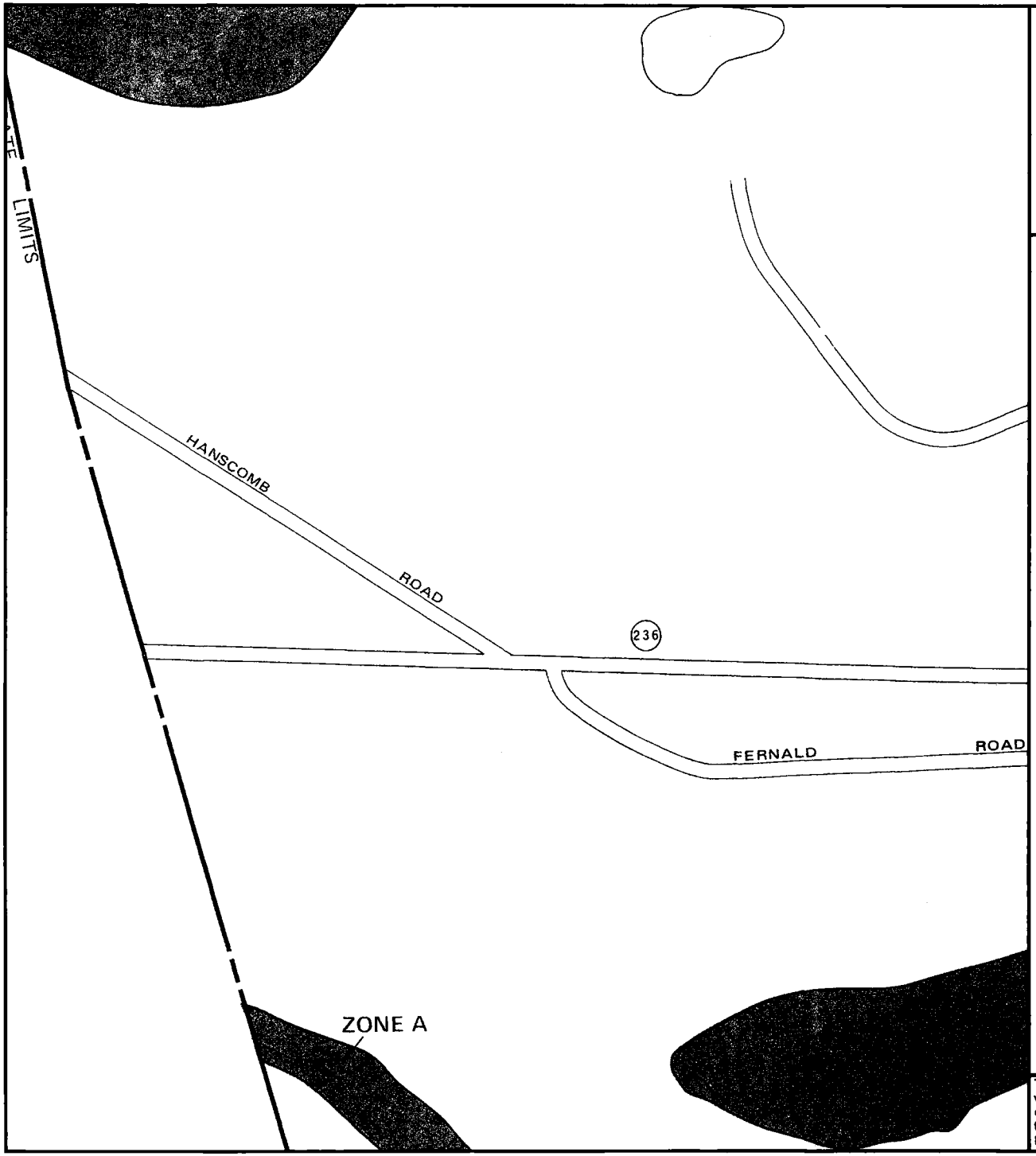
398

DEAN K. BOUFFARD, P.C.
PO BOX 30
KITTERY, ME 03904-0030

Rockwell Homes LLC Vicinity Map

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.



APPROXIMATE SCALE

400 0 400 FEET

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

Maine Dept.Health & Human Services
Div of Environmental Health , 11 SHS
(207) 287-5672 Fax: (207) 287-4172

PROPERTY LOCATION

City, Town, or Plantation: Kittery
Street or Road: Rt 236
Subdivision, Lot #:

>> CAUTION: LPI APPROVAL REQUIRED <<

Town/City _____ Permit # _____
Date Permit Issued __/__/__ Fee: $_____ Double Fee Charged [ ]
_____ L.P.I. # _____
Local Plumbing Inspector Signature
□ Owner □ Town □ State

OWNER/APPLICANT INFORMATION

Name (last, first, MI): Rockwell Homes □ Owner □ Applicant
Mailing Address of Owner/Applicant: 1021 Goodwin Rd Eliot Me 03903
Daytime Tel. #: 207-457-1600

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 # _____ Lot # _____

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 or 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 (2000 gpd or more)
□ 9. Engineered Treatment Tank (only)
□ 10. Engineered Disposal Field (only)
□ 11. Pre-treatment, specify: _____
□ 12. Miscellaneous Components

SIZE OF PROPERTY
≈ 1.04 □ SQ. FT. ☑ ACRES

SHORELAND ZONING
□ Yes ☑ No

DISPOSAL SYSTEM TO SERVE
□ 1. Single Family Dwelling Unit, No. of Bedrooms: ____
□ 2. Multiple Family Dwelling, No. of Units: ____
☑ 3. Other: Aroma Joes and Rockwell Homes office space
(specify)
Current Use □ Seasonal □ Year Round ☑ Undeveloped

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 Water Tight
□ b. Low Profile
□ 2. Plastic
□ 3. Other: _____
CAPACITY: 1000 GAL
With a 250 pump station

DISPOSAL FIELD TYPE & SIZE
☑ 1. Stone Bed □ 2. Stone Trench
□ 3. Proprietary Device Ettens 20 units
□ a. cluster array □ c. Linear
□ b. regular load □ d. H-20 load
□ 4. Other: _____
SIZE: 250' ☑ sq. ft. □ lin. ft.

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
262 gallons per day
BASED ON:
□ 1. Table 4A (dwelling unit(s))
☑ 2. Table 4C(other facilities)
SHOW CALCULATIONS for other facilities
Aroma Joes - 130gpd + 56gpd
Rockwell Homes 8 office workers @
□ 3. Section 4G (meter readings) 12gpd/worker
ATTACH WATER METER DATA 96gpd

SOIL DATA & DESIGN CLASS
PROFILE CONDITION
3 / C
at Observation Hole # 1
Depth 18"
of Most Limiting Soil Factor

DISPOSAL FIELD SIZING
□ 1. Medium—2.8 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 7 m 5 s
Lon. 70 d 45 m 23 s
If g.p.s, state margin of error: ±20 FT.

SITE EVALUATOR STATEMENT

I certify that on 6-26-15 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

Kenneth Gardner 73 6-29-15
Site Evaluator Signature SE # Date

Kenneth Gardner 207-637-2260
Site Evaluator Name Printed Telephone Number E-mail Address

Note : Changes to or deviations from the design should be confirmed with the Site Evaluator.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health & Human Services
Division of Environmental Health
(207) 287-5672 Fax: (207) 287-3165

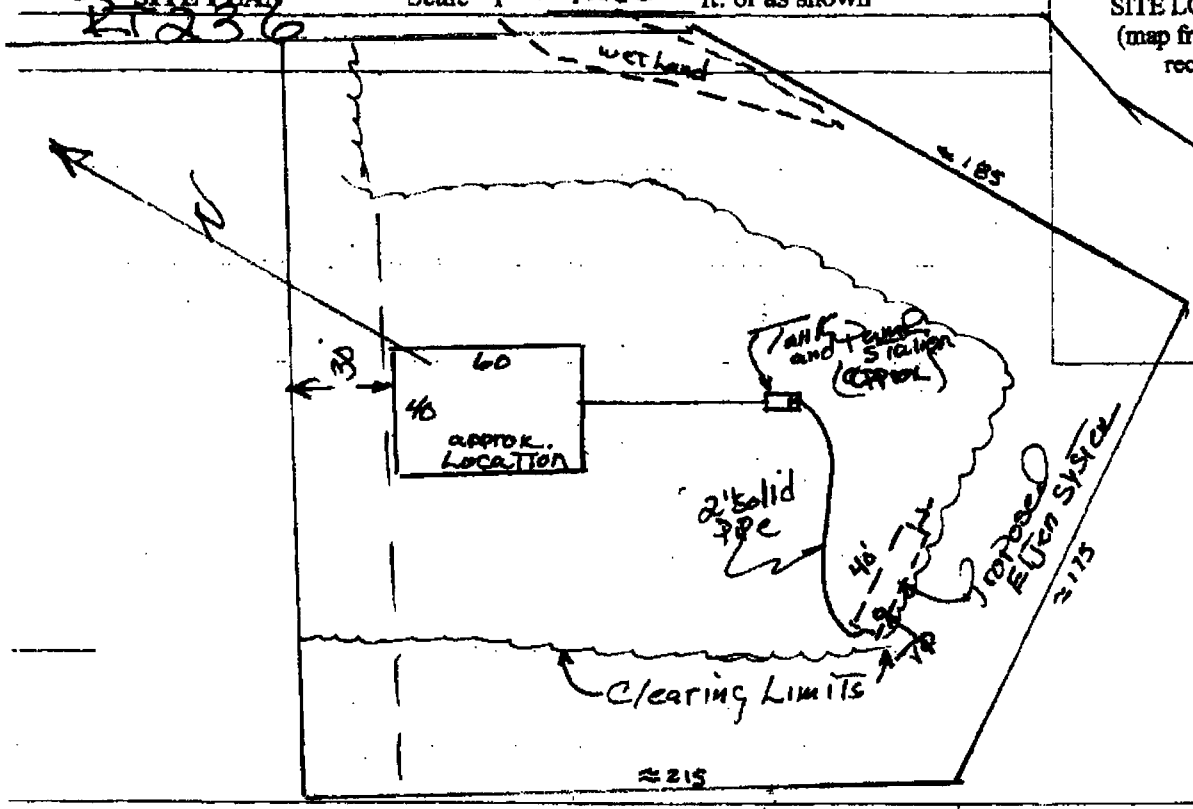
Town, City, Plantation: Kittery

Street, Road, Subdivision: RT 236

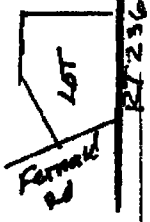
Owner's Name: Rockwell Homes

SITE PLAN — Scale 1" = 1=60 ft. or as shown

RT 236



SITE LOCATION PLAN
(map from Maine Atlas recommended)



SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole 1 ☑ Test Pit ☐ Boring

" Depth of Organic Horizon Above Mineral Soil

10" Topsoil Removed

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–10	Sandy loam	friable	reddish Brown 10YR 5/4	
10–20				Few
20–30		firm	light olive Brown 2.5Y 5/4	
30–40				
40–50				

Soil Classification	Slope	Limiting Factor	
3 (Profile) C (Condition)	8-10 %	18"	[ ] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Topsoil Removed

Observation Hole _____ ☐ Test Pit ☐ Boring

_____ " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–50				

Soil Classification	Slope	Limiting Factor	
(Profile) (Condition)	%	"	[ ] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Kenneth Gardner 23 6-29-15

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
Division of Health Engineering, Station 10
(207) 287-5673 Fax: (207) 287-3165

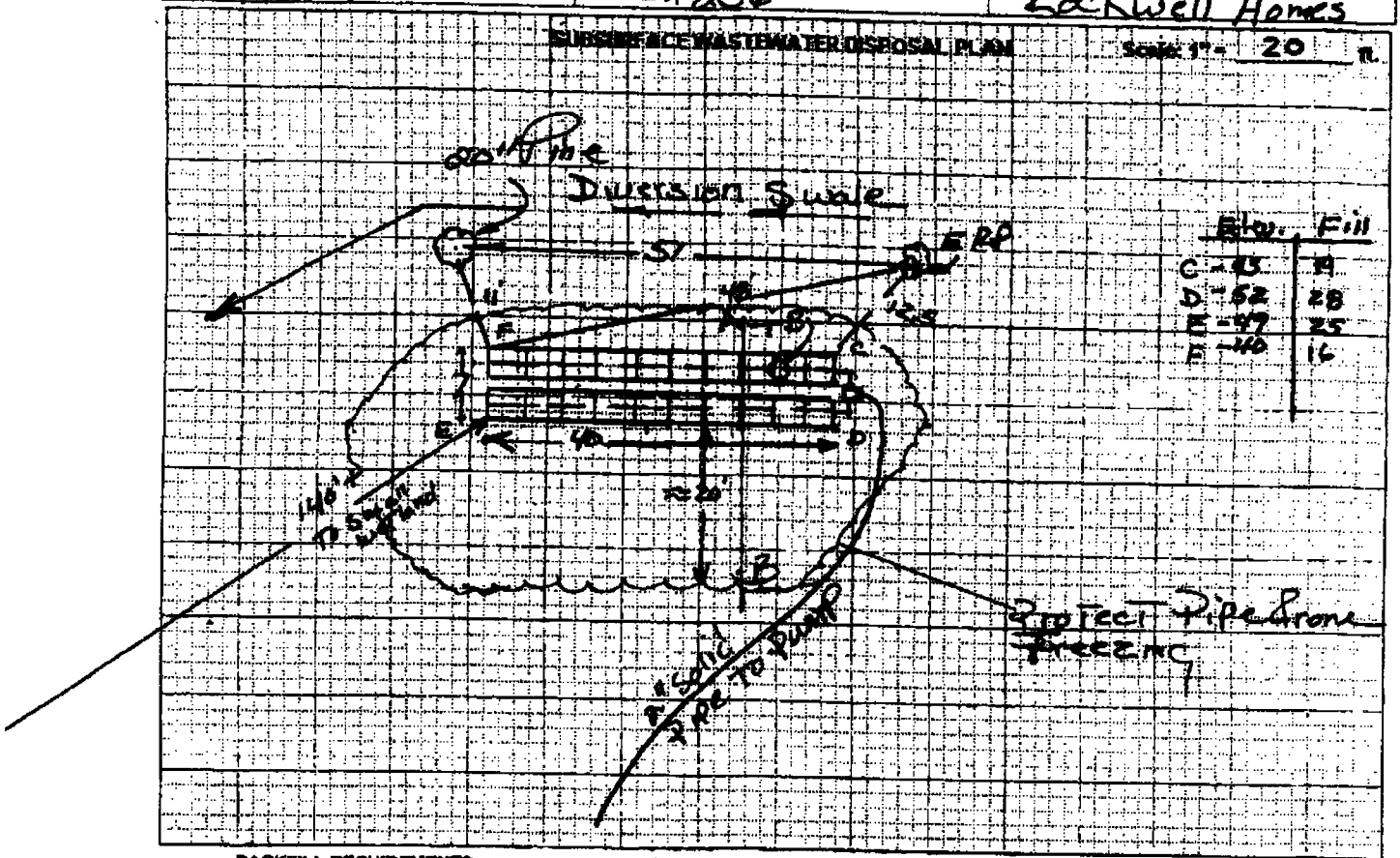
Town, City, Plantation: Kittery

Street, Road, Subdivision: RT 236

Owner or Applicant Name: Lockwell Homes

SUBSURFACE WASTEWATER DISPOSAL PLAN

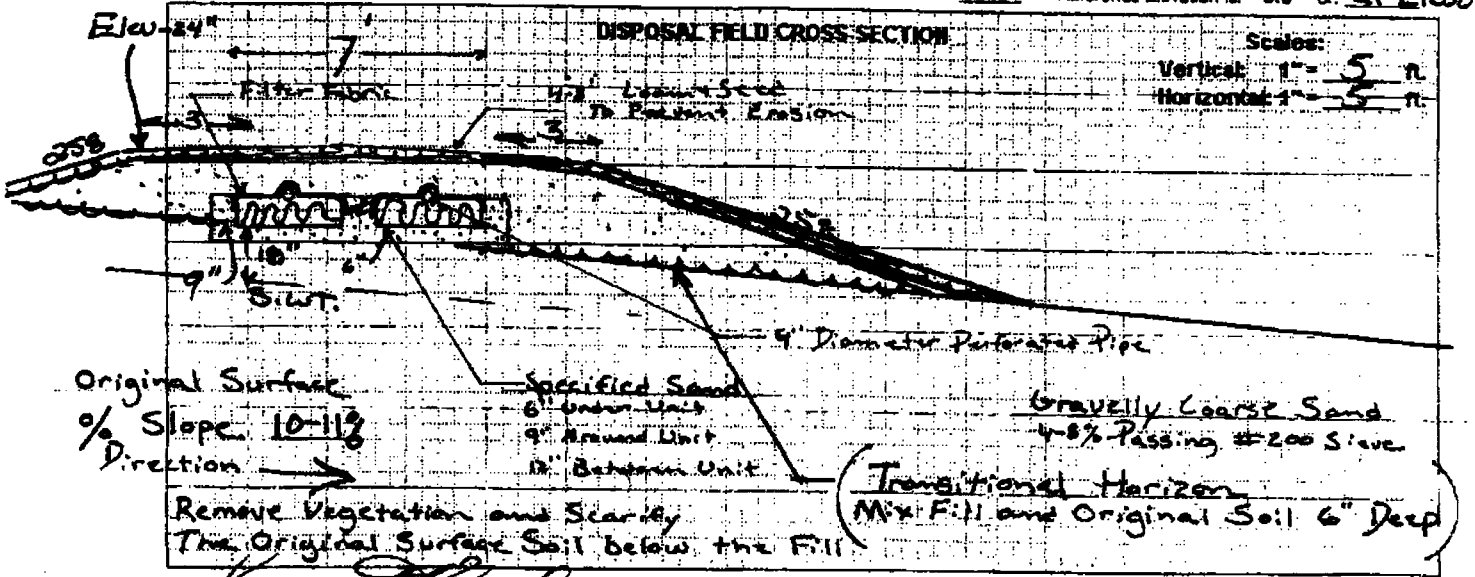
Scale: 1" = 20 ft.



BACKFILL REQUIREMENTS		CONSTRUCTION ELEVATIONS		ELEVATION REFERENCE POINT
Depth of Backfill (upslope)	19"	Finished Grade Elevation	-24-	Location & Description: 24" Beech Tree with a nail 24" above the ground
Depth of Backfill (downslope)	28"	Top of Distribution Pipe or Proprietary Device	-32-	Reference Elevation is: 0.0" or: at Elev.
DEPTHS AT CROSS-SECTION (shown below)		Bottom of Disposal Field	-45-	

DISPOSAL FIELD CROSS SECTION

Scales: Vertical: 1" = 5 ft. Horizontal: 1" = 5 ft.



Site Evaluator Signature

SE #: 73

Date: 7-16-15

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

July 17, 2015

Re: Proposed development Map 14 Lot 14-2

Dear Planning Board Members,

Please accept this letter as verification that the Kittery Water District does have the capacity to supply the proposed commercial buildings proposed on Rt. 236, Kittery, Map 14 lot 14-2 with both domestic and fire protection water service.

Sincerely,

Michael S. Rogers
Superintendent

cc: Ryan M. McCarthy, P.E., P.L.S. Project Manager

July 20, 2015

TIDEWATER
ENGINEERING & SURVEYING LLC

Chief Theodor G. Short
Kittery Police Department
200 Rogers Road
Kittery, ME 03904

Re: Preliminary Site Plan Application – Rockwell Homes LLC
Tax Map 28 Lot 14-2
89 U.S. Route 236
Job No. 15-102

Dear Chief Short:

This letter is to notify you that Rockwell Homes LLC is submitting an *Application: Major Modification to an Approved Plan - Site Plan* located on Tax Map 28 Lot 14-2 to the Kittery Planning Board. The applicant is proposing to develop the property to accommodate a 42' by 60' multi-use building with associated parking and site improvements. The multi-use building will include three (3) business office units and one (1) drive-thru restaurant (Aroma Joe's Coffee).

Per the requirements of the Kittery Land Use & Development Code Section 16.10.5.2.C.12.b, we are requesting that you review the proposed development and provide a letter of evaluation to Chris Di Matteo, Town Planner. Enclosed for your review is a copy of the *Proposed Site Plan* to be submitted to the Kittery Planning Board for preliminary approval.

If you have any questions, please do not hesitate to contact me at (508) 887-5644 or by email at ryan@tidewatercivil.com. I am also available to meet with you to discuss further if desired.

Sincerely,

Ryan M. McCarthy, P.E., P.L.S.
Manager of the Company

Tidewater Engineering & Surveying LLC
37 Route 236 Suite 201
Kittery, ME 03904
Cell: (508) 887-5644
Email: ryan@tidewatercivil.com

Enclosure
cc: Chris Di Matteo

July 20, 2015

TIDEWATER
ENGINEERING & SURVEYING LLC

Chief David O'Brien
Kittery Fire Department
3 Gorges Road
Kittery, ME 03904

Re: Preliminary Site Plan Application – Rockwell Homes LLC
Tax Map 28 Lot 14-2
89 U.S. Route 236
Job No. 15-102

Dear Chief O'Brien:

This letter is to notify you that Rockwell Homes LLC is submitting an *Application: Major Modification to an Approved Plan - Site Plan* located on Tax Map 28 Lot 14-2 to the Kittery Planning Board. The applicant is proposing to develop the property to accommodate a 42' by 60' multi-use building with associated parking and site improvements. The multi-use building will include three (3) business office units and one (1) drive-thru restaurant (Aroma Joe's Coffee).

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If you have any questions, please do not hesitate to contact me at (508) 887-5644 or by email at ryan@tidewatercivil.com. I am also available to meet with you to discuss further if desired.

Sincerely,

Ryan M. McCarthy, P.E., P.L.S.
Manager of the Company

Tidewater Engineering & Surveying LLC
37 Route 236 Suite 201
Kittery, ME 03904
Cell: (508) 887-5644
Email: ryan@tidewatercivil.com

Enclosure
cc: Chris Di Matteo, Town Planner

July 20, 2015

TIDEWATER
ENGINEERING & SURVEYING LLC

Mr. Norman Albert
Commissioner of Public Works
200 Rogers Road
Kittery, ME 03904

Re: Preliminary Site Plan Application – Rockwell Homes LLC
Tax Map 28 Lot 14-2
89 U.S. Route 236
Job No. 15-102

Dear Mr. Albert:

This letter is to notify you that Rockwell Homes LLC is submitting an *Application: Major Modification to an Approved Plan - Site Plan* located on Tax Map 28 Lot 14-2 to the Kittery Planning Board. The applicant is proposing to develop the property to accommodate a 42' by 60' multi-use building with associated parking and site improvements. The multi-use building will include three (3) business office units and one (1) drive-thru restaurant (Aroma Joe's Coffee).

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If you have any questions, please do not hesitate to contact me at (508) 887-5644 or by email at ryan@tidewatercivil.com. I am also available to meet with you to discuss further if desired.

Sincerely,

Ryan M. McCarthy, P.E., P.L.S.
Manager of the Company

Tidewater Engineering & Surveying LLC
37 Route 236 Suite 201
Kittery, ME 03904
Cell: (508) 887-5644
Email: ryan@tidewatercivil.com

Enclosure
cc: Chris Di Matteo, Town Planner

Site Plan Amendment Application
Rockwell Homes - Multi-Use Building
Tax Map 28 Lot 14-2

DRAFT FINDINGS OF FACT

A. Development Conforms to Local Ordinance:

The development conform to the Kittery Land Use & Development Code in effect at the time of the project submission.

B. Freshwater Wetlands Identified:

All freshwater wetlands are shown on the design plans. There is one wetland identified on the subject parcel with an estimated area of 1,357 square feet. Approximately 1,126 square feet of this wetland is located on the subject parcel with the remaining within the Route 236 State Right-of-Way.

C. River, Stream of Brook Identified:

There are no river, streams or brooks located on the subject parcel.

D. Water Supply Sufficient:

The proposed development will be served by the Kittery Water District's public water supply. An 8 inch water main is to be constructed from the existing water main located on the northeast side of Route 236 and extended through a utility easement along the northwest sideline of the subject property to Tax Map 28 Lot 14 to serve a proposed residential cluster subdivision. The water service for the subject property will connect to this 8 inch water main. The Kittery Water District has provided a letter confirming they have sufficient capacity to supply the proposed development with public water.

E. Municipal Water Supply Available:

The proposed development will be served by the Kittery Water District's public water supply. The Kittery Water District has provided a letter confirming they have sufficient capacity to supply the proposed development with public water.

F. Sewage Disposal Adequate:

Sewage disposal will be provided by the use of on on-site subsurface wastewater disposal system designed by Kenneth Gardner, JRK Soil Search Inc. (CCS#61) in accordance with the State of Maine.

G. Municipal Solid Waste Disposal Available:

The proposed development will not cause on unreasonable burden on the Town of Kittery's ability to dispose of solid waste.

H. Water Body Quality and Shoreline Protected:

Stormwater from the rear portion of the site will flow to a shallow stormwater basin that is designed to mitigate peak discharge rates and to promote infiltration. During large storm events, the excess stormwater that cannot be contained within the basin will overflow into a vegetated drainage swale that leads to a level spreader. This level spreader with disperse the stormwater through a natural wooded buffer that will further treat the stormwater prior to reaching an off-site wetland.

Stormwater from the front portion of the site will flow towards the roadside ditch and small on-site wetland adjacent to Route 236. The grades of the site have been design to minimize concentrated flows and maintain sheet flow across a vegetated surface prior to reaching the roadside ditch and wetland. This allows for treatment by removing suspended sediments within the stormwater and promoting infiltration.

I. Groundwater Protected:

The proposed development will not, alone or in conjunction with existing activities, adversely affect the quality of quantity of groundwater. No hazardous materials are expected to be stored on the site and the on-site subsurface wastewater disposal system meets the State of Maine's design requirements.

J. Flood Areas Identified and Development Conditioned:

The proposed development is not within a FEMA designated flood zone per FIRM 2301710004C with an effective date of July 5, 1984 or the preliminary FIRM 23031C0707G dated November 5, 2013.

K. Stormwater Managed:

Peak discharge rates for the stormwater runoff from the proposed development has been limited to pre-development conditions per Article VIII Section 16.8.8.1 through the use of landscaped islands, stone drip edges, a stormwater basin, a level spreader and vegetated buffers. The grading of the site has been designed to minimize concentrated flows and maintain sheet flow conditions as much as possible.

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. An Erosion & Sediment Control Plan has been provided to support this statement which incorporates the use of Best Management Practices in accordance with the Maine DEP's Erosion and Sediment Control BMP manual dated March 2003.

M. Traffic Managed:

A MaineDOT Traffic Movement Permit and study is being completed and will be submitted to the Town of Kittery upon completion. Adequate on-site traffic circulation has been provided using a one-way design around the building with properly sized traffic lanes and parking spaces. Adequate turning radius for maneuvering emergency vehicles, including fire trucks, around the site has been provided.

N. Water and Air Pollution Minimized:

The proposed development will not result in undue water or air pollution. The following supports this statement.

1. The proposed development is not within a 100-year flood zone per FEMA.
2. The subsurface wastewater disposal system has been designed by Kenneth Gardner, Certified Soil Scientist #61, in accordance with the State of Maine requirements.
3. The site has been graded to maintain sheet flow of stormwater runoff across the land.
4. No streams are located on the property.
5. State and local health and water resource rules and regulations have been met.
6. No hazardous materials is anticipated to be stored on the site.

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, historical sites, significant wildlife habitat identified by the IF&W or the municipality, or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline. The following supports this statement.

1. The majority of the proposed development is within an area previously disturbed by the prior owner. The area with the Town regulated setbacks has been cleared and grubbed.
2. The site is located along Route 236 and is within the Commercial C2 zoning district.
3. No historical or archaeological sites are present on the property.
4. A 40 foot wide natural wooded buffer is being maintained between the proposed commercial site and the abutting residential use.
5. The site is not adjacent to a shoreline.

P. Developer is Financially and Technically Capable:

The developer, Rockwell Homes LLC, is a builder by trade and has the financial and technical capability of developing the site in conformance with the design plans, conditions of approval, and Kittery Land Use and Development Code.

Q. Wireless Communication Facility Development:

Not applicable.

R. Shoreland Resource Protection or Commercial Fisheries/Maritime Use Overlay Zone Development:

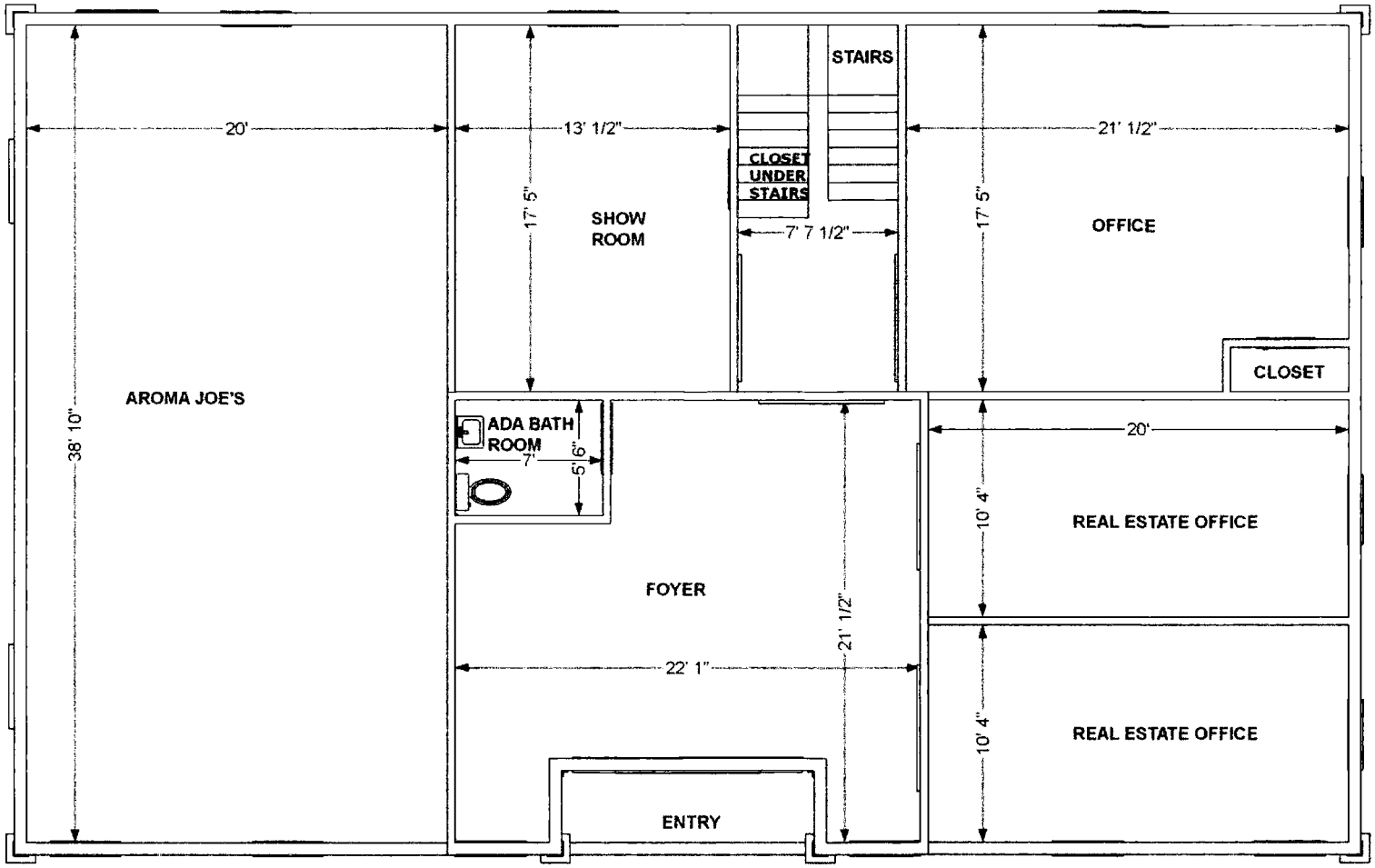
Not applicable. Site is not located within these overlay zones.

S. Right-of-Way Plan:

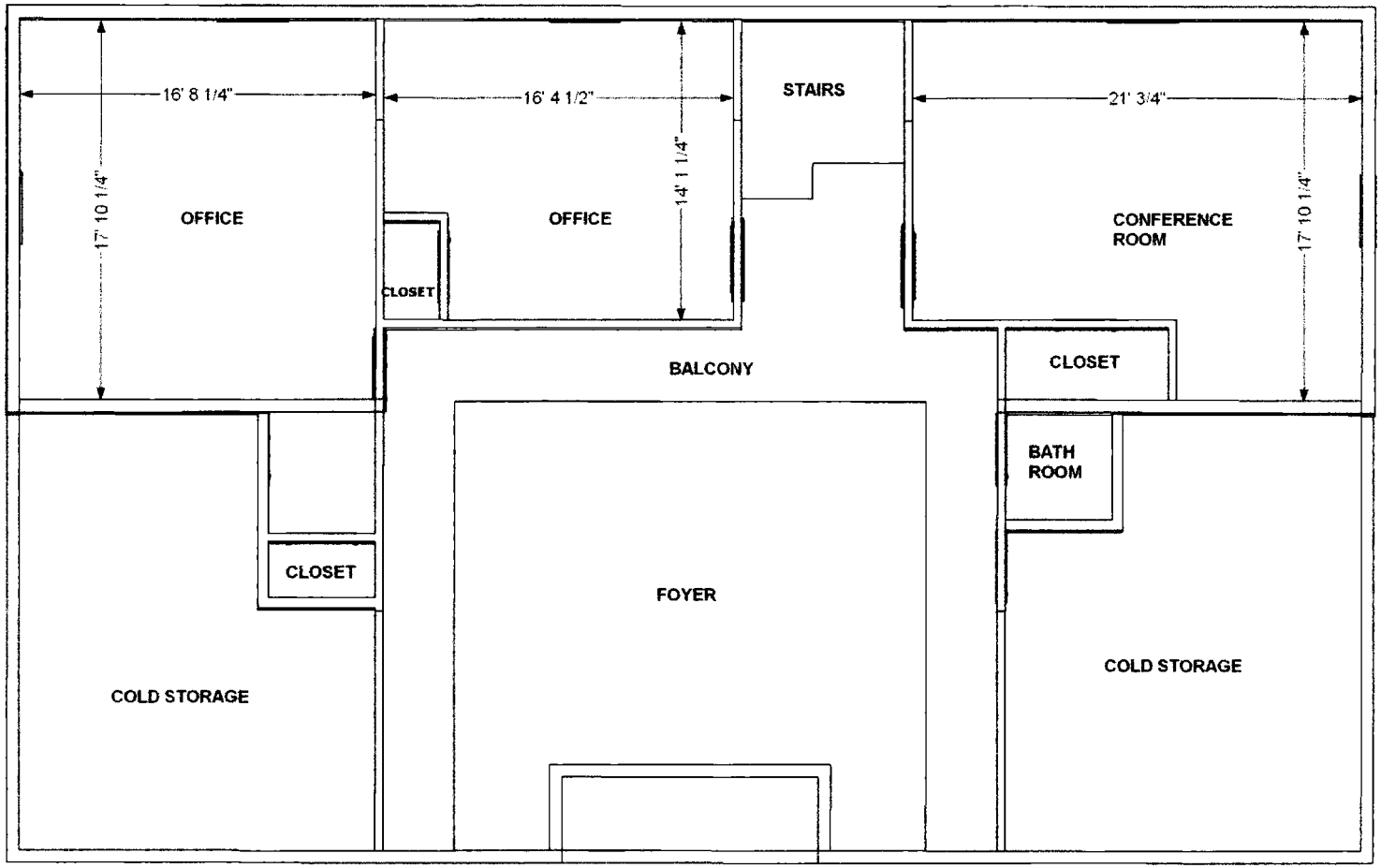
Not applicable. The existing right-of-way is shown on the existing conditions plan and was previously established through the original Site Plan Approval by the prior owner.

T. Special Exception Use:

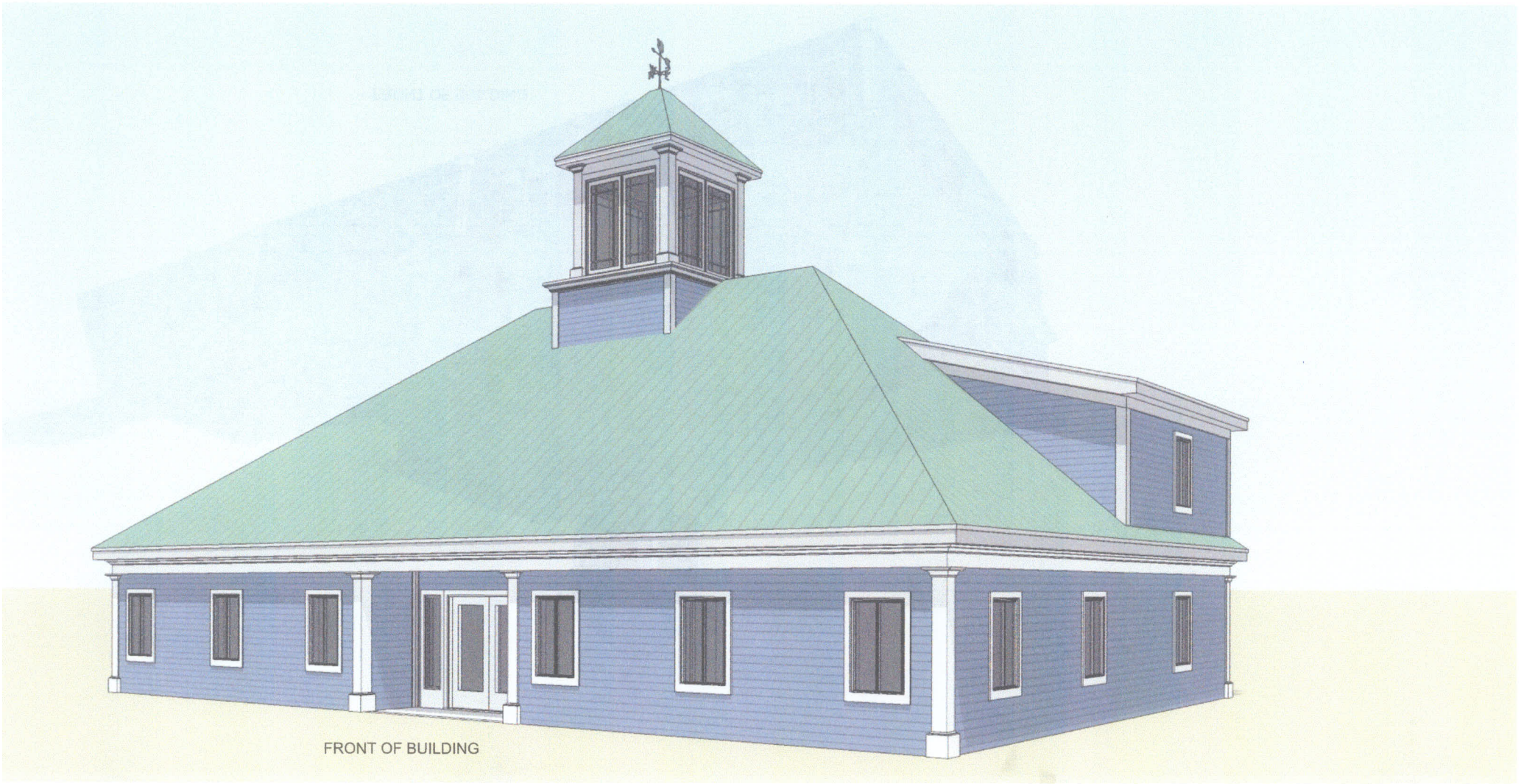
Not applicable. The proposed uses are permitted uses within the C2 Commercial Zone.

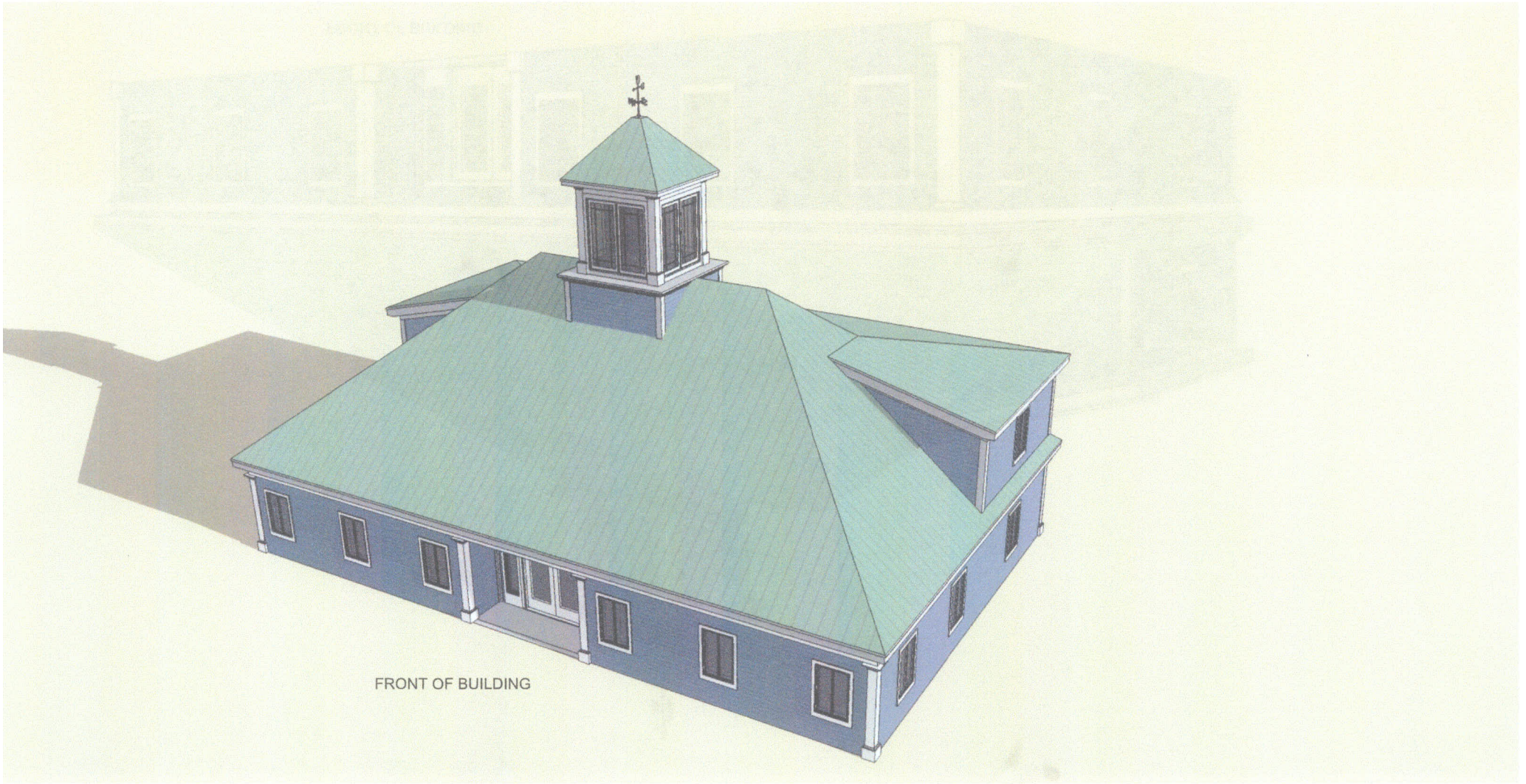

AROMA JOE'S
20'
38' 10"
13' 1/2"
17' 5"
SHOW ROOM
STAIRS
CLOSET UNDER STAIRS
7' 7 1/2"
21' 1/2"
17' 5"
OFFICE
CLOSET
ADA BATH ROOM
7'
5' 6"
FOYER
22' 1"
21' 1/2"
20'
10' 4"
REAL ESTATE OFFICE
10' 4"
REAL ESTATE OFFICE
ENTRY

FIRST FLOOR

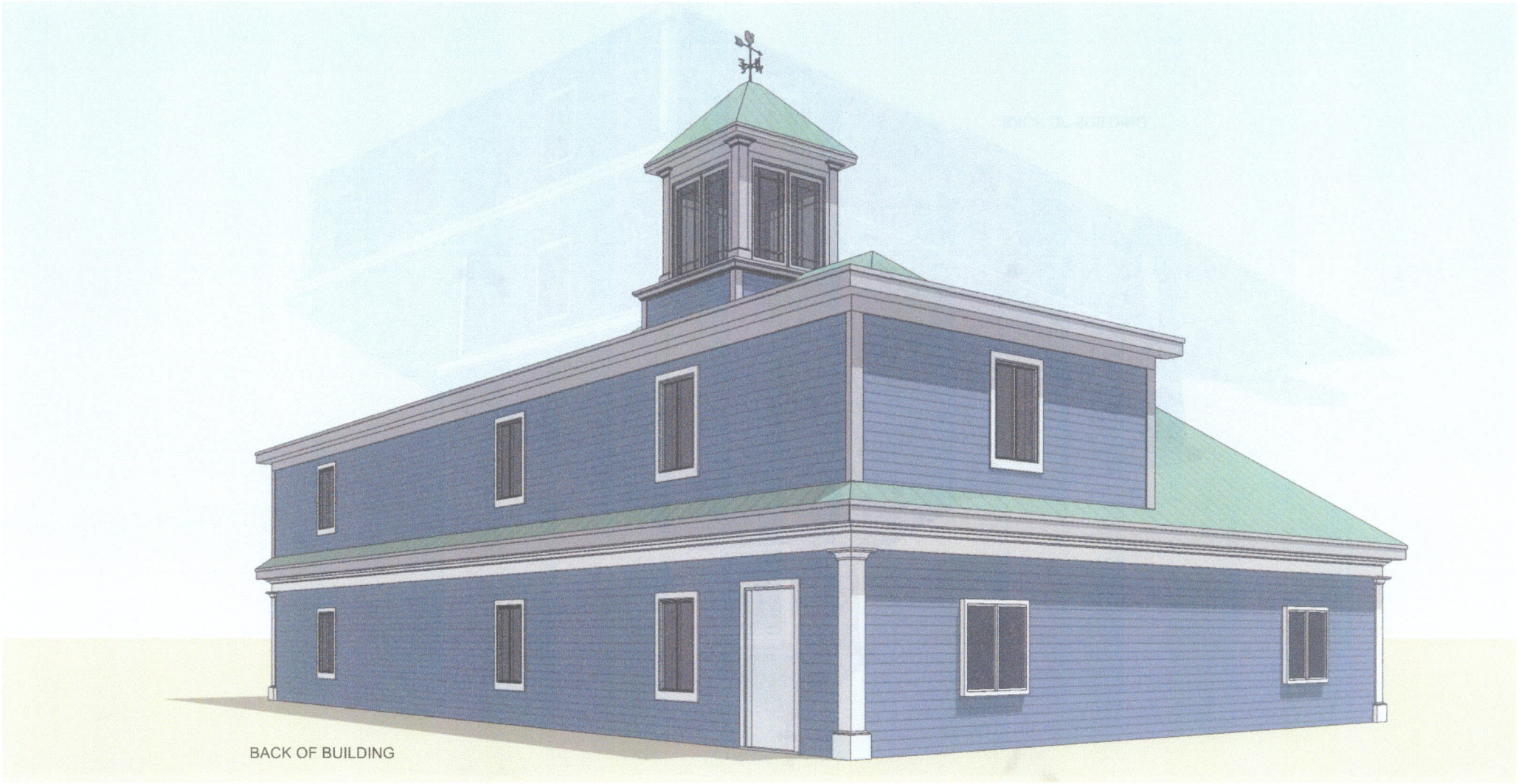


SECOND FLOOR

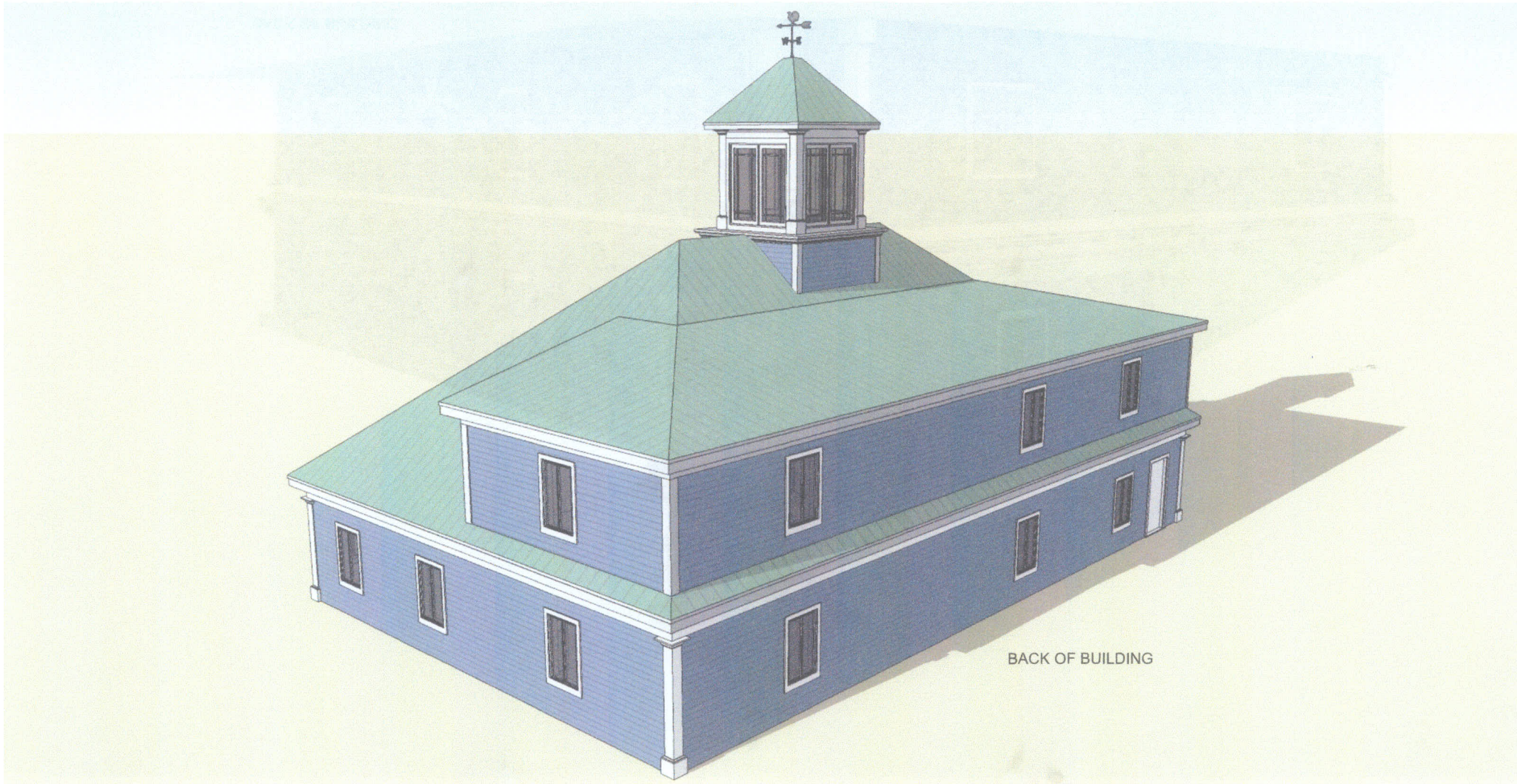

FRONT OF BUILDING



FRONT OF BUILDING



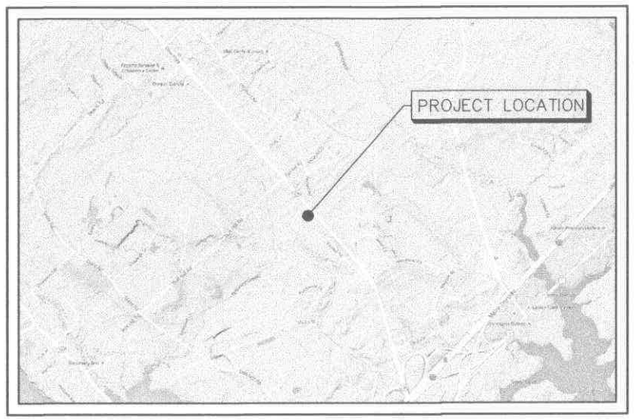
BACK OF BUILDING



BACK OF BUILDING

SITE PLAN AMENDMENT
MIXED–USE BUILDING
TAX MAP 28 LOT 14–2
89 ROUTE 236, KITTERY, ME

RECEIVED
JUL 2 2 2015
BY:_____



LOCUS:
SCALE 1" = 2000'

SHEET INDEX:

C1 COVER SHEET
C2 PREVIOUS APPROVED SITE PLAN
C3 EXISTING CONDITIONS PLAN
C4 PROPOSED SITE PLAN
C5 GRADING AND DRAINAGE PLAN
C6 EROSION & SEDIMENT CONTROL PLAN
C7 CONSTRUCTION DETAILS (TO BE SUBMITTED)
L1 LANDSCAPE PLAN (TO BE SUBMITTED)
L2 LIGHTING PLAN (TO BE SUBMITTED)

APPLICANT/OWNER

ROCKWELL HOMES LLC
1021 GOODWIN ROAD
ELIOT, ME 03903

CIVIL ENGINEER

TIDEWATER ENGINEERING & SURVEYING LLC
37 ROUTE 236 SUITE 201
KITTERY, ME 03904
CONTACT: RYAN MCCARTHY, P.E.

PLANNING BOARD CONDITIONS OF APPROVAL:

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 ESCROW ACCOUNT TO PAY FOR ANY REQUIRED FIELD INSPECTIONS.
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 THE 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.
3. THE FRONT YARD OF LOT 14–2 IS SUBJECT TO A PUBLIC EASEMENT TO THE TOWN OF KITTERY FOR THE CONSTRUCTION OF A PAVED WALKWAY AND ASSOCIATED TREES, FURNISHED AND INSTALLED BY THE OWNER AND/OR THE DEVELOPER.
4. NO CHANGES, ERASURES, MODIFICATIONS OR REVISIONS MAY BE MADE TO ANY PLANNING BOARD APPROVED FINAL PLAN (TITLE 16.10.9.1.2).

ISSUED FOR PRELIMINARY REVIEW ONLY

APPROVED BY THE TOWN OF KITTERY
PLANNING BOARD ON: _____

_____ _____
PLANNING BOARD CHAIR DATE

MAP 28
LOT 14–2

DRAFT

NOT VALID UNLESS SIGNED AND STAMPED

NO.	DATE:	SUBMISSION/REVISION DESCRIPTION

TIDEWATER ENGINEERING & SURVEYING LLC
37 Route 236 Suite 201, Kittery, ME 03904
(508) 887-5844 | www.tidewatercivil.com

APPLICANT/OWNER: ROCKWELL HOMES, LLC
1021 GOODWIN ROAD
ELIOT, ME 03903

PROJECT: SITE PLAN AMENDMENT: MIXED–USE BUILDING
TAX MAP 28 LOT 14–2, KITTERY, ME

SHEET: COVER SHEET

JOB #:	15-102
DATE:	JULY 2015
SCALE:	1" = 20'

DRAWING
C1

EROSION AND SEDIMENT CONTROL PRACTICES

1. NO SOIL SHALL BE DISTURBED DURING THE PERIOD OF MARCH 1 THROUGH APRIL 15, NOR DURING ANY OTHER PERIOD WHEN SOILS ARE SATURATED DUE TO RAIN OR SNOW MELT.
2. DISTURBED SOILS SHALL BE STABILIZED WITHIN ONE (1) WEEK FROM THE TIME IT WAS LAST ACTIVELY WORKED USING TEMPORARY OR PERMANENT MEASURES SUCH AS PLACEMENT OF RIPRAP, MULCH OR OTHER EROSION CONTROL BLANKET, OR OTHER COMPARABLE MEASURES.
3. HAY OR STRAW MULCH, WHERE USED, SHALL BE APPLIED AT A RATE OF AT LEAST ONE (1) BALE PER 500 SQUARE FEET (1–2 TONS PER ACRE).
4. IF MULCH IS LIKELY TO BE REMOVED DUE TO TO STEEP SLOPES OR WIND, IT SHALL BE ANCHORED WITH NETTING, PEG OR TWINE, OR OTHER SUITABLE METHOD AND SHALL BE MAINTAINED UNTIL A CATCH OF VEGETATION IS ESTABLISHED OVER THE ENTIRE DISTURBED AREA.
5. IN ADDITION TO PLACEMENT OF RIPRAP, MULCH OR EROSION CONTROL BLANKETS, ADDITIONAL STEPS SHALL BE TAKEN WHERE NECESSARY IN ORDER TO PREVENT SEDIMENTATION OF THE WATER. EVIDENCE OF SEDIMENTATION INCLUDES VISIBLE GULLY EROSION, DISCOLORATION OF WATER BY SUSPENDED PARTICLES AND SLUMPING OF BANKS, SILT FENCES, STAKED HAY BALES AND OTHER SEDIMENTATION CONTROL MEASURES, WHERE PLANNED FOR, SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF WORK, BUT SHALL ALSO BE INSTALLED WHEREVER NECESSARY DUE TO SEDIMENTATION.
6. MULCH OR OTHER TEMPORARY MEASURES SHALL BE MAINTAINED UNTIL THE SITE IS PERMANENTLY STABILIZED WITH VEGETATION OR OTHER PERMANENT CONTROL MEASURES AFTER WHICH TEMPORARY MEASURES WILL BE REMOVED.
7. PERMANENT RE–VEGETATION OF ALL DISTURBED AREAS, USING NATIVE PLANT MATERIAL WHEN POSSIBLE, SHALL OCCUR WITHIN 30 DAYS FROM THE TIME THE AREAS WERE LAST ACTIVELY WORKED, OR FOR FALL AND WINTER ACTIVITIES, BY JUNE 15, EXCEPT WHERE PRECLUDED BY THE TYPE OF ACTIVITY (E.G.RIPRAP, ROAD SURFACES, ETC.). THE VEGETATIVE COVER SHALL BE MAINTAINED.
8. DISPOSAL OF COLLECTED DEBRIS MUST BE IN CONFORMANCE WITH MAINE SOLID WASTE LAW, TITLE 38 MRSA SECTION 1301 ET. SEQ.
9. LIME AND FERTILIZER APPLICATION RATES SHALL NOT EXCEED THE FOLLOWING:

   GROUND LIMESTONE: 3 TONS/ACRE (130 LBS./1000 S.F.)
   FERTILIZER, 10–10–10 OF EQUIVALENT: 600 LBS./ACRE (14 LBS./1000 S.F.)

   FERTILIZER SHALL NOT BE APPLIED BEFORE START OF THE GROWING SEASON NOR AFTER SEPTEMBER 30. FERTILIZED AREAS SHALL BE MULCHED TO REDUCE OFF–SITE TRANSPORT OF NUTRIENTS UNTIL USED BY VEGETATIVE GROWTH.

SEEDING MIXTURE AND SCHEDULE:

SPREAD TOPSOIL UNIFORMLY 6" DEEP OVER AREAS TO BE RECLAIMED. THE FOLLOWING SEED MIXTURE SHALL BE USED:

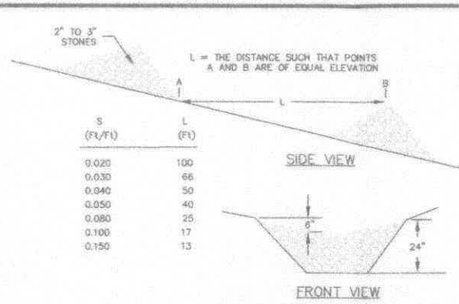
LAWNS:

KENTUCKY BLUEGRASS	0.46 LBS./1000 S.F.
CREEPING RED FESCUE	0.46 LBS./1000 S.F.
PERENNIAL RYE GRASS	0.11 LBS./1000 S.F.
TOTAL	1.03 LBS./1000 S.F.

APPLY LIME AND FERTILIZER AS SPECIFIED UNDER THE EROSION AND SEDIMENTATION CONTROL NOTES. WORK INTO THE TOP (4) INCHES OF SOIL PRIOR TO SEEDING. AFTER SEEDING, APPLY MULCH HAY AS SPECIFIED. ON FLAT AREAS AND NOT EXPOSED TO WIND, THE MULCH WILL BE ANCHORED BY WETTING DOWN. IN OTHER AREAS, JUTE NETTING SHALL BE USED FOR ANCHORAGE. THE ABOVE SEEDING SCHEDULE IS APPLICABLE IF SEEDING DURING THE GROWING SEASON (APRIL 15 TO JUNE 15 AND AUGUST 30 TO SEPTEMBER 30). BETWEEN JUNE 15 AND AUGUST 30, SEEDING WILL BE DELAYED UNTIL AUGUST 30. IF SOIL IS DISTURBED BETWEEN OCTOBER 1 AND NOVEMBER 1, DELAY SEEDING UNTIL NOVEMBER 1. AFTER NOVEMBER 1 AND BEFORE A SNOW COVER FORMS, THE SAME PROCEDURE WILL BE FOLLOWED EXCEPT THE SEED RATE WILL BE DOUBLED. AFTER SNOW COVER AND BEFORE APRIL 15, SEEDING WILL BE DELAYED UNTIL APRIL 15. HAY MULCH WILL BE APPLIED AT A RATE OF 150 LBS./1000 SQUARE FEET. THIS WILL BE ANCHORED BY NON–ASPHALTIC TACKIFIER SPRAYED ON LAWNS AND JUTE NETTING IN DRAINAGE WAYS AND OTHER AREAS.

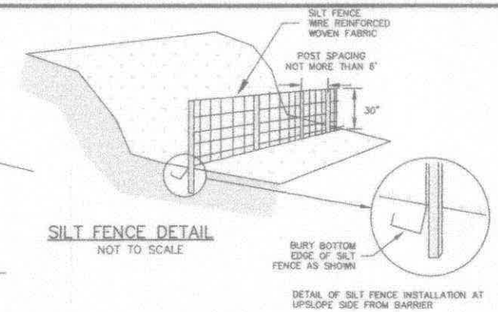
NOTES:

1. DISTURBED AREA= 2.0 ACRES
2. PORTION OF DISTURBED AREA WITHIN LOT 1 TO BE GRAVELED AS SHOWN. REMAINING AREA WITHIN THE CLEARING LIMITS ON LOT 1 TO BE LOAMED AND SEEDED. AREA WITHIN ACCESS EASEMENT ON LOT 2 TO BE GRAVELED AS SHOWN. REMAINING AREA WITHIN THE CLEARING LIMITS TO BE LOAMED AND SEEDED.
3. NO TIMBER MAY BE BROUGHT ONTO THE SITE FOR PROCESSING.
4. NO EXTERIOR LIGHTING IS PROPOSED.
5. ANY SIGNAGE SHALL BE IN CONFORMANCE WITH THE TOWN OF KITTERY ORDINANCE.
6. ANY USES OTHER THAN RETAIL/WHOLESALE FIREWOOD SALES WILL REQUIRE PLANNING BOARD APPROVAL.
7. HOURS OF OPERATION FOR FIREWOOD ACTIVITIES SHALL BE 7 DAYS A WEEK FROM 7AM – 4PM.
8. SNOW STORAGE SHALL BE ADJACENT TO THE TOP OF BANKING ALONG THE PERIMETER OF THE GRAVEL AREA AS NEEDED.



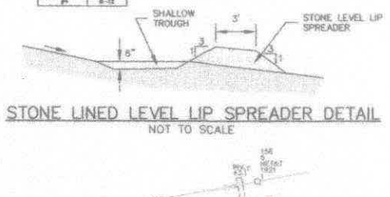
S (Ft./Ft.)	L (Ft.)
0.020	100
0.030	66
0.040	50
0.050	40
0.080	25
0.100	17
0.150	13

STONE CHECK DAM DETAIL
NOT TO SCALE

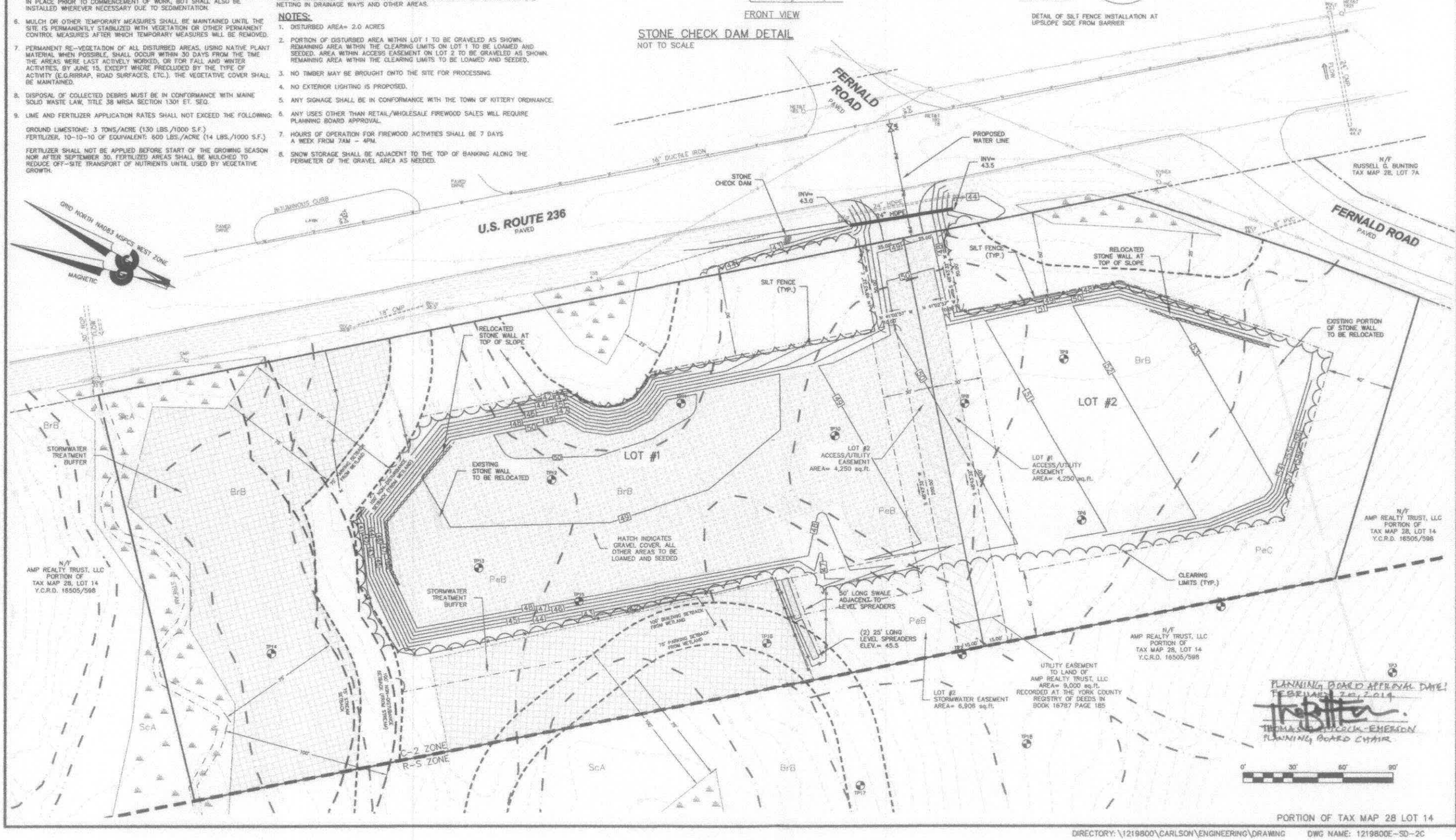


SILT FENCE DETAIL
NOT TO SCALE

BERM STONE SIZE	
SIEVE SIZE	% BY WEIGHT
12"	100
6"	90–100
3"	60–80
1"	10–30
#4	0–10



STONE LINED LEVEL LIP SPREADER DETAIL
NOT TO SCALE



PLANNING BOARD APPROVAL DATE: FEBRUARY 7th, 2019
THOMAS M. EMERSON
PLANNING BOARD CHAIR

PORTION OF TAX MAP 28 LOT 14

THOMAS M. HARMON, No. 6877, REGISTERED PROFESSIONAL ENGINEER, STATE OF MAINE

© CIVIL CONSULTANTS

CIVIL CONSULTANTS
Engineers
Planners
Surveyors
P.O. Box 100
South Berwick
Maine
03908
207-384-2550
civcon@civcon.com

NO.	REVISIONS	INT.	DATE
5.	REVISE PER TOWN OF KITTERY REVIEW	JAA	02/20/14
4.	UPDATE LOT GRADING/CLEARING LIMITS & BUFFERS	JAA	01/22/14
3.	UPDATE DRAINAGE TREATMENT	NJR	10/30/13
2.	REVISE GRADING AROUND WETLANDS	JAA	08/20/13
1.	RELOCATE STONE WALLS, ADD RESERVE AREA	JAA	07/24/13

SUBDIVISION OF LAND OF PETER J. PAUL, TRUSTEE OF THE PAOLUCCI REALTY TRUST
U.S.ROUTE 236
KITTERY, MAINE
PREPARED FOR:
PETER J. PAUL
MAILING ADDRESS: 291 HAROLD L. DOW HIGHWAY, ELIOT, MAINE 03903

CIVIL CONSULTANTS

DRAWN JAA	CALC.
DATE 18 APRIL 2013	
CHECKED	
APPROVED	
SCALE 1"=30'	

SHEET TITLE:
• SITE PLAN

SHEET NUMBER:
C2

SHEET 2 of 3

PROJECT # 12–198.00

DIRECTORY: \1219800\CARLSON\ENGINEERING\DRAWING DWG NAME: 1219800E–SD–2C DATE: 04/18/2013

N/F
MARTEL INVESTMENT
GROUP LP
TAX MAP 28, LOT 20

FERNALD ROAD

N/F
BRUCE C. & CASTANIA L.
LANE, TRUSTEES
TAX MAP 28, LOT 25A

N/F
CENTRAL MAINE POWER
COMPANY
TAX MAP 28, LOT 25C

BENCHMARK:
NAIL W/BRASS FLASHER IN
UTILITY POLE ELEVATION=46.72'

NET&T
185

NET&T
192
18

158 6
NET&T
1921 1

16" DUCTILE IRON

U.S. ROUTE 236

Existing 24"ø HDPE Culvert
Inv. In = 44.62'
Inv. Out = 44.45'

S 41°02'57" E 72.97'

25.00' 25.00'

50' RIGHT OF WAY

S 41°02'57" E 135.77'

NYNEX
17

WETLAND=1,157 SF
(1,126 SF ON LOT 14-2)

50' BUILDING SETBACK

BrB

S 11°49'33" E 119.15'

INV.= 48.1'

6" PVC

50' ROAD SETBACK

N/F
RUSSELL G. BUNTING
TAX MAP 28, LOT 7A

FERNALD ROAD
PAVED

S 09°14'42" E 67.44'

N 48°43'32" E 50.00'

S 48°43'32" W 50.00'

EXISTING STONE CONSTRUCTION ENTRANCE

N 41°02'57" W 10.00'

N 41°02'57" W 10.00'

25'

50'

ACCESS/UTILITY EASEMENT
AREA ON LOT 14-1 = 4,250 SF

ACCESS/UTILITY EASEMENT
AREA ON LOT 14-2 = 4,250 SF

Existing Treeline

Existing Edge of Gravel

(GRAVEL SURFACE)

Soil Type (typ.)

CoB

DxB

30' RIGHT OF WAY

N/F
SYNERGY STORAGE
STRUCTURES LLC
TAX MAP 28, LOT 14-1
Y.C.R.D. 16847/656

SUBJECT PARCEL
ROCKWELL HOMES LLC
TAX MAP 28, LOT 14-2
Y.C.R.D. 16989/210

AREA = 60,404 SF
(1.4 ACRES)

S 48°43'32" W 200.00'

S 48°43'32" W 200.00'

(GRASSED FIELD)

DxC

Existing Stonewall

SOIL TYPE BOUNDARY

40' SIDE SETBACK

S 76°28'29" W 176.22'

AREA DESIGNATED AS
STORMWATER TREATMENT BUFFER

STORMWATER EASEMENT
FOR SUBJECT PARCEL
AREA = 6,906 SF

DxB

S 48°43'32" W 250.00'

40' REAR SETBACK

15.00' 15.00'

N 41°02'57" W 214.65'

C-2 ZONE
R-S ZONE

C-2 ZONE
R-S ZONE

N/F
AMP REALTY TRUST, LLC
PORTION OF
TAX MAP 28, LOT 14
Y.C.R.D. 16505/598

1.34'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

MAP 28
LOT 14-2

EXISTING CONDITIONS NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF TAX MAP 28 LOT 14-2 IN KITTERY, MAINE AS OF JULY 2015.

2. THE SUBJECT PARCEL IS LOCATED WITHIN THE COMMERCIAL (C-2) ZONE OF THE TOWN OF KITTERY. THE FOLLOWING ZONING REGULATIONS ARE IN EFFECT AT THE TIME OF THIS APPLICATION.

MIN. LOT SIZE:	40,000 SF
MIN. FRONTAGE:	150 FT
MIN. FRONT YARD:	50 FT
MIN REAR/SIDE YARD:	40 FT
MAX. BLDG HEIGHT:	40 FT
MAX. BLDG COVERAGE:	40%

3. ONE WETLAND BETWEEN 501 SF AND 1 ACRE IN AREA IS LOCATED ON THE SUBJECT PARCEL. THE FOLLOWING ZONING REGULATIONS ARE IN EFFECT AT THE TIME OF THIS APPLICATION WITH REGARDS TO WETLANDS.

ROAD/DRIVEWAY SETBACK	30 FT
PARKING AREAS (1-5 STALL)	30 FT
PARKING AREAS (6-20 STALL) W/ STORMWATER BMPS	40 FT
PARKING AREAS (6-20 STALL) W/OUT STORMWATER BMPS	75 FT
BUILDINGS	50 FT
SUBSURFACE SEWAGE DISP. <2,000 GPD	50 FT
TOPSOIL REMOVAL W/ E&SC PLAN	25 FT

4. INFORMATION SHOWN ON THIS PLAN IS FROM THE REFERENCE PLANS NOTED BELOW WITH THE EXCEPTION OF THE FOLLOWING UPDATES.
   A. LOCATED EXISTING TREELINE.
   B. UPDATED TOPOGRAPHY WITHIN THE LIMITS OF THE DISTURBED AREAS (INSIDE TREELINE).
   C. FIELD LOCATED DRIVEWAY CULVERT.
   D. LOCATED EXISTING LIMITS OF GRAVEL FILL AND STONE CONSTRUCTION ENTRANCE.
   E. LOCATED EXISTING STONE WALL.

5. SOIL TYPES AND LIMITS SHOWN ON THIS PLAN ARE FROM A HIGH INTENSITY SOIL SURVEY SUBMITTED AS PART OF A PREVIOUS SITE PLAN APPLICATION BY THE PREVIOUS OWNER. SOIL SURVEY WAS COMPLETED BY KENNETH GARDNER OF JRK SOIL SEARCH, INC. (LICENSE CSS#61). THE FOLLOWING SOIL TYPES ARE LOCATED ON THE SUBJECT PARCEL.

   BRAYTON FINE SANDY LOAM (Br)
   DIXFIELD FINE SANDY LOAM (Dx)
   COLONEL FINE SANDY LOAM (Co)

6. ALL UTILITIES SHOWN ON THIS PLAN SHALL BE CONSIDERED APPROXIMATE AND ARE BASED UPON VARIOUS SOURCES. ACTUAL IN-FIELD LOCATIONS HAVE NOT BEEN VERIFIED. TIDEWATER ENGINEERING AND SURVEYING LLC DOES NOT TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UTILITIES NOT SHOWN THAT MAY EXIST. CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG-SAFE PRIOR TO ANY SOIL DISTURBING ACTIVITIES.

7. THE CONTOURS SHOWN ON THIS PLAN ARE BASED UPON THE BENCHMARK SHOWN ON THIS PLAN.

8. PROPERTY IS SUBJECT TO A PUBLIC EASEMENT TO THE TOWN OF KITTERY FOR THE CONSTRUCTION OF A PAVED SIDEWALK AND ASSOCIATED STREET TREES.

REFERENCE PLANS:

1. SUBDIVISION PLAN ENTITLED "SUBDIVISION OF LAND OF PETER J. PAUL, TRUSTEE OF THE PAOLUCCI REALTY TRUST U.S. ROUTE 236 KITTERY, MAINE PREPARED FOR: PETER PAUL" BY CIVIL CONSULTANTS OF SOUTH BERWICK, MAINE, REVISION DATED 2/20/14 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS PLAN BOOK 366 PAGE 28.

2. EXISTING CONDITIONS PLAN SHEET C1 ENTITLED "SUBDIVISION OF LAND OF PETER J. PAUL, TRUSTEE OF THE PAOLUCCI REALTY TRUST U.S. ROUTE 236 KITTERY, MAINE PREPARED FOR: PETER PAUL" BY CIVIL CONSULTANTS OF SOUTH BERWICK, MAINE, DATED 18 APRIL 2013 ON FILE AT THE TOWN OF KITTERY

3. SITE PLAN SHEET C2 ENTITLED "SUBDIVISION OF LAND OF PETER J. PAUL, TRUSTEE OF THE PAOLUCCI REALTY TRUST U.S. ROUTE 236 KITTERY, MAINE PREPARED FOR: PETER PAUL" BY CIVIL CONSULTANTS OF SOUTH BERWICK, MAINE, REVISION DATED 2/20/14 ON FILE AT THE TOWN OF KITTERY AND APPROVED BY THE PLANNING BOARD.

APPROVED BY THE TOWN OF KITTERY
PLANNING BOARD ON: _____

_____ _____
PLANNING BOARD CHAIR DATE

DRAFT

NOT VALID UNLESS SIGNED AND STAMPED

NO.	DATE:	SUBMISSION/REVISION DESCRIPTION

TIDEWATER
ENGINEERING & SURVEYING LLC
37 Route 236 Suite 201, Kittery, ME 03904
(860) 887-4644 | www.tidewaterllcm.com

APPLICANT/OWNER:
ROCKWELL HOMES, LLC
1021 GOODWIN ROAD
ELIOT, ME 03903

PROJECT:
SITE PLAN AMENDMENT: MIXED-USE BUILDING
TAX MAP 28 LOT 14-2, KITTERY, ME

SHEET:
EXISTING CONDITIONS PLAN

JOB #:	15-102
DATE:	JULY 2015
SCALE:	1" = 20'

DRAWING
C3

N/F
MARTEL INVESTMENT GROUP
LP
TAX MAP 28, LOT 20

FERNALD ROAD

N/F
BRUCE C. & CASTANIA L.
LANE, TRUSTEES
TAX MAP 28, LOT 25A

N/F
CENTRAL MAINE POWER
COMPANY
TAX MAP 28, LOT 25C

MAGNETIC

BENCHMARK:
NAIL W/BRASS FLASHER IN
UTILITY POLE ELEVATION=46.72'

U.S. ROUTE 236

EXISTING 24"ø CULVERT
(TO REMAIN)
INV. IN = 44.62'
INV. OUT = 44.45'

STONE INLET PROTECTION
D50=6"

STONE OUTLET PROTECTION
D50=6"

EXISTING EP
ELEV=47.85'

WETLAND=1,157 SF
(1,126 SF ON LOT 14-2)

N/F
RUSSELL G. BUNTING
TAX MAP 28, LOT 7A

FERNALD ROAD
PAVED

GRANITE CURB (TYP.)
7" REVEAL

NORMAL
CROWN

50' RIGHT-OF-WAY

30' WETLAND S/B

1FT GRAVEL
SHOULDER (TYP.)

50' FRONT S/B

PROPOSED BUILDING
42'x60'

F.F.=51.00'

5' FLUSH

TIPDOWN

RAMP 5%

HIGH
PT.

(SNOW STORAGE)

SEPTIC TANK W/
PUMP

SIDE SETBACK &
RESIDENTIAL BUFFER
40'

N/F
SYNERGY STORAGE
STRUCTURES LLC
TAX MAP 28, LOT 14-1
Y.C.R.D. 16847/656

TIPDOWN (TYP.)

FLUSH

DRIVE
THRU

30' RIGHT-OF-WAY

PROPOSED SUBSURFACE
WASTEWATER DISPOSAL FIELD

STORMWATER BASIN OVERFLOW
ELEV. = 48.0'

STORMWATER BASIN

CLEARING LIMITS

SEPTIC REFERENCE:
20" PINE TREE

N/F
AMP REALTY TRUST, LLC
PORTION OF
TAX MAP 28, LOT 14
Y.C.R.D. 16505/598

20FT LEVEL
SPREADER
TOP=48.0'

STORMWATER EASEMENT
FOR SUBJECT PARCEL
AREA = 6,906 SF

(SNOW STORAGE) 40' REAR SETBACK &
RESIDENTIAL BUFFER

C-2 ZONE
R-S ZONE

N/F
AMP REALTY TRUST, LLC
PORTION OF
TAX MAP 28, LOT 14
Y.C.R.D. 16505/598

MAP 28
LOT 14-2

GRADING AND DRAINAGE NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED GRADING AND DRAINAGE ASSOCIATED WITH THE DEVELOPMENT OF A 42' X 60' MIXED USE BUILDING TO BE LOCATED ON TAX MAP 28 LOT 14-2 IN KITTERY, MAINE.
2. ALL PROPOSED GRADES ARE BASED UPON THE BENCHMARKS SHOWN ON THIS PLAN. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ACCURACY OF BENCHMARKS PRIOR TO CONSTRUCTION. ANY DISCREPANCY SHALL BE REPORTED TO THE OWNER AND ENGINEER IMMEDIATELY.
3. NO SOIL DISTURBING ACTIVITIES SHALL TAKE PLACE UNTIL ALL EROSION & SEDIMENT CONTROL BMPS ARE IN PLACE. SEE EROSION AND SEDIMENT CONTROL PLAN.
4. ALL SWALES AND STORMWATER BASINS SHALL BE STABILIZED PRIOR TO DIRECTING STORMWATER RUNOFF TO THEM.
5. BIODEGRADABLE EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL SLOPES STEEPER THAN 3:1 SLOPE UNLESS PROTECTED BY ANGULAR STONE WITH A D50 OF 6 INCHES IN DIAMETER.
6. CONTRACTOR SHALL NOT DISTURB ANY AREAS BEYOND THE CLEARING LIMITS SHOWN ON THIS PLAN.
7. THE MAXIMUM SLOPE OF CURB RAMPS SHALL BE 1:12 OR 8.3% TO MEET ADA COMPLIANCE. ALL OTHER SIDEWALK RUNNING SLOPES MUST BE 1:20 OR LESS OTHERWISE HANDRAILS WILL BE REQUIRED.
8. THE MAXIMUM SLOPE IN ANY DIRECTION ON THE SURFACE OF THE HANDICAP PARKING SPACE AND ACCESSIBLE AISLE SHALL BE 1:50.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

APPROVED BY THE TOWN OF KITTERY
PLANNING BOARD ON: _____

PLANNING BOARD CHAIR _____ DATE _____

DRAFT

NOT VALID UNLESS
SIGNED AND STAMPED

NO.	DATE	SUBMISSION/REVISION DESCRIPTION

TIDEWATER
ENGINEERING & SURVEYING LLC
37 Route 236 Suite 201, Kittery, ME 03904
(508) 887-5644 | www.tidewaterconl.com

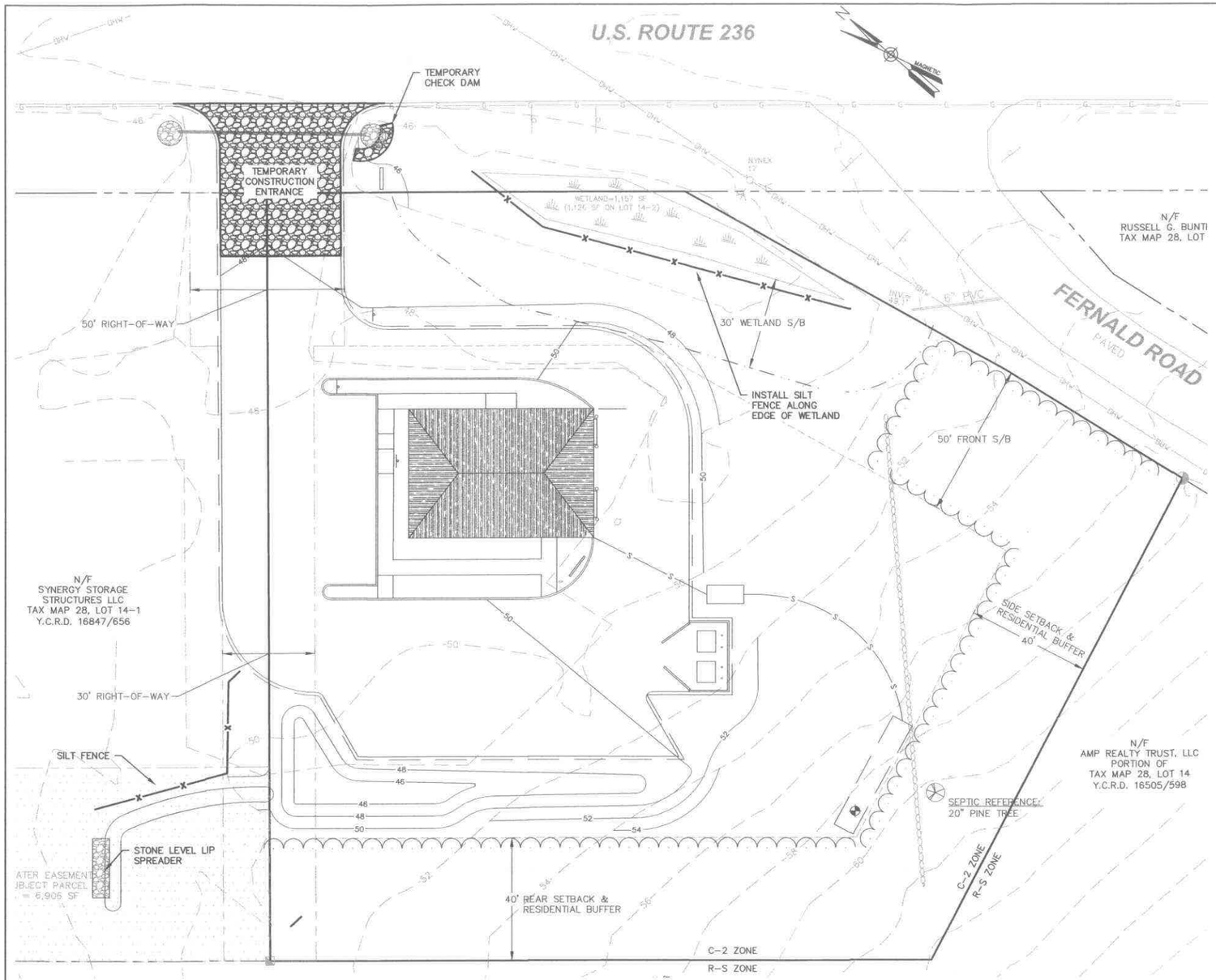
APPLICANT/OWNER:
ROCKWELL HOMES, LLC
1021 GOODWIN ROAD
ELIOT, ME 03903

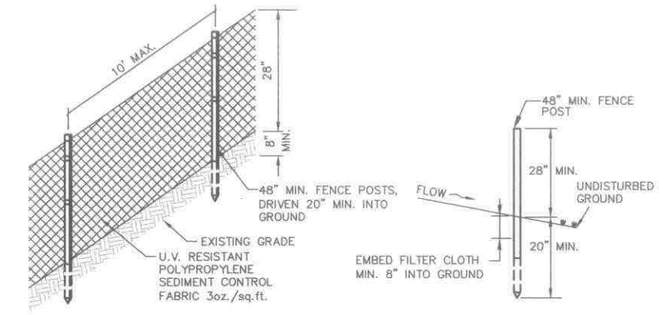
PROJECT:
SITE PLAN AMENDMENT: MIXED-USE BUILDING
TAX MAP 28 LOT 14-2, KITTERY, ME

SHEET:
GRADING AND DRAINAGE PLAN

JOB #:	15-102
DATE:	JULY 2015
SCALE:	1" = 20'

DRAWING
C5

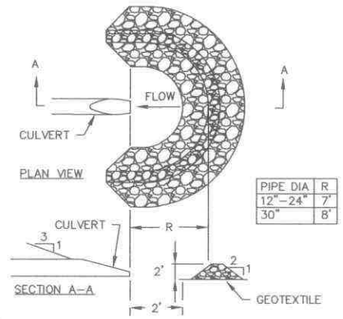




NOTES:
1. THE SILT FENCE INSTALLATION AND MATERIALS SHALL MEET THE DESIGN CRITERIA FOR BEST MANAGEMENT PRACTICES FOR SILT FENCES AS DETAILED IN THE LATEST VERSION OF THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL PREPARED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
2. THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 6 INCHES INTO THE GROUND AND THE SOIL COMPACTED OVER THE EMBEDDED FABRIC.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED AND STAPLED.
4. FENCE POSTS SHALL BE A MINIMUM OF 36 INCHES LONG AND DRIVEN A MINIMUM OF 6 INCHES INTO THE GROUND. WOOD POSTS SHALL BE OF SOUND QUALITY HARDWOOD AND SHALL HAVE A MINIMUM CROSS SECTION AREA OF 3.0 SQ. IN.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED TO PREVENT BULGES IN THE SILT FENCE DUE TO DEPOSITION OF SEDIMENT.
6. REMOVE BY HAND AND PROPERLY DISPOSE OF ALL SEDIMENT PRIOR TO REMOVING FENCE.

SILT FENCE INSTALLATION DETAIL

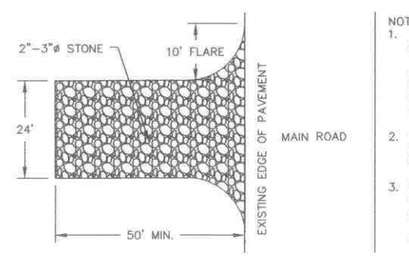
NTS



NOTES:
1. USE 2" TO 3" STONE
2. PLACE STONE OVER GEOTEXTILE
3. ONCE THE AREAS UPSTREAM FROM THE CHECK DAM ARE STABILIZED BY VEGETATION, THE SEDIMENT TRAPPED BEHIND/WITHIN THE DAM SHALL BE RELOCATED TO AN AREA UNDERGOING FINAL GRADING.
4. THE CHECK DAMS SHALL BE FLATTENED AND GRADED IN A MANNER WHICH PROTECTS THE AREA FROM EROSION AND CHANNEL BLOCKAGE (GEOTEXTILE MUST BE REMOVED)
5. THE GEOTEXTILE SHALL BE DISPOSED OF OFFSITE.
6. THE AREA CONTRIBUTING TO THE CHECK DAM SHALL NOT EXCEED 10 ACRES.

TEMPORARY CHECK DAM AT CULVERT ENTRANCE

NTS



NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRED TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAYS.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP.
4. STONE SHALL BE 2"-3" COURSE AGGREGATE AND A MINIMUM OF 6" THICK.
5. DIVERSION BERM REQUIRED WHERE SLOPE OF DRIVEWAY EXCEED 2% TOWARDS MAIN ROAD.

TEMPORARY CONSTRUCTION ENTRANCE

NTS

STANDARD EROSION AND SEDIMENTATION CONTROL MEASURES:

1. ALL WORK SHALL COMPLY WITH THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL PUBLISHED BY MAINE DEP AND DATED MARCH 2003. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH SAID MANUAL.

2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY SOIL DISTURBING ACTIVITIES.

3. THE CONTRACTOR SHALL STRIP AND GRADE ONLY THOSE AREAS SUBJECT TO IMMEDIATE CONSTRUCTION. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 15 DAYS OF FINAL GRADING.

4. ALL TOPSOIL STRIPPED FROM THE AREA WILL BE STOCKPILED, TEMPORARILY MULCHED WITH HAY AND SURROUNDED BY A SILT FENCE BARRIER (OR EQUIVALENT) UNTIL IT IS SPREAD AND FINAL GRADING IS COMPLETE.

5. PERMANENT STABILIZATION MUST BE IMPLEMENTED WITHIN 60 DAYS OF SOIL DISTRUBANCE OR BY OCTOBER 1, WHICH EVER IS EARLIER.

6. PERMANENT SEEDING WILL BE DONE AS EARLY AS POSSIBLE IN THE GROWING SEASON. PERMANENT SEEDING SHOULD BE MADE PRIOR TO AUGUST 15. IF SEEDING CANNOT BE DONE PRIOR TO OCTOBER 1, DORMANT SEEDING WILL BE DONE ACCORDING TO THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL WITH TEMPORARY MULCHING.

7. TOPSOIL WILL BE UNIFORMLY SPREAD A MINIMUM OF 4 INCHED DEEP OVER AREAS TO BE RE-VEGETATED.

8. LIME SHALL BE APPLIED AS FAR IN ADVANCE OF SEEDING AS POSSIBLE. WORK LINE AND FERTILIZER INTO THE SOIL TO A DEPTH OF 4 INCHES EITHER BEFORE OR DURING FINAL SEED BED PREPARATION.

9. IF SEEDING DOES NOT TAKE AT LEAST 80% IN ANY AREA WITHING 30 DAYS IT SHOULD BE RESEEDED IMMEDIATELY OR TEMPORALLY MULCHED AND RESEEDED WITHIN ONE PLANTING SEASON.

10. SEDIMENT CONTROL BARRIERS CAN BE REMOVED UPON STABILIZATION OF THE FINISHED GRADES AND USED AS ADDITIONAL MULCHING MATERIAL (IF APPLICABLE).

11. THE SEEDED AREAS SHALL BE INSPECTED EVERY 15 DAYS AND MAINTAINED BY WATERING, WEEDING, MOWING, TRIMMING, REGRADING AND REPLANTING AS REQUIRED TO ESTABLISH A LAWN FREE OF ERODED OR BARE AREAS.

12. BIODEGRADABLE EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL SLOPES TO BE VEGETATED THAT ARE GREATER THAN 3:1 SLOPE UNLESS OTHERWISE SPECIFIED ON THE PLANS.

13. MINIMUM APPLICATION RATES:

TEMPORARY HAY OR STRAW MULCH:	2 BALES PER 1,000 SF (DOUBLE IN WINTER)	
EROSION CONTROL MIX:	< 3:1 SLOPE = 2 INCHES 3:1-2:1 SLOPE = 4 INCHES	
TEMPORARY SEEDING:		
WINTER RYE	112 LB/ACRE	(FALL)
OATS	80 LB/ACRE	(SPRING)
ANNUAL RYEGRASS	40 LB/ACRE	
SUDANGRASS	40 LB/ACRE	(SUMMER)
PERENNIAL	40 LB/ACRE	

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

APPROVED BY THE TOWN OF KITTERY PLANNING BOARD ON: _____

_____ _____
PLANNING BOARD CHAIR DATE

MAP 28
LOT 14-2

DRAFT

NOT VALID UNLESS SIGNED AND STAMPED

NO.	DATE:	SUBMISSION/REVISION DESCRIPTION

TIDEWATER ENGINEERING & SURVEYING LLC
37 Route 236 Suite 201 Kittery, ME 03904
(608) 887-2644 | www.tidewatercivil.com

APPLICANT/OWNER: ROCKWELL HOMES, LLC
1021 GOODWIN ROAD
ELIOT, ME 03903

PROJECT: SITE PLAN AMENDMENT: MIXED-USE BUILDING
TAX MAP 28 LOT 14-2, KITTERY, ME

SHEET: EROSION & SEDIMENT CONTROL PLAN

JOB #:	15-102
DATE:	JULY 2015
SCALE:	1" = 20'

DRAWING
C6

PLAN REVIEW NOTES
92 Whipple Road, M10 L19
Shoreland Development Plan Review

August 20, 2015

Town of Kittery Maine
Town Planning Board Meeting
August 20, 2015

Kolad Seawall Replacement–Shoreland Development Plan Review

Action: accept or deny plan application; approve or deny plan. Owner/applicant Jeffrey and Deborah Kolad requests consideration of plans for replacement of an existing seawall and the expansion of a waterfront shed. The 0.45-acre lot is located at 92 Whipple Road (Tax Map 10, Lot 19) in the Residential-Urban (R-U) and Shoreland Overlay (OZ-SL-250') Zones. Agent is Barney Baker, Baker Design Consultants.

PROJECT TRACKING

REQ'D	ACTION	COMMENTS	STATUS
NO	Site Visit	Board's discretion	
YES	Determination of Completeness/Acceptance	Scheduled for 8/20/2015	
NO	Public Hearing	Board's discretion	
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

This is a conforming property (21,180 s.f. lot size) with non-conforming structures. The applicant received approval in 2013 for remodeling the existing non-conforming house and the removal and reconstruction of an existing nonconforming garage.

The 2013 approved development reduced the devegetated coverage on the lot from 7,125 sf to 4,830 sf, resulting in a total percent of the lot devegetated of 22.8%, a reduction from the existing impervious coverage of 33.6%. Title 16.3.2.18.D.1.d requires no more than 20%. The applicant is required not to exceed the current 22.8%.

The proposed development for this new application consists of:

1) Replacement of the existing seawall with a new granite wall in the same footprint extended to tie into a seawall and shorefront armor on respective neighboring properties.
2) Removal of an existing marine ways and reinstatement of intertidal beach;
3) Coastal slope stabilization and plantings to protect existing tree and to prevent erosion.
4) Expansion of existing waterfront shed (within 30% allowable expansion)
5) Replacement of existing timber embankment stair with a new granite stair access.

A more detailed analysis of the proposed activities and how they conform to zoning and standards is found on page 7 of the submitted narrative.

Staff Review

The proposed development consists primarily of replacing the seawall within the existing seawall footprint extended to a uniform height and connecting with abutting property seawall and slope armoring, As the applicant's agent states in the narrative the construction adjacent to and within the 75-ft setback requires a permit from the Maine DEP and Army Corps of Engineers.

Staff has spoken to the Maine DEP regarding the state permit and staff there did not see "reinstatement of the intertidal beach" an allowed activity and reminded the town that if the expansion of the "waterfront shed" consists of construction that essentially replaces the shed then the Board is required to determine that the "setback requirement is met to the greatest possible extent." The plans show more than an expansion and rather a replacement of the structure. It is unlikely that the Board would find the current location to meet the requirements of 16.7.3.5.6 *Nonconforming Structure Reconstruction.*

With regard to the actual expansion, it is evident from 16.7.3.6.1.C that a new foundation, like a reconstructed structure, requires to meet the setback to the greatest practical extent unless it "does not extend beyond the exterior dimensions of the structure." It appears that the shed can maintain its location if its expansion meets the following requirements: 1) no more than 50% of the market value of the structure is replaced and 2) the allowed expansion in floor area and volume does not require a foundation larger than the current exterior dimensions and does not encroach further into the required setback.

Staff finds the application substantially complete, however, recommends the following changes to the plan:

1. Sheet C-1 title should read 'Shoreland Development Plan' rather than Site Plan along with the Map and Lot in the lower right corner of the plan.
2. A plan note that reflects the purpose of the plan, referencing the 2013 approval, plan and BK/PG information and that this plan is in addition to the 2013 recorded plan and does not replace it.
3. A plan note/table that reflects the three primary requirements for the Shoreland Overlay Zone, the existing and proposed area and the percent increase allowed and proposed for: a) total floor area of the waterfront shed; b) the total volume of the waterfront shed; and c) the total square feet of devegetated area.
4. The 100-foot setback from the HAT be located on the plan.

Recommendations

Though it is at the Board's discretion to hold a public hearing, considering the property has been involved in a past legal challenge by the abutter it may be prudent that a public hearing and possibly a site visit be scheduled after accepting the plan application.

Board Action

The Board should determine if there is any information lacking in the submitted application that is pertinent to the Board's final review and determination. If the Planning Board concurs with Staff's recommendation they can consider a motion to:

Move to accept the plan application and schedule a public hearing for the Shoreland Development Plan dated July 23, 2015 for 92 Whipple Road (Tax Map 10, Lot 19) in the Residential-Urban (R-U) and Shoreland Overlay (OZ-SL) zones, for owner and applicant Jeffrey and Deborah Kolad.

Shoreland Overlay Zone
Project Plan Review
Kolod Seawall Replacement

Kittery, Maine

July 23, 2015

RECEIVED
JUL 23 2015
BY:

Applicant:
Jeffrey S & Deborah S Kolod
92 Whipple Road
Kittery, Maine 03904

Submitted To:
Chris Di Matteo- Town Planner
Town of Kittery Maine
200 Rogers Road
Kittery, ME 03904

BAKER DESIGN CONSULTANTS
Civil, Marine, and Structural Engineering
7 Spruce Road, Freeport, ME 04032

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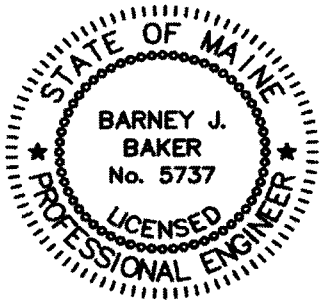

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TOWN OF KITTERY MAINE
TOWN PLANNING DEPARTMENT

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

APPLICATION: SHORELAND OVERLAY ZONE
PROJECT PLAN REVIEW

FEE FOR REVIEW	☒ $100.00	Amount Paid: $_____ Date: _____

PROPERTY DESCRIPTION	**Parcel ID**	**Map**	10	**Base Zone**	R-U	**Total Land Area**	0.45+/- acres
		Lot	19	**Overlay Zone**	OZ-SL-250'		
	Physical Address	92 Whipple Road, Kittery, ME 03904					

PROPERTY OWNER'S INFORMATION	**Name**	Jeffrey and Deborah Kolod	**Mailing Address**	92 Whipple Road, Kittery, ME 03904
	Phone	(207) 439-6206		
	Fax			
	Email	jkolod1@comcast.net		
APPLICANT'S AGENT INFORMATION	**Name**	Barney Baker, PE	**Name of Business**	Baker Design Consultants
	Phone	(207) 846-9724	**Mailing Address**	7 Spruce Road, Freeport, ME 04032
	Fax			
	Email	b.baker@bakerdesignconsultants.com		

PROJECT DESCRIPTION

See reverse side regarding information to be provided.

Existing Land Use: Private Residential

The Kolod property is located on Whipple Road and includes approximately 130 LF of shore frontage on the Back Channel of the Piscataqua River. The property is part of a historic neighborhood. The existing random rock seawall along the shoreline of the property is deteriorated and in need of replacement.

Proposed Land Use and Development: No change to use.

The proposed work involves the replacement of the existing seawall with a new modular granite block wall in the same footprint, along with several ancillary improvements. The work will include:

- Replacement of the existing seawall with a new granite wall in the same footprint extended to tie into a seawall and shorefront armor on respective neighboring properties.
- Removal of an existing marine ways and reinstatement of intertidal beach'
- Coastal slope stabilization and plantings to protect existing tree and to prevent erosion.
- Expansion of existing waterfront shed (within 30% allowable expansion)
- Replacement of existing timber embankment stair with a new granite embankment stair

PROJECT DESCRIPTION

Please describe any construction constraints (wetlands, shoreland overlay zone, flood plain, non-conformance, etc.)

The entire project occurs within the Shoreland Overlay Zone.
The project is primarily a replacement seawall within an existing seawall footprint extended to a uniform height and connecting with abutting property seawall and slope armoring,
Construction adjacent to and within the 75-ft setback requires a permit from the Maine DEP and Army Corps of Engineers.

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:		**Owner's Signature:**	
Date:	July 20, 2015	**Date:**	7-22-2015

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.

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 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

Distance to:
- ☐ Nearest driveways and intersections
- ☐ Nearest fire hydrant

EXPANSION ANALYSIS OF CONSTRUCTION ONLY WITHIN THE SHORELAND OVERLAY ZONE

ONLY STRUCTURE BEING MODIFIED (WATER FRONT PIER SHED BEING CONSIDERED.

AREA -	VOLUME -	CONSTRUCTION	VALUE
84 SF	~672 CF	TIMBER FRAME	$5,000
SQUARE FEET	CUBIC FEET	TYPE *	$

(DR or MR)
DR

PROPOSED ADDITION

CHANGE – TOTAL 24 SF

CHANGE - PERCENT 30 %

CONSTRUCTION TIMBER FRAME

EXISTING – PRIOR TO SHORELAND LAW - 1987 YES

ADDITION(S) –AFTER SHORELAND LAW NA

CHANGE - TOTAL

CHANGE – PERCENT

VALUE OF CONSTRUCTION

VALUE OF INCREASE - PERCENT

TOTAL – EXISTING PLUS PROPOSED 108 SF

CHANGE – AMOUNT 24 SF

CHANGE – PERCENT 30%

(Note: May not exceed 30%)

VALUE OF CONSTRUCTION $5000

VALUE OF INCREASE - PERCENT 50%

- TYPE OF ADDTION
    - DEMOLITION AND RE-BUILD - DR
    - MAINTENCE OR REPAIR - MR

END

Issued April 27, 2011

Agent Authorization

Jeffrey Kolod
92 Whipple Road
Kittery, Maine 03904

By signing below, I authorize Barney Baker, PE of Baker Design Consultants to act as agent for the purpose of permit communication on applications filed for improvements to the my property at 92 Whipple Road in Kittery, Maine.

Signed: 2-19-2015
Jeffrey Kolod

Project Narrative

Refer to the Project Plans provided in ATTACHMENT 1.

As noted in the application the proposed upland changes to the residential property are limited to the following items:

1. Replacement of the existing seawall with new granite blocks in the same footprint and extended to tie into an existing seawall and shorefront armor on abutting properties.
2. Coastal slope stabilization and plantings to protect existing tree and to prevent erosion.
3. Expansion of existing waterfront shed (within 30% allowable expansion)
4. Replacement of existing timber embankment stair with a new granite stair access.

Because of the minimal changes to the upland area of the property associated with this project, no changes in existing utilities, stormwater or traffic are part of this work.

The Kittery Ordinance allows for the placement and repair of water defendant structures (Seawall), Erosion Control plantings and a 4-ft wide shore access stair. The shed to be expanded is not water dependent, but well placed to serve the pier by providing a proximate location for the storage of boating accessories, swimming gear and safety equipment. The shed is considered a nonconforming accessory structure because it does not meet applicable setbacks in the R-U Zone and Shoreland Overlay districts.

A summary of Zoning criteria and applicable Development Standards that have been considered with the proposed improvements are tabulated on the next page.

LAND USE ZONING					
Zone	**Criteria**	**Min Strd**	**Kolod Property**		
R-U Residential Urban - OZ-SL-250 Shoreland Overlay	Use	-	No Change (NC) in current Residential Use		
	Min Lot Size	20,000 SF	NC= ~ 19600 SF		
	Min Street Frontage	100 Ft	NC= ~ 53.2 FT		
	Min Front Yard	30 Ft	NC= ~ 36 FT		
	Min Side and Rear	15 Ft	NC= ~ 2 FT (Waterfront Shed)		
	Max Bldg. Ht	35	No Change from Existing		
	Max Bldg. Coverage	20%		13.13%	13.26%
	Coverage SF		Bldg	Existing	Proposed
			House	1560	1560
			Garage	930	930
			Shed	84	108
			Total	**2574**	**2598**
	Min Setback from HW	0	NC for Water Dependent Uses		

Applicable Development Standards

16.3.2.17.D.2. Principal and Accessory Structures – Setbacks and Development.

a. All new principal and accessory structures (except certain patios and decks per Section 16.3.2.17.D.2.b, must be set back as follows:

ii. The water body, tributary stream, or wetland setback provision does not apply to structures which require direct access to the water body or wetland as an operational necessity, such as piers and retaining walls, nor does it apply to other functionally water-dependent uses.

f. The lowest floor elevation or openings of all buildings and structures, including basements, must be elevated at least one foot above the elevation of the 100-year flood, the flood of record.

h. Stairways or similar structures may be allowed with a permit from the Code Enforcement Officer, to provide shoreline access in areas of steep slopes or unstable soils provided the:

i. structure is limited to a maximum of four feet in width;

ii. structure does not extend below or over the normal high-water line of a water body or upland edge of a wetland (unless permitted by the Department of Environmental Protection pursuant to the Natural Resources Protection Act, 38 M.R.S. §480-C); and

iii. applicant demonstrates that no reasonable access alternative exists on the property.

16.7.3.5.7 Nonconforming Use Expansion.

Expansion of a nonconforming use of any structure or land area other than that occupied as such when created is not permitted with the following exceptions:

A. uses in conformity with Chapter 16.7; and

B. nonconforming residential uses located within the Resource Protection Overlay, or Shoreland Overlay Zone with Planning Board approval, may expand by thirty (30) percent or less of the structure, in floor area or volume, during the lifetime of the structure if the applicant can prove the proposal is consistent with the review standards in Section 16.3.2.17.D.2.

16.7.3.5.5 Nonconforming Structure Repair and/or Expansion. (Ordained 9-26-11; Effective 6-28-11)

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.

PROJECT PLANS

Sheet C-1	Site Plan
Sheet S-1	Seawall Plan and Elevation
Sheet S-2	Typical Sections
Sheet A-1	Pier Shed Expansion

S23°08'00"W 39'± (TO LOW WATER)

LOW WATER

DRILL HOLE FOUND IN VERTICAL EDGE OF GRANITE SEA WALL (HELD)

SEE SHEET C-2

EXISTING MARINE WAYS TO BE REMOVED

TBM NGVD29 ELEV. 22.85' SPIKE SET IN 24" PINE

N/F
SAMUEL W. BLAKE (47% INTEREST)
RICHARD R. BLAKE AND
THE HAVERFORD TRUST COMPANY, TRUSTEES
MARY A. BLAKE TRUST (53% INTEREST)
TAX MAP 10 LOT 20
Y.C.R.D. BOOK 15370 PAGE 505

N10°36'49"E 248.93'

SEAWARD LIMIT OF RECONSTRUCTED SEAWALL

CLEARANCE TO FLOAT SYSTEM VARIES (SEE OVERVIEW PLAN)

EXISTING SEAWALL TO BE REPLACED

EXISTING SHED TO BE REPLACED AND ENLARGED 30% TO FOOTPRINT SHOWN.

EXISTING STAIRS TO BE RECONSTRUCTED

2" FENCE POST FOUND 48" HIGH (HELD)

105'± TO HYDRANT

TAX MAP 10
LOT 19

S80°36'22"E 53.20'

CONSTRUCTION ACCESS

S01°58'13"E 86'± (TO LOW WATER)

5/8" IRON ROD SET 3' HIGH #2485

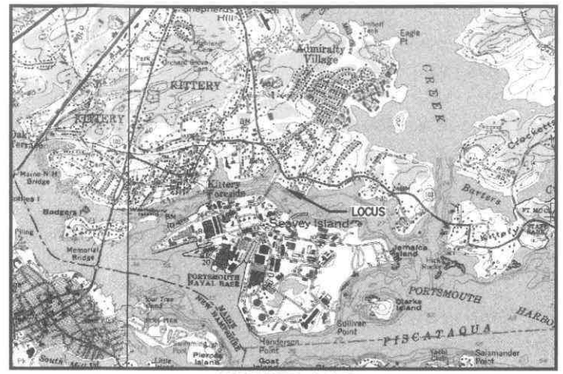
2" FENCE POST FOUND 24" HIGH (HELD)

S01°58'13"E 243.19'

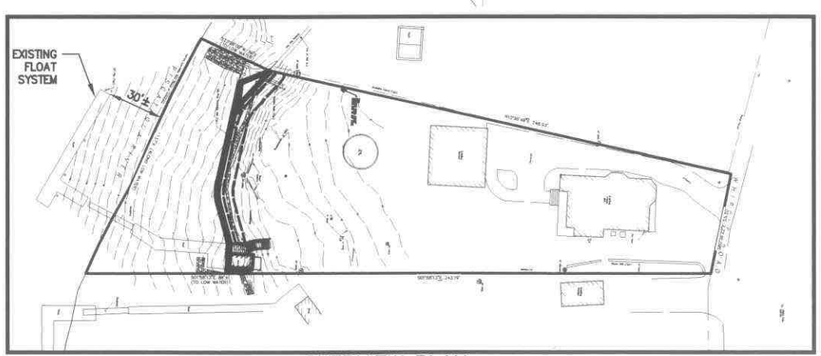
N/F
EUGENE F. SMITH
SUSAN A. THOMPSON
TAX MAP 10 LOT 18
Y.C.R.D. BOOK 14359 PAGE 387

2" FENCE POST FOUND 24" HIGH (HELD)

RR SPIKE SET IN PAVEMENT



VICINITY MAP



OVERVIEW PLAN

0 20 40 60 120

PLAN

0 5 10 15 30

PROPERTY INFORMATION

OWNER:	JEFFREY KOLOD
ADDRESS:	92 WHIPPLE ROAD KITTERY, MAINE 03904
MAP/LOT:	10 / 19
ZONING:	RESIDENTIAL URBAN (R-U); SHORELAND - WATER BODY / WETLAND PROTECTION AREA (OZ-SL-250')
SETBACKS:	NO CHANGE

BAKER DESIGN CONSULTANTS
Civil, Marine, and Structural Engineering
7 Spruce Road • Freeport • Maine • 04032 • 207-846-9724 • info@bakerdesignconsultants.com

NO.	DATE	INT.
A	CONCEPT REVIEW	12-23-14	BJB
B	PROGRESS SET	2-11-15	BJB
C	PERMIT SET	4-28-15	BJB

STATE OF MAINE
BARNEY J. BAKER No. 5737
LICENSED PROFESSIONAL ENGINEER

DESIGNED BY: BJB
DRAWN BY: JJC
CHECKED BY: BJB
SCALE: AS SHOWN

SHEET TITLE: SITE PLAN

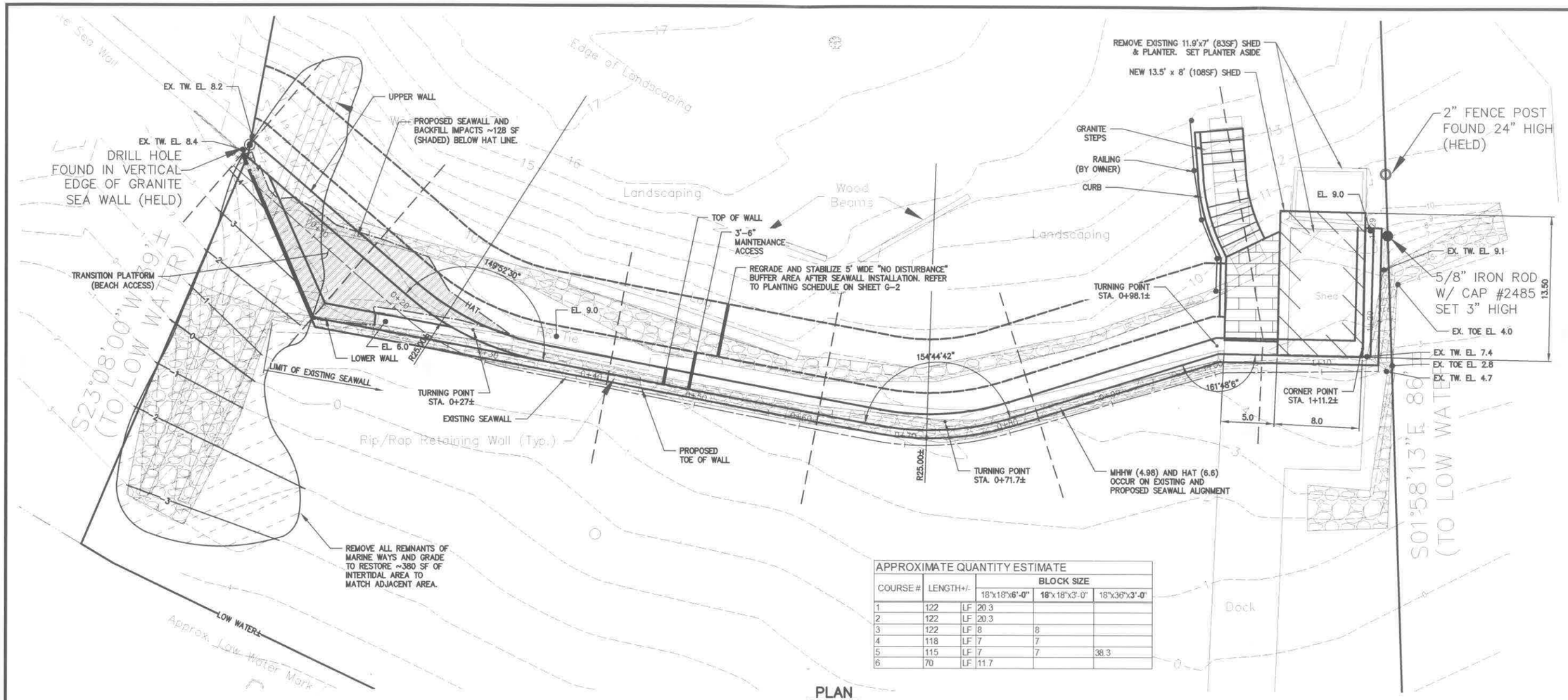
PROJECT: KOLOD SEAWALL REPLACEMENT
JEFFREY KOLOD
KITTERY, MAINE

DATE
DEC. 2014

CONTRACT NO.
14-40

SHEET NO. C-1
REV. C

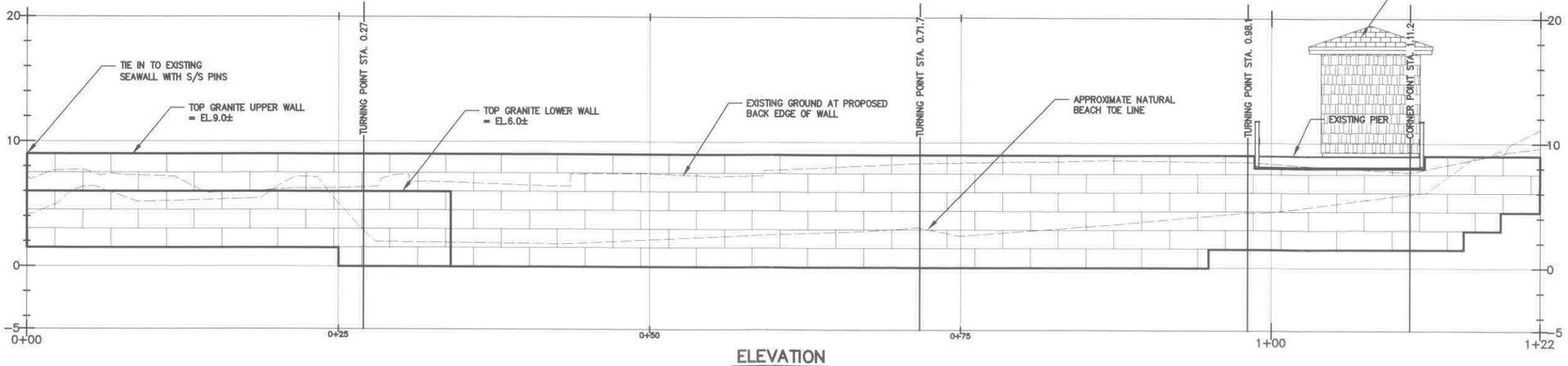
\\bdc-srv\projects\14\14-40 kolod seawall-kittery\cad\14-40 kolod seawall replacement civil3d.dwg



APPROXIMATE QUANTITY ESTIMATE					
COURSE #	LENGTH+/-		BLOCK SIZE		
			18"x18"x**6'-0"**	18"x18"x3'-0"	18"x36"x**3'-0"**
1	122	LF	20.3		
2	122	LF	20.3		
3	122	LF	8	8	
4	118	LF	7	7	
5	115	LF	7	7	38.3
6	70	LF	11.7		

PLAN

0 2.5 5 7.5 15



ELEVATION

0 2.5 5 7.5 15

NOTES:
1. BASELINE STATIONING AT REAR FACE OF SEAWALL CAP.
2. BASE OF GRANITE AND LOCATION OF STEPS MAY BE FIELD ADJUSTED TO ADDRESS FIELD CONDITIONS ENCOUNTERED WITH ENGINEER APPROVAL.

BAKER DESIGN CONSULTANTS
Civil, Marine, and Structural Engineering
7 Spruce Road • Freeport • Maine • 04032 • 207-846-9724 • info@bakerdesignconsultants.com

NO.	DATE	INT.
A	2-11-15	BJB
B	4-28-15	BJB
	PROGRESS SET	
	PERMIT SET	

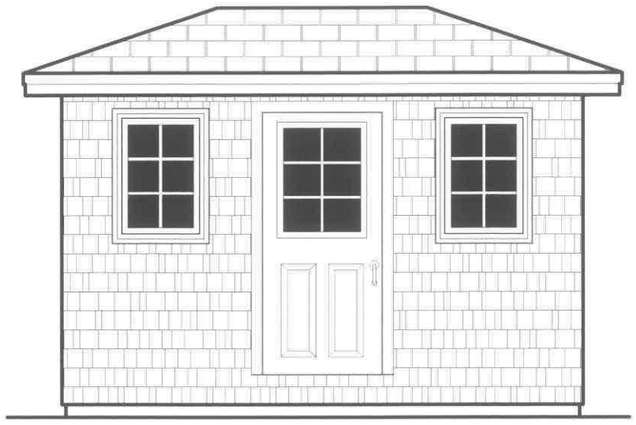
STATE OF MAINE
BARNEY J. BAKER
No. 5737
LICENSED PROFESSIONAL ENGINEER

DESIGNED BY: BJB
DRAWN BY: JJC
CHECKED BY: BJB
SCALE: AS SHOWN

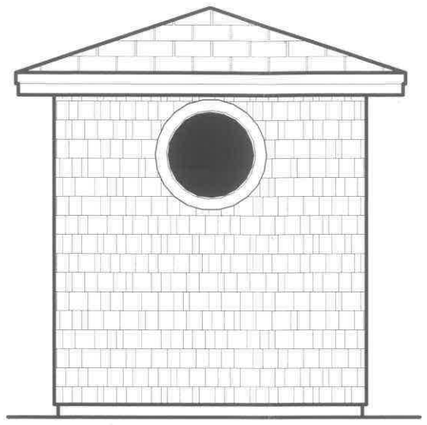
SHEET TITLE: PLAN & ELEVATION
PROJECT: JEFFREY KOLOD
KOLOD SEAWALL REPLACEMENT
KITTERY, MAINE

DATE: DEC. 2014
CONTRACT NO.: 14-40
SHEET NO.: S-1
REV.: B

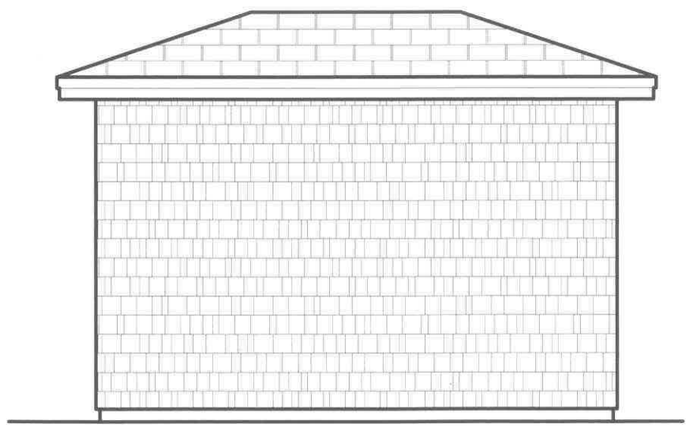
\\bdc-srv\projects\14\14-40 kolod seawall-kittery\cad\14-40 kolod seawall replacement civil3d.dwg



1 FRONT ELEVTION
SCALE 1/4"=1'0"



3 SIDE ELEVATION
SCALE 1/4"=1'0"



2 REAR ELEVTION
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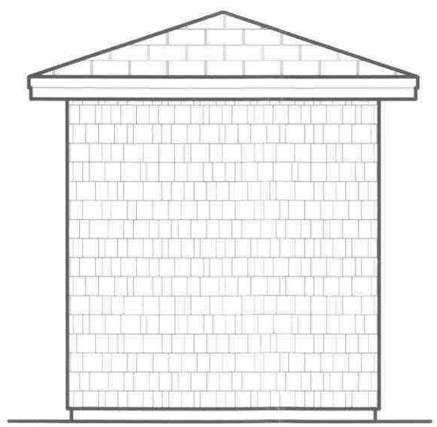
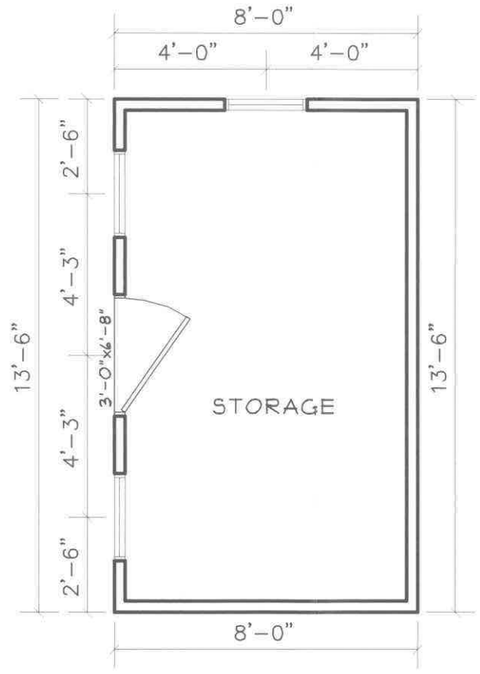


4 SIDE ELEVATION
SCALE 1/4"=1'0"



5 FLOOR PLAN
SCALE 1/4"=1'0"

M. MORELAND CONSTRUCTION
ARCHITECTURAL DESIGNER
S. BERWICK ME
03908
PH.207-752-2498

DRAWING LIST

A-1	FLOOR PLAN
	ELEVATIONS

NOTES:

V.I.F. ALL DIMENSIONS

CONTRACTOR IS RESPONSIBLE FOR ALL FINISHED DIMENSIONS

CONTRACTOR IS RESPONSIBLE FOR MEETING ALL STATE & NATIONAL BUILDING CODES

PROJECT:

KOLOD SHED

PROJECT NUMBER: 0405

ISSUE:	DATE:
EXISTING	
DESIGN	4-4-15
PERMIT	
CONSTRUCTION	

SCALE
1/4"=1'-0"

STAMP

FLOOR PLAN
ELEVATIONS

A-1

PLAN REVIEW NOTES
48 Bowen Road, M17 L10
Shoreland Development Plan Review

August 20, 2015

Town of Kittery Maine
Town Planning Board Meeting
August 20, 2015

Kittery Point Yacht Yard Renovations –Shoreland Development Plan Review
Action: accept or deny plan application; approve or deny plan. Owner and applicant MGX, LLC a.k.a Kittery Point Yacht Yard, Corp. requests consideration of plans for replacement of an existing marine railway with an at-grade boat ramp requiring fill within the intertidal zone. The 1.3-acre lot is located at 48 Bowen Road (Tax Map 17, Lot 10) in the Residential-Urban (R-U) and Shoreland Overlay (OZ-SL) and Commercial Fisheries/Maritime Activities (OZ-CMFU) Overlay Zones. Agent is Barney Baker, Baker Design Consultants.

PROJECT TRACKING

REQ'D	ACTION	COMMENTS	STATUS
NO	Site Visit	Board's discretion	
YES	Determination of Completeness/Acceptance	Scheduled for 8/20/2015	
NO	Public Hearing	Board's discretion	
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

The Kittery Point Yacht Yard currently uses the property as a full service boatyard and marina. Their development plan includes a reconfiguration and expansion of the marina float system. The applicant's agent describes in the narrative that upland changes to the site are limited to:

1) Replacement of an existing Marine Railway with an at-grade boat ramp adds fill to intertidal area, effectively moving high tide line seaward in boat ramp area.
2) ADA Walkway Approach (at-grade) to North Dock system.
3) A new accessible restroom and shower facilities to serve recreational boaters is planned in an existing building, replacing obsolete Marine Railway gear.

A more detailed analysis of the proposed activities and how they conform to zoning and standards is found on page 6 of the submitted narrative.

While the property is zoned for commercial marine use it is surrounded by residential properties. Two of the twelve abutting (within 150 feet) property owners have provided letters of support found in ATT. 2 of the application submittal.

Staff Review

The proposed development will incur an increase of slips, pony docks and boat haulers with a reduction of moorings resulting in a net increase of required parking, approximately 15%. Other than incurring parking it does not appear there are any other significant issues that would require the Board's determination with the exception of devegetated area.

It is evident from 16.3.2.18 that standards in the CMFU overlay zone are whatever the base and other overlay zones consist. Properties located in both the R-U zone and the Shoreland Overlay Zone that are greater than 10,000 square feet in lot size are required to have no more than 20% of the lot devegetated.

The property, understandably being part of a working waterfront for more than 100 years, is clearly over this threshold. The issue, however, may be with the increase in parking that would in-turn replace vegetation with an impervious surface.

It is not clear if the parking analysis actually identifies too many required spaces, "Industry, Manufacturing, Business' requiring 1.1 spaces per employee is not typically applied in context of marinas. The applicant is also seeking the Board to consider that the actual parking demand is lower than what the town's parking standards anticipate.

Staff finds the application substantially complete, however, to provide clarity on some potential issues, suggest the following additional information:

1. Information from a traffic engineer that supports the applicant's suggestion that the facility does not need all the parking required by 16.8.9.4
2. Plan needs to be revised to determine the percent of devegetated area as required by 16.3.2.17.D.1.d.
3. A copy of a Boundary Survey stamped by a Maine Professional Land Surveyor.
4. Sheet C-1 title should read 'Shoreland Development Plan' rather than Site Plan along with the Map and Lot in the lower right corner of the plan.

Recommendations

Given the context of the property's location it seems prudent that a public hearing and possibly a site visit be scheduled after accepting the plan application.

Board Action

The Board should determine if there is any information lacking in the submitted application that is pertinent to the Board's final review and determination. The Board should also determine if they want to hear from the Port Authority prior to the public hearing.

If the Planning Board concurs with Staff's recommendation they can consider a motion to:

Move to accept the plan application and schedule a public hearing for the Shoreland Development Plan dated July 20 2015 for 48 Bowen Road (Tax Map 17, Lot 10) in the Residential-Urban (R-U) and Shoreland Overlay (OZ-SL) and Commercial Fisheries/Maritime Activities (OZ-CMFU) Overlay Zones., for owner and applicant MGX, LLC a.k.a Kittery Point Yacht Yard, Corp.

Shoreland Overlay Zone
Project Plan Review
Kittery Point Yacht Yard
Waterfront Improvement Program

Kittery, Maine

July 20, 2015

Applicant:
Kittery Point Yacht Yard
Tom Allen, Owner
48 Bowen Road
Kittery, ME 03904

RECEIVED
JUL 2 3 2015
BY:

Submitted To:
Chris Di Matteo- Town Planner
Town of Kittery Maine
200 Rogers Road
Kittery, ME 03904

BAKER DESIGN CONSULTANTS
Civil, Marine, and Structural Engineering
7 Spruce Road, Freeport, ME 04032

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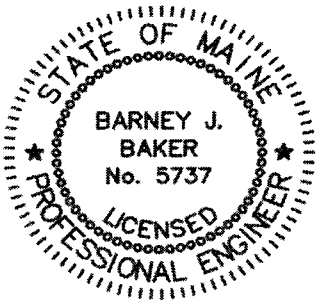
b.baker@bakerdesignconsultants.com



TOWN OF KITTERY MAINE
TOWN PLANNING DEPARTMENT

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

APPLICATION: SHORELAND OVERLAY ZONE PROJECT PLAN REVIEW

FEE FOR REVIEW	☒ $100.00	Amount Paid: $_____ Date: _____

PROPERTY DESCRIPTION	**Parcel ID**	**Map**	17	**Base Zone**	R-U	**Total Land Area**	1.3+/- acres
		Lot	10	**Overlay Zone**	OZ-SL-250' OZ-CFMU		
	Physical Address	48 Bowen Road, Kittery, ME 03904					

PROPERTY OWNER'S INFORMATION	**Name**	Kittery Point Yacht Yard Attn: Tom Allen, Owner	**Mailing Address**	48 Bowen Road, Kittery, ME 03904
	Phone	(207) 439-9582		
	Fax			
	Email	tallen@kpyy.net		
APPLICANT'S AGENT INFORMATION	**Name**	Barney Baker, PE	**Name of Business**	Baker Design Consultants
	Phone	(207) 846-9724	**Mailing Address**	7 Spruce Road, Freeport, ME 04032
	Fax			
	Email	b.baker@bakerdesignconsultants.com		

PROJECT DESCRIPTION

See reverse side regarding information to be provided.

Existing Land Use: Commercial Marina

Kittery Point Yacht Yard (KPYY) is an established full service boatyard with repair, storage, and maintenance facilities. The facility is located at 48 Bowen Road on the Back Channel of the Piscataqua River opposite Seavey Island. KPYY currently includes the following waterfront infrastructure:

- A full service boatyard that includes upland facilities for storage, maintenance and servicing commercial and recreational vessels.
- Staff Offices, Parts Department , Chandlery and Boat Sales
- A year-round floating dock system (approximately 2,240 SF) that provides seasonal slips and service dock space for the seasonal boat migration to winter storage.
- A fixed timber pier (approximately 410 SF) which provides access to dock system and an intermediate space for boat equipment and supplies.
- A marine railway with a length of approximately 170 LF that extends approximately 40' beyond low water. The rolling launch frame has been adapted to carry a truck hauler trailer providing launch capabilities a couple of hours each side of high water.
- Parking and dinghy access to support service operations, chandlery, visiting yachts and approximately 40 back channel moorings.

Proposed Land Use and Development: No change to use. Improvement in efficiency of existing operations and expanded float system to accommodate transient boaters.

Refer to plans located in ATTACHMENT No. 2. The proposed work will improve KPYY's facilities at Bowen Road with increased dockage and an all-tide ramp. The work consists of two major components:

1. Marine Improvements (below the High Water Mark):
   - Existing marina layout is modified and expanded to provide South Dock Service Floats and North Dock Recreational Floats.
   - A new crib pier and ADA compliant gangway will serve the North Dock system.
   - The existing marine railway system will be replaced with an at-grade launch ramp consisting of precast concrete and asphalt elements.
2. Land Side Improvements (above the High Water Mark):
   - Replacement of an existing Marine Railway with an at-grade boat ramp adds fill to intertidal area, effectively moving high tide line seaward in boat ramp area.
   - ADA Walkway Approach (at-grade) to North Dock system is provided.
   - An existing building is retrofitted to replace obsolete Marine Railway gear with ADA rest room and shower facilities to serve recreational North Dock System.
   - While no dedicated parking is provided to support the marina expansion. Sheet C-3 provides an accounting of existing and proposed parking requirements by Ordinance.

PROJECT DECSCRIPTION	**Please describe any construction constraints (wetlands, shoreland overlay zone, flood plain, non-conformance, etc.)**
	A Site Plan is provided with this application. A combined Maine Dept. of Environmental Protection (NRPA) and Army Corps of Engineers (Dept of the Army) permit application has been filed for the proposed work with a copy to the Town. An application to the Kittery Port Authority will follow Project Plan review.
	The project occurs within the Shoreland Overlay Zone, and within the Commercial Fisheries /Maritime Uses Overlay District.
	The work involves expansion of an existing marine service facility, which is a water-dependent use. The float system expansion increases dock footprint with increased shading of the seabed.
	The proposed boat ramp construction involves fill in the intertidal and subtidal zones in an area previously impacted by the marine railway. The net increase in impact area is approximately 107 s.f. in the intertidal zone and 579 s.f. in the subtidal zone.

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:	AGENT	**Owner's Signature:**	Refer to Agent Authorization
Date:	July 20, 2015	**Date:**	

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'

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.

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.

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 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

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.

EXPANSION ANALYSIS OF CONSTRUCTION ONLY WITHIN THE SHORELAND OVERLAY ZONE

AREA - SQUARE FEET (DR or MR)	VOLUME - CUBIC FEET	CONSTRUCTION TYPE *	VALUE $

PROPOSED ADDITION

CHANGE – TOTAL

CHANGE - PERCENT

CONSTRUCTION

EXISTING – PRIOR TO SHORELAND LAW - 1987

ADDITION(S) –AFTER SHORELAND LAW

CHANGE - TOTAL

CHANGE – PERCENT

VALUE OF CONSTRUCTION

VALUE OF INCREASE - PERCENT

TOTAL – EXISTING PLUS PROPOSED

CHANGE – AMOUNT

CHANGE – PERCENT

(Note: May not exceed 30%)

VALUE OF CONSTRUCTION

VALUE OF INCREASE - PERCENT

- TYPE OF ADDTION
    - DEMOLITION AND RE-BUILD - DR
    - MAINTENCE OR REPAIR - MR

END

Issued April 27, 2011

Agent Authorization

By signing below, I authorize Barney Baker, PE of Baker Design Consultants to act as agent for the purpose of permit communication on applications filed for waterfront improvements at Kittery Point Yacht Yard, 48 Bowen Road, Kittery, Maine.

Signed: _____

Date: 10.13.14

Project Narrative

Refer to the Location Map and Kittery Zoning Map Insert located in ATTACHMENT 1 and the project plans provided in ATTACHMENT 3.

The property is currently used as a full service Boatyard and Marina. The project includes a reconfiguration and expansion of the marina float system. Letters of Support from the waterfront abutting property owners are provided in ATTACHMENT 2.

As noted in the application the proposed upland changes to the site are limited to the following items:

- Replacement of an existing Marine Railway with an at-grade boat ramp adds fill to intertidal area, effectively moving high tide line seaward in boat ramp area.
- ADA Walkway Approach (at-grade) to North Dock system.
- An existing building is retrofitted to replace obsolete Marine Railway gear with accessible Restroom and Shower facilities to serve recreational boaters.

Because of the minimal change in use to the upland area of the property associated with this project, no changes in existing utilities, stormwater or traffic are anticipated.

A summary of Zoning criteria and Development Standards that have been considered with the proposed onsite improvements is tabulated on the next page.

LAND USE ZONING			
Zone	**Criteria**	**Min Strd**	**KPYY Provided**
R-U Residential Urban - OZ-SL Shoreland Overlay - OZ-CFMU Commercial Fisheries/Maritime Overlay Zone Overlay	Use	-	No Change (NC) in Current Use of Full Service Marina and Boatyard which is allowed within Commercial Fisheries/Maritime Overlay Zone
	Min Lot Size	20000 SF	NC=72580 (to MLW) SF
	Min Street Frontage	100 Ft	NC= ~ 320 FT
	Min Front Yard	30 Ft	No Change from Existing
	Min Side and Rear	15 Ft	No Change from Existing
	Max Bldg. Ht	35	No Change from Existing
	Max Bldg. Coverage	20%	No Change from Existing
	Min Setback from HW	0	NC for Water Dependent Uses

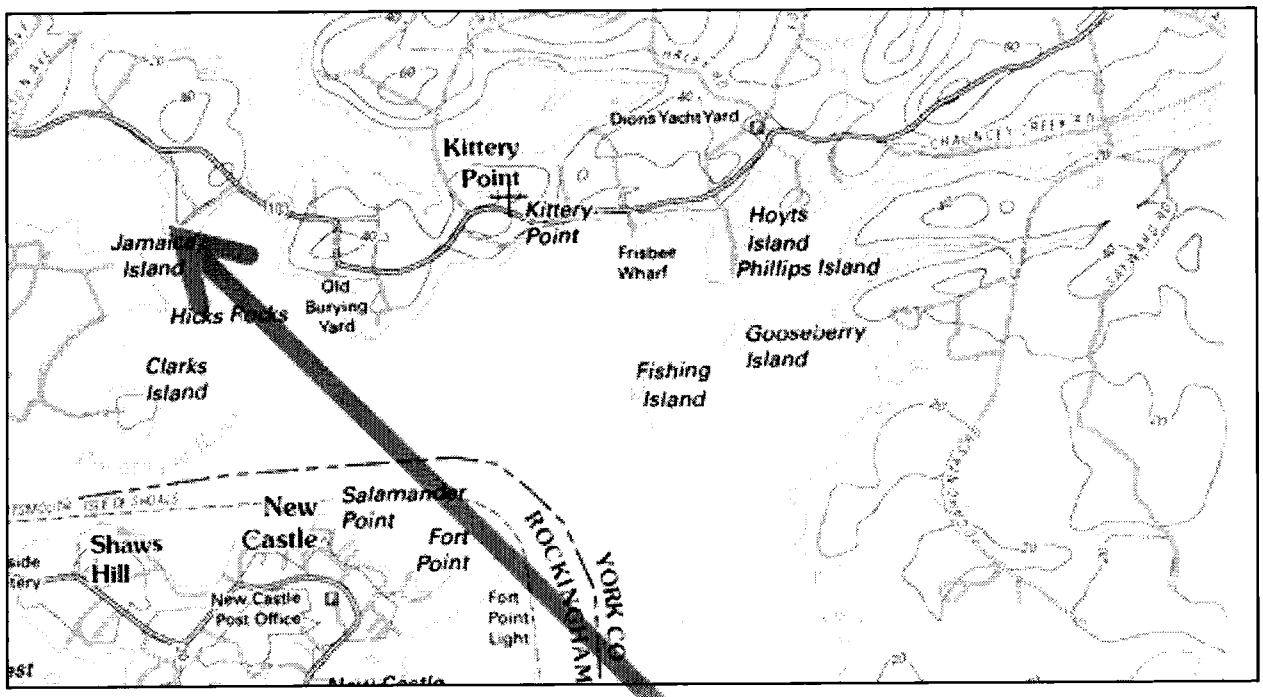
DEVELOPMENT STANDARDS

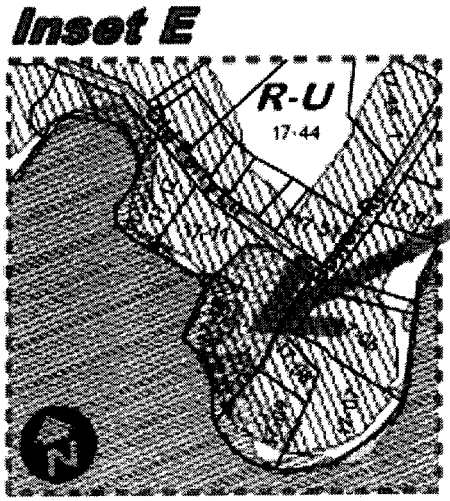
Kittery Ordinance		**Criteria**	**Compliance Notes for Proposed Activity**
Article XV-16.8.15.1 **Piers, Wharves, Marinas and Other Uses Projecting into Water Bodies**	A	Dimensional Standards and Setbacks	Upland site changes limited to waterfront access (North Dock & Boat Ramp) and Restroom & Shower facilities in an existing building.
	B,C, H, I, J	Buildings	No New Structures proposed beyond the HW Mark
	D	Access From Shore	Access from shore developed on soils appropriate for such use and constructed so as to control erosion.
	E,F,G	Project Location on property with an established waterfront use.	The location does not interfere with existing developed recreational and maritime commerce or natural beach areas.
			The facility has been located so as to minimize adverse effects on fisheries.
			The facility is a water-dependent use and no larger in dimension than necessary. The proposed work is consistent with existing conditions, use and character of the area.
	K,L, P	Permit Approvals	Applications are pending with Maine DEP, Submerged Lands and Army Corps of Engineers. Kittery Port Authority and Building Permit approval will follow Site Plan Review.
	N	Public Access	Public use of the property is limited to supervised activity to maintain site safety.
	O	No. of pier, ramp and float structures	Not applicable for this non-residential development
Article XV 16.8.9.4 **Off-street Parking Standards.**			Refer to Sheet C-3 for Tabulated Existing and Proposed Parking demand and layout

Attachments

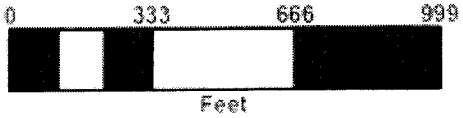
ATTACHMENT 1 Location Map/Site Zoning

USGS Map, Kittery Quadrangle, Maine-New Hampshire, 7.5 Minute Series, 2011





1 inch = 333 feet



Kittery Zoning Map

R-U	Residential Urban
OZ-CFMU	Commercial Fisheries/Maritime Overlay Zone
OZ-SL-250'	Shoreland- Water Body/Wetland Protection Area

ATTACHMENT 2 Abutter Support Letters

BAKER DESIGN CONSULTANTS
Civil, Marine and Structural Engineering

June 3, 2015

John and Carol Sanidas
20 Old Ferry Lane
Kittery Maine 03905

Subject: Kittery Point Yacht Yard Waterfront Improvement Program
48 Bowen Rd, Kittery, Maine

Dear John and Carol,

The purpose of this letter is to show the regulatory permit agencies that you have been informed of the proposed waterfront improvements on your neighbors (Kittery Point Yacht Yard) property at 48 Bowen Road. The yard interds to improve and expand their float system to better accommodate transient boats, to replace the existing marine railway with a boat ramp to improve yard efficiency and to add two (2) pony docks to the mooring field to compensate for displaced moorings.

I have attached drawings that show the proposed improvements and the proximity of the new float layout to your property line. The regulatory agencies (Army Corps of Engineers and Maine Department of Environmental Protection) require a letter (such as this one) from the adjacent property owner indicating no issues with any part of the float system within 25-ft of the 'riparian' line. The offsets to your common riparian line (shown on the plan as an extension of the upland property boundary) are shown on Sheet C-3.

By signing below, you indicate that you have reviewed the plans and have no issues with what has been proposed at your property line. With this letter, Baker Design consultants will seek and obtain permits for the work with the federal, state and local regulatory agencies that have jurisdiction on the project.

Thank you for your time and consideration. Please contact me or Tom Allen with any questions.

Sincerely,

BAKER DESIGN CONSULTANTS, Inc.

Barney Baker PE
Principal

BJB JN: 14036/7
Enc: C-3 Site Plan; M-2 Pony Dock Layout

Copy: Tom Allen- Kittery Point Yacht Yard (207) 439 9582

Signed	John Sanidas	Carol Sanidas
Date	4 JULY 15	

7 Spruce Road, Freeport, ME 04032 T: (207) 846-9724 Email: b.baker@bakerdesignconsultants.com

BAKER DESIGN CONSULTANTS
Civil, Marine and Structural Engineering

May 13, 2015

Milton E Hall
51 Bowen Road
Kittery, Maine 03904

Subject: Kittery Point Yacht Yard Waterfront Improvement Program
48 Bowen Rd, Kittery, Maine

Dear Milton,

The purpose of this letter is to show the regulatory permit agencies that you have been informed of the proposed waterfront improvements on your neighbors (Kittery Point Yacht Yard) property at 48 Bowen Road. The yard intends to improve and expand their float system to better accommodate transient boats, to replace the existing marine railway with a boat ramp to improve yard efficiency and to add three (3) pony docks to the mooring field to compensate for displaced moorings.

I have attached drawings that show the proposed improvements and the proximity of the new float layout to your property line. The regulatory agencies (Army Corps of Engineers and Maine Department of Environmental Protection) require a letter (such as this one) from the adjacent property owner indicating no issues with any part of the float system within 25-ft of the 'riparian' line. The offsets to your common riparian line (shown on the plan as an extension of the upland property boundary) are shown on Sheet C-3.

By signing below, you indicate that you have reviewed the plans and have no issues with what has been proposed at your property line. With this letter, Baker Design consultants will seek and obtain permits for the work with the federal, state and local regulatory agencies that have jurisdiction on the project.

Thank you for your time and consideration. Please contact me or Tom Allen with any questions.

Sincerely,

BAKER DESIGN CONSULTANTS, Inc.

Barney Baker PE
Principal

BJB JN: 14036/7
Enc: C-3 Site Plan; C-5 Pony Dock Layout

Copy: Tom Allen- Kittery Point Yacht Yard (207) 439 9582

Signed _____
Milton Hall

Date 5/15/15

7 Spruce Road, Freeport, ME 04032 T: (207) 846-9724 Email: b.baker@bakerdesignconsultants.com

ATTACHMENT 3 Project Plans

Sheet C-1	Existing Conditions Plan
Sheet C-2	Site Overview Plan
Sheet C-3	Site Plan

EXISTING FLOAT SCHEDULE

CURRENT DESIGNATION	TYPE	SIZE	RE-USED	NEW DESIGNATION
EF-1	EXIST. FLOAT	8 x 20	YES	S2
EF-2	EXIST. FLOAT	8 x 20	NO	---
EF-3	EXIST. FLOAT	8 x 20	NO	---
EF-4	EXIST. FLOAT	8 x 20	NO	---
EF-5	EXIST. FLOAT	8 x 20	NO	---
EF-6	EXIST. FLOAT	6 x 20	NO	---
EF-7	EXIST. FLOAT	6 x 20	NO	---
EF-8	EXIST. FLOAT	6 x 20	NO	---
EF-9	EXIST. FLOAT	6 x 20	YES	R1
EF-10	EXIST. FLOAT	6 x 20	YES	R2
EF-11	EXIST. FLOAT	6 x 20	YES	R3
EF-12	EXIST. FLOAT	6 x 20	YES	R4
EF-13	EXIST. FLOAT	6 x 20	YES	R5
EF-14	EXIST. FLOAT	6 x 20	YES	S8
EF-15	EXIST. FLOAT	6 x 20	YES	S9
EF-16	EXIST. FLOAT	6 x 20	YES	N10
EF-17	EXIST. FLOAT	6 x 20	YES	N13

SURVEY LEGEND

VRAP AREA
CONCRETE AREA
BUILDING
BASE FLOOD LIMIT
MHW
MLW
MLLW
CONTOUR (INDEX)
CONTOUR (INTERMEDIATE)
RETAINING WALL
PROBE BORING
SANITARY SEWER LINE
SANITARY SEWER STRUCTURE
WATER LINE
WATER VALVE
WATER SHUT-OFF
OVERHEAD WIRES
MOORING (SURVEY LOCATED)
MOORING (AERIAL LOCATED)
PILES
SPOT ELEVATION
PROPERTY CORNER MARKER

SUBSURFACE PROBE SCHEDULE

PROBE #	MUDLINE ELEVATION	REFUSAL ELEVATION	OVERBURDEN [FT]
B-2	-26.4	-26.9	0.5
B-2a	-23.9	-25.4	1.5
B-2c	-21.9	-24.0	2.2
B-4a	-25.7	-27.2	1.5
B-4b	-19.2	-19.7	0.5
B-4c	-19.7	-22.7	3.0
B-4d	-19.1	-20.1	1.0
B-5	-21.7	-21.7	0.0
B-5a	-17.6	-19.6	2.0
B-5a2	-13.4	-13.9	0.5
B-8	-7.9	-9.9	2.0

PLAN
0 10 20 30 60

NOTES:
1. EXISTING PROJECT PLANIMETRICS AND TOPOGRAPHY IS FROM AUTOCAD DRAWING FILE SURVEY ENTITLED "EXISTING CONDITIONS PLAN FOR PROPERTY AT 48 BOWEN ROAD, KITTERY, YORK COUNTY, MAINE PREPARED BY EASTERLY SURVEYING, INC. DATED 11/25/14.
2. LITTORAL PROPERTY LINE ARE EXTENSIONS BEYOND HIGH WATER MARK OF PROPERTY LINES.
3. DESCRIPTION OF ACTIVITY & USE RESTRICTION AREA MAY BE FOUND IN YCRD BOOK 14895, PAGE 220.

BAKER DESIGN CONSULTANTS
Civil, Marine, and Structural Engineering
7 Spruce Road • Freeport • Maine • 04032 • 207-846-9724 • info@bakerdesignconsultants.com

NO.	DATE	INT.
D	PERMIT SET	6-05-15	BJB
C	PROGRESS SET	3-11-15	BJB
B	PROGRESS SET	1-16-15	BJB
A	MDOT REVIEW	10-21-14	BJB

STATE OF MAINE
BARNEY J. BAKER
No. 5737
LICENSED PROFESSIONAL ENGINEER

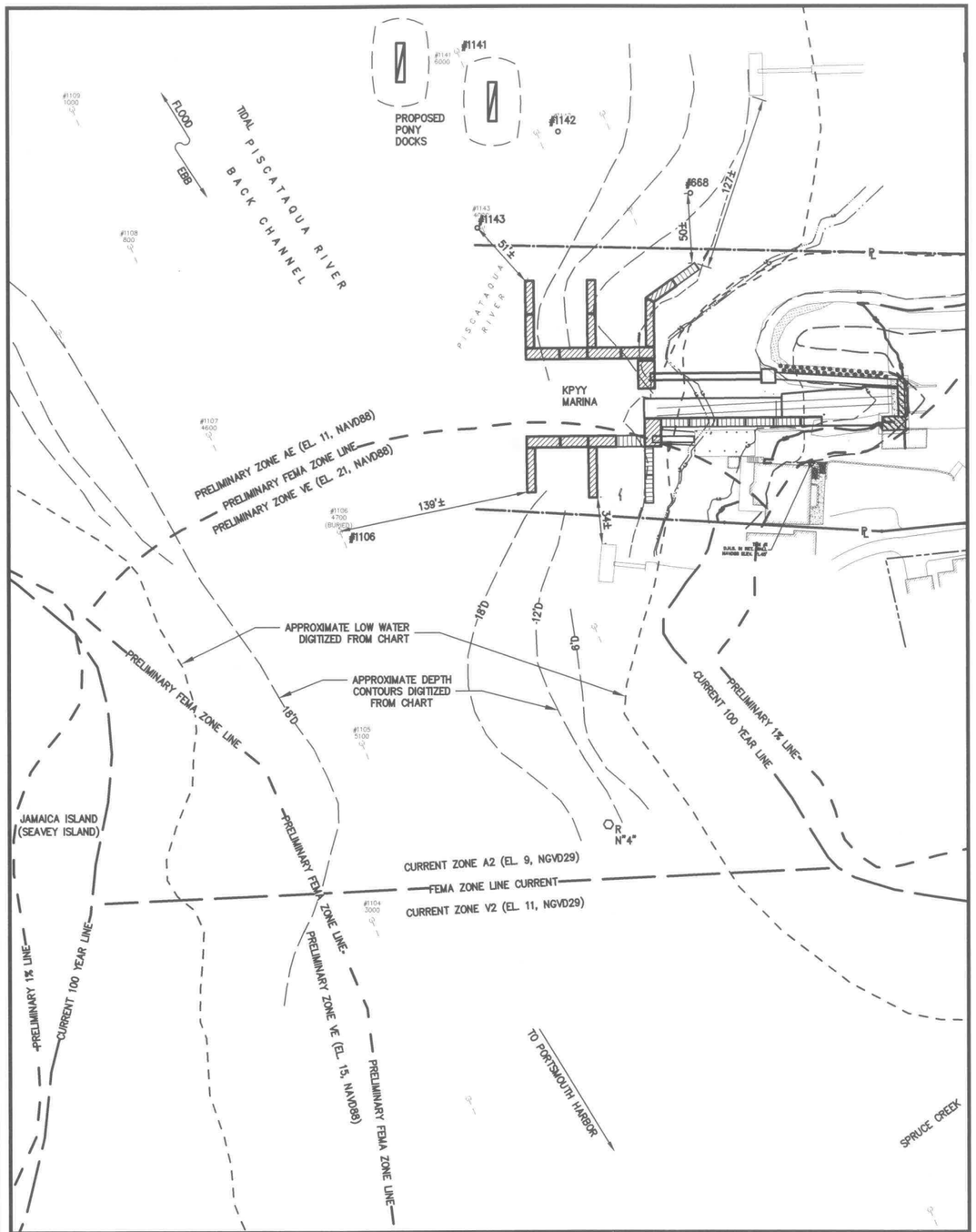
DESIGNED BY: BJB
DRAWN BY: JJC
CHECKED BY: BJB
SCALE: AS SHOWN

SHEET TITLE: EXISTING CONDITIONS PLAN

PROJECT: KITTERY POINT YACHT YARD
WATERFRONT IMPROVEMENT PROGRAM
KITTERY, MAINE

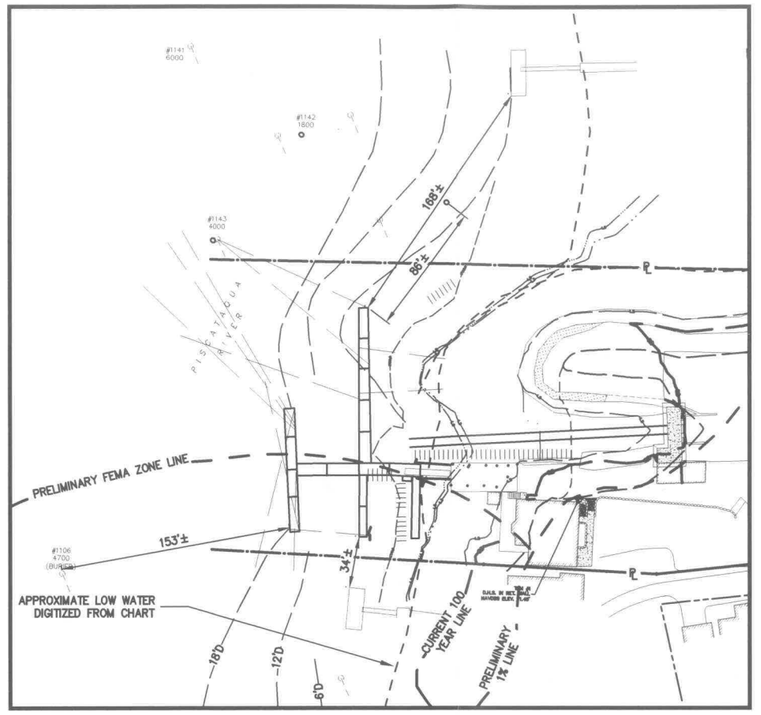
DATE: SEPT 2014
CONTRACT NO.: 14-35-36
SHEET NO.: C-1
REV.: D

\\bdc-srv\projects\14\14-36 kpyy kittery big\cad\14-36 kpyy big marina upgrades civil3d.dwg Date: 1/13/2015



INSET WITH PROPOSED KPYY MARINA AND PONY DOCK LAYOUT

0 25 50 75 150



INSET WITH EXISTING KPYY FLOAT LAYOUT

0 25 50 75 150

LEGEND:

- MOORING LOCATION FROM SURVEY
- MOORING LOCATION FROM MEGIS AERIAL
- CAN LOCATION FROM MEGIS AERIAL

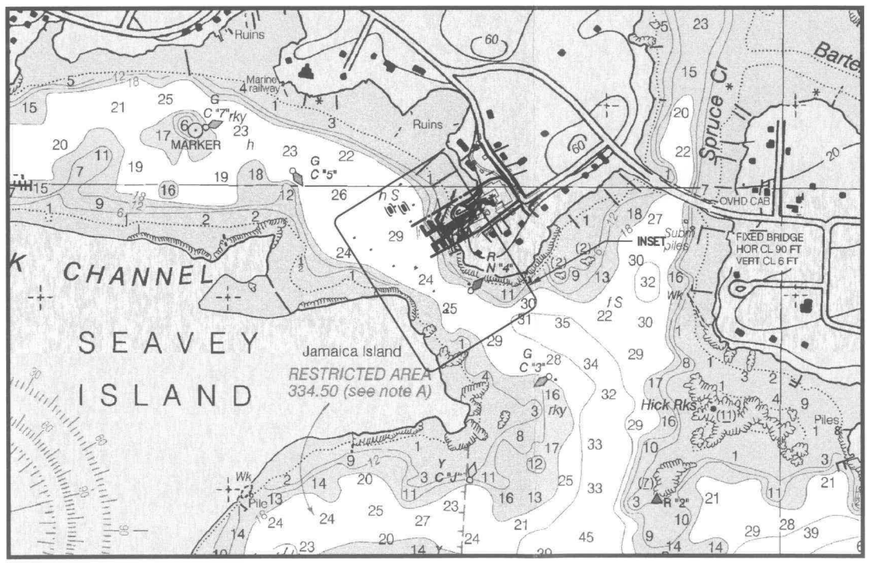


CHART OF BACKCHANNEL

0 200 400 600 1200

NOTES:

1. EXISTING FEMA DATA PER EFFECTIVE (1984) FIRM.
2. PROPOSED PRELIMINARY FEMA DATA PER (2013) FIRM.

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Civil, Marine, and Structural Engineering
7 Spruce Road • Freeport • Maine • 04032 • 207-846-9724 • info@bakerdesignconsultants.com

NO.	DATE	INT.
A	PROGRESS SET	1-16-15	BJB
B	PROGRESS SET	3-11-15	BJB
C	PERMIT SET	6-05-15	BJB

STATE OF MAINE
BARNEY J. BAKER
No. 5737
LICENSED PROFESSIONAL ENGINEER

DESIGNED BY: BJB
DRAWN BY: JJC
CHECKED BY: BJB
SCALE: AS SHOWN

SHEET TITLE: SITE OVERVIEW PLAN

PROJECT: WATERFRONT IMPROVEMENT PROGRAM
KITTERY POINT YACHT YARD
KITTERY, MAINE

DATE: SEPT 2014

CONTRACT NO. 14-35-36

SHEET NO. C-2

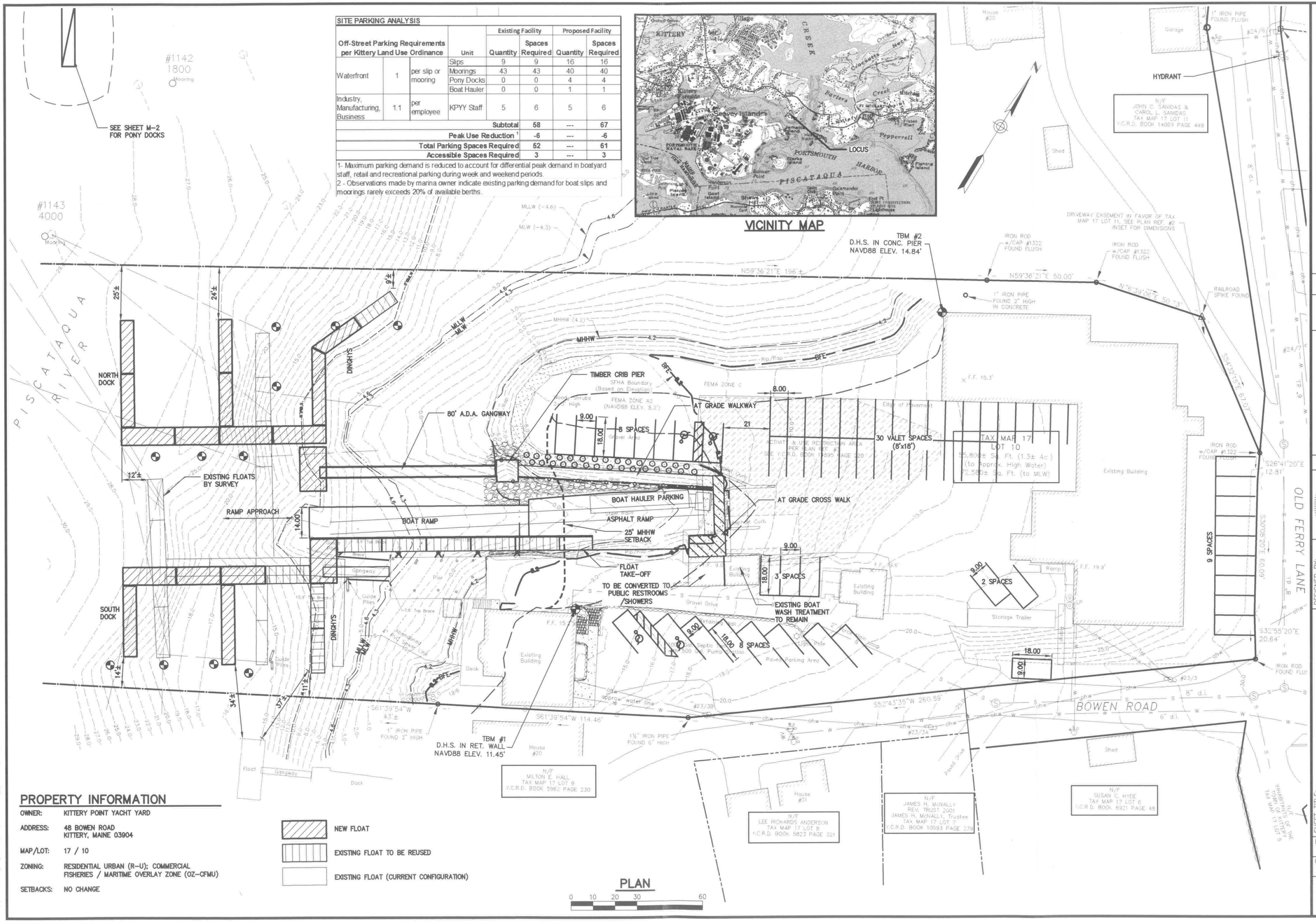
REV. C

\\bdc-srv\projects\14\14-36 kpyy kittery big\cad\14-36 kpyy big marina upgrades civil3d.dwg Date: 1/13/2015

SITE PARKING ANALYSIS							
Off-Street Parking Requirements per Kittery Land Use Ordinance			Unit	Existing Facility Quantity	Existing Facility Spaces Required	Proposed Facility Quantity	Proposed Facility Spaces Required
Waterfront	1	per slip or mooring	Slips	9	9	16	16
			Moorings	43	43	40	40
			Pony Docks	0	0	4	4
			Boat Hauler	0	0	1	1
Industry, Manufacturing, Business	1.1	per employee	KPYY Staff	5	6	5	6
			Subtotal		58	---	67
			Peak Use Reduction [1]		-6	---	-6
			Total Parking Spaces Required		52	---	61
			Accessible Spaces Required		3	---	3

1- Maximum parking demand is reduced to account for differential peak demand in boatyard staff, retail and recreational parking during week and weekend periods.
2 - Observations made by marina owner indicate existing parking demand for boat slips and moorings rarely exceeds 20% of available berths.

VICINITY MAP



PROPERTY INFORMATION

OWNER: KITTERY POINT YACHT YARD

ADDRESS: 48 BOWEN ROAD
KITTERY, MAINE 03904

MAP/LOT: 17 / 10

ZONING: RESIDENTIAL URBAN (R-U); COMMERCIAL FISHERIES / MARITIME OVERLAY ZONE (OZ-CFMU)

SETBACKS: NO CHANGE

NEW FLOAT

EXISTING FLOAT TO BE REUSED

EXISTING FLOAT (CURRENT CONFIGURATION)

PLAN
0 10 20 30 60

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Civil, Marine, and Structural Engineering
7 Spruce Road • Freeport • Maine • 04032 • 207-846-9724 • info@bakerdesignconsultants.com

NO.	DATE	INT.
A	7-13-15	BJB
B	6-05-15	BJB
C	3-11-15	BJB
D	1-16-15	BJB
E	10-21-14	BJB
	CAPACITY PARKING SCENARIO	
	PERMIT SET	
	PROGRESS SET	
	PROGRESS SET	
	MDOT REVIEW	
	SUBMISSION	

BARNEY J. BAKER No. 5737 LICENSED PROFESSIONAL ENGINEER STATE OF MAINE

DESIGNED BY: BJB
DRAWN BY: JJC
CHECKED BY: BJB
SCALE: AS SHOWN

SHEET TITLE: SITE PLAN

PROJECT: KITTERY POINT YACHT YARD
WATERFRONT IMPROVEMENT PROGRAM
KITTERY, MAINE

DATE
SEPT 2014

CONTRACT NO.
14-35-36

SHEET NO. C-3 REV. E

\\bdc-srv\projects\14\14-36 kpyy kittery big\cad\14-36 kpyy big marina upgrades civil3d.dwg Date: 1/13/2015

7b.

TOWN OF KITTERY, MAINE
200 Rogers Road – Kittery, ME 03904
Phone: 207-439-0459 Fax: 207-439-6806
www.kitteryme.gov

KITTERY BOARD OF APPEALS

July 20, 2015

Messrs. Michael Prete & Matthew Greco
The Kitchen Restaurant Group d/b/a Blind Pig Provisions
2 Badgers Island West
Kittery, Maine 03904

Dear Sirs:

Your Miscellaneous Variation Request, under Town Code Title 16, Section 8.9.4, Off-street Parking Standards, dated 04/23/15, as amended on 06/26/15, seeking variation in parking requirements to create a 20' x 25' (500sf) outdoor seating area addition to existing restaurant space at 2 Badgers Island West, Kittery (Map 1 - Lot 44), was heard at Town Hall on Tuesday evening, May 26, 2015 and Tuesday evening, July 14, 2015.

A motion was made as follows: *to grant the Miscellaneous Variation Request to The Kitchen Restaurant Group d/b/a Blind Pig Provisions, Mixed Use – Badgers Island zone (MU-BI), per Title 16, Section 8.9.4, Off-street Parking Standards, to create a 20' x 25' (500sf) outdoor seating area addition to existing restaurant space. Conditions of Approval established are: 1) compliance with Town Code ordinance provisions regarding light and noise; 2) the off-site joint parking arrangement with Greenpages must be held under the same ownership or lease, and evidence of such control or lease is required and must be reviewed and deemed satisfactory by the Code Enforcement Officer and Town Attorney; and, 3) the off-site joint parking arrangement is to be reviewed by the Code Enforcement Office annually with the application for the liquor and victualers license.*

The motion carried unanimously with no abstentions.

Findings of Fact

The Board deliberated the issues and made the following findings:

The Kittery Board of Appeals does have jurisdiction to hear this matter.

There are no outstanding violations on the property.

The application is complete and the applicant does have standing.

The applicant's burden of proof was clarified.

Scott Osgood is the owner (Madison Street, LLC) of the property at 2 Badgers Island West (Map 1 Lot 44). Matthew Greco and Michael Prete are tenant operators of the Blind Pig Provisions restaurant, recently opened at that location.

The applicants requested a variation in parking requirements of Title 16, Section 8.9.4, Off-Street Parking Standards, paragraph M, for approval of joint use of a parking facility by two or more principal buildings or uses, in order to be permitted to create a 20' x 25' (500sf) outdoor seating area addition (table and chairs, no construction), to existing restaurant space.

The Blind Pig restaurant was created in spaces previously used for similar operations. Other uses in existence at the site include three apartment dwelling units and an 11-slip marina.

Mr. Matthew Greco spoke of applying for more seating; existing patio seating on the further end; and, that the Town was unable to determine how those came into being. He expressed that there was endless foot traffic across the bridge and that parking shouldn't really be an issue through the summer months. He expressed those as the two areas of concern to allow more seating.

Public testimony was heard from:

Mr. Tony Marchi, owning the property directly across from the subject property, expressed that he is not against all this, but is concerned about whether anyone would be there to make sure people park in the right spots. He owns a dock there and the building next door.

Mr. Bruce Crawford lives at 6 Badgers Island West. He stated that there is a big parking issue that's been like that for years; people park all along the street and they don't park in Portsmouth and walk to Badgers Island; they park in Badgers Island and walk to Portsmouth, especially when there are plays to save a couple of bucks. He has a concern about parking but is more concerned about noise, if there are people out there drinking late at night. He said he didn't know what the patio hours would be, but it would affect him more than anyone else which is his biggest concern.

Mr. Wilson raised a procedural question that the application requested a miscellaneous variation to the terms of Town Code Title 16, Section 6.4.3.B, where that section is one of Board authority to hear Miscellaneous Variation Requests. He stated that in his opinion the request was actually for a variation to the terms of Section 8.9.4, Off-street Parking Standards.

Chairman Costa explained the issue to the applicants who acknowledged that was the case. Applicant Mr. Matthew Greco made a pen and ink change to the application to note agreement with the section to be considered.

The Board deliberated the issue and made the following findings:

The site location falls under the Mixed Use – Badgers Island (MU-BI), Shoreland Overlay, and Commercial Fisheries/Maritime Uses Overlay Zones. No ordinance requirements of those zone standards conflict with the base zone provisions.

The actual current residential (4.5), marina (11), and restaurant (16) uses require a total of 31.5 spaces. 29 spaces are laid out on the plot plan. The 500sf addition requires an additional 11 spaces, for a new combined required total of 43 (rounded up).

Required off-street parking may be satisfied by the joint use of parking spaces by two or more uses if the applicant can show that parking demand is non-conflicting and will reasonably provide adequate parking for multiple uses without parking overflowing into undesignated areas. Non-conflicting periods may consist of daytime as opposed to evening hours of operation, or weekday as opposed to weekend hours of operation, or seasonal variation in parking demand.

The applicants arranged with Greenpages Technology Solutions, of 33 Badgers Island West (Map 1 Lot 32 and Map 1 Lot 38) for use of 20 spaces at an approximate distance not in excess of 800 feet along the traveled way at times not in conflict with Greenpages use, as evidenced by letter from Ms. Belinda Braley, Chief Executive Officer, dated June 3, 2015.

The total number of spaces available becomes 49, or six greater than minimum requirements.

The applicant stated that the outside seating would be seasonal and weather permitting; they have already reduced open hours and only serve lunch Friday through Sunday and dinner six nights a week starting at 4:00pm to 9:30pm. The hours are nearly opposite Greenpages hours, avoiding conflict of parking space usage.

Required off-street parking in the MU-BI zone must be located on the same lot with the principal building or use, or within one hundred (100) feet measured along lines of public access, except that where off-street parking cannot be provided within these limits, the Board may permit such off-street parking to be located a reasonable distance from the principal building or use, measured along lines of public access.

The approximate 800-foot distance between the two parking area is determined to be reasonable; and the ease and safety of pedestrian access to shared parking by the users served was considered in making that decision.

Based on a most frequent basis and not "worst case" scenario, the parking demand is adequately non-conflicting and will reasonably provide adequate parking for multiple uses without excessive parking overflowing into undesignated areas.

Non-conflicting periods consisting of hours of operation opposite Greenpages; weekend hours of operation; and, seasonal variation in parking demand are sufficient to meet the intent of the ordinance.

There is sufficient data that shows that the proposal, "will substantially meet the intent of the requirements by reasons of variation in the probable time of maximum use by patrons or employees among such establishments".

The location of the proposed use will not have excessive additional effect upon the congestion, nor undue increase of vehicular traffic congestion on public streets or highways.

The use will not cause disturbing emission of electrical discharges, dust, light, vibration or noise.

The applicant's evidence presented for the matter: was substantial; was credible; is not outweighed by conflicting evidence from the Town; and, the applicant did meet the burden of proof for granting the request.

The ordinance authorizes conditions to be imposed on its approval, and the Board requires as follows:

1) Compliance with Town Code ordinance provisions regarding light and noise;

2) The off-site joint parking arrangement with Greenpages must be held under the same ownership or lease, and evidence of such control or lease is required and must be reviewed and deemed satisfactory by the Code Enforcement Officer and Town Attorney; and,

3) The off-site joint parking arrangement is to be reviewed by the Code Enforcement Office annually with the application for the liquor and victualers license.

Conclusions of Law

The Board of Appeals has the authority to grant a Miscellaneous Variation Request, under Town Code Title 16, Section 1.5.2F, pursuant to Section 8.9.4, Off-street Parking Standards, to:

> *"M. ..... approve the joint use of a parking facility by two or more principal buildings or uses where it is clearly demonstrated that said parking facility will substantially meet the intent of the requirements by reasons of variation in the probable time of maximum use by patrons or employees among such establishments."*

Furthermore, pursuant to Section 16.3.2.14, Mixed Use - Badgers Island MU - BI.

> *F. Special Parking Standards. 2. Joint Use Parking.*
> *Required off-street parking may be satisfied by the joint use of parking spaces by two or more uses if the applicant can show that parking demand is non-conflicting and will reasonably provide adequate parking for multiple uses without parking overflowing into undesignated areas. Non-conflicting periods may consist of day time as opposed to evening hours of operation or weekday as opposed to weekend hours of operation or seasonal variation in parking demand."*

This approval is not the granting of a building/regulated activity permit, and any aggrieved party may appeal this decision to Superior Court within 45 days.

Sincerely,

Craig Wilson
Secretary

cc: Mr. Scott Osgood, Owner, 2 Badgers Island West
Ms. Belinda Braley, CEO, Greenpages Technology Solutions, 33 Badgers Island West
Town Council
Town Manager
Code Enforcement Officer
Town Planner
Town Attorney
Board of Appeals Members

76

TOWN OF KITTERY, MAINE
200 Rogers Road – Kittery, ME 03904
Phone: 207-439-0459 Fax: 207-439-6806
www.kitteryme.gov

KITTERY BOARD OF APPEALS

July 20, 2015

Mr. Brian Carson
Carson Investments, LLC
PO Box 251
Eliot, Maine 03903

Dear Mr. Carson:

Your Administrative Appeal dated June 25, 2015, under Town Code Title 16, Section 4.5.6, Appeal of Notice of Violation and Order, appealing the Town's issue of Notices on May 28th, June 8th, and June 23rd, for violation of the standards of Sections 8.8.1, Stormwater Drainage, and 9.1.3, Prevention of Erosion, at 2 Stevenson Road, Kittery (Map 29 Lot 38), was heard at Town Hall on Tuesday evening, July 14, 2015.

A motion was made as follows: .... *to affirm the Code Enforcement's Officer's Notices of Violation and Order, dated May 28th, June 8th, and June 23rd, 2015, to Carson Investments, LLC, regarding violations of Town Code, Title 16, Sections 8.8.1, Stormwater Drainage, and 9.1.3, Prevention of Erosion, at 2 Stevenson Road, Kittery.*

Roll call vote requested.

> *Mr. Beers – Yes / Mr. Boyle – Yes / Mr. Wilson – Yes / Mr. Brake– Yes*
> *Mr. Pinkham - Yes / Chairman Costa – Yes. Motion is approved unanimously.*

Findings of Fact

The Board deliberated and made the following findings:

Statutes and ordinances reviewed demonstrate that the Town does have legal authority to enforce Town code in the State-owned Route 236 Right-of-Way as further delineated in the "Description of State Maintenance Boundary Lines established for delimiting the urban area of Kittery, York County, Maine", effective October 4, 2006.

Statutory and ordinance evidence reviewed demonstrates that the Kittery Board of Appeals does have jurisdiction to hear this matter.

The filing of the appeal is valid in accordance with timing from June 23rd Amended Notice, as affirmed by the applicant's attorney.

Brian Carson, Carson Investments, LLC, is the owner of the property at 2 Stevenson Road, Kittery (Map 29 Lot 38). The application is complete and the applicant does have standing.

The applicant's burden of proof was clarified. As confirmed with the applicant's attorney, the relief sought as noted in the appeal filing asked the Board to find:

> *"All Notices of Violation pertaining in any way to the State of Maine right of way Route 236 should be overturned because they do not relate to the Town of Kittery.";* and,
>
> *"He is not in violation of his approval by storing and selling fill and gravel on his property."*

In order to grant the appeal, the applicant needed to demonstrate that:

1) The Town has no authority to apply local zoning ordinance to the issue in question: and,

2) Storing and selling fill and gravel on his property are permitted use activities.

Mr. Carson applied to the Town for a Home Occupation permit which was converted to a Business Use Change permit and approved by the Town Planner and Code Enforcement Officer on April 09, 2015. The Notice of Decision issued approval for new business to include: "*single family dwelling, (currently exists, will remain); retail, 3 rooms, 1st floor; auto detailing and stereo installation, garage; and, landscaping contracting, excavation, materials and services for home builders, contractors, excavators, etc., exterior of structure, side & rear of property.*"

The applicant's 05-28-15 letter regarding trespass was not a valid notice and municipal staff site visits were legally conducted.

The Board suspended its rules and allowed introduction of written information by the applicant, including a transcription of a recorded voice mail message to the applicant from MDoT staffer Kyle Hall, on or about June 17th; and, a statement from Mr. Joe Noel, a Maine-certified Soil Scientist, concerning his visit to the site on April 1st, 2015.

The applicant requested and the Board allowed the recording of the voice mail message to be played aloud. The Board agreed that the written statement was an accurate transcription.

The applicant's attorney's comments regarding issues with notice of the meeting were addressed by the Assistant Code Enforcement Officer and found to be compliant with the ordinance.

Soil Scientist Noel's site visit pre-dated the fill activity cited in the violation notices and no evidence was offered that he had visited the site after April 1st, where he had met with the applicant and Shoreland Resource Officer and noted in his statement: "*Brian Carson asked if he could place fill to level out his backyard on his property to the edge of the right of way and it appeared that she* (SRO) *had no concerns regarding this work.*"

MDoT staffer Hall's voicemail message to the applicant differed materially with his e-mail communications to the Code Enforcement office. In the voice mail to the applicant, he stated, "*.... I made it very clear that the way you had it before they made you take it out was safer for the highway and I would prefer that it went back that way....*"

In email to the Code Enforcement office, June 23, 2015 8:15AM, he stated, "*I met with Brian Carson on site, June 16th to discuss his intentions. In review of his request I have no objections. His plan to flatten the slope to 3:1 is in the best interest of public safety.* [cont.]

[cont.] *As you are aware this area lies within the compact urban limits of Kittery, thus Kittery is the authority on highway opening permits, I will not over step that authority, but only stress that I have no objections to the proposed work. The final determination lies with the Town of Kittery."*

To which the Shoreland Resource Office responded to him via e-mail June 23, 2015 10:52 AM: "*Thank you for your opinion on this matter. When the original Notice of Violation was issued on May 28, 2015 to Mr. Carson the extent of fill was nearly level with Route 236 (not a 3:1 slope) and Central Maine Power had requested that the fill be removed from around their pole and guide wires. After discussing this with Bob we agree that if Me DOT prefers the embankment slope to be 3:1 then we will allow the fill to be placed back with a few conditions. ….. (citing six conditions)"*

And to which Mr. Hall replied June 23, 2015 11:03 AM: "*I concur whole heartedly, I would like to change #3 and #5 to read as follows. 3. Embankment shall be a 3:1 or flatter slope per MeDOT request. All additional fill on Mr. Carson's property, not directly related to the slope shall be removed. 5. Me DOT to inspect the final grading approving the slope work and provide the Town with notice on completion (email is sufficient).*"

The Board concluded that Mr. Hall's communications related exclusively to the grade of the right-of-way embankment as a matter of public safety, affirming the condition as a MDoT request, and expressing no regard of drainage or erosion matters of concern to the Town.

The Board noted that Mr. Hall acknowledged the Town's authority over highway opening permits in that area of Route 236 [such permit is the MDoT protocol for "any operation involving the intentional displacement of earth, rock, or pavement surface within the limits of a highway"].

The CEO does have the authority to issue the subject violation(s) notice. The Shoreland Resource Officer is an appointed and certified Code Enforcement Officer; holds certification in erosion and sediment control measures through MDEP; and is a Code Enforcement Office designated staff member.

The CEO violation notice citations of May 28th, June 8th, and June 23rd, do reflect ordinances enacted pursuant to the Comprehensive plan and are applicable.

The Code Enforcement Office record and photographs related to the site activity violations cited by the CEO are affirming of violation in the context of the Title 16 Sections 8.8.1 & 9.1.3 requirements.

Conditions as found in Title16, Section 6.6.1B 1-4, as reviewed, are satisfactory.

Factors as found in Title16, Section 6.6.2A-P, as reviewed are satisfactory, except the requirements of: "*M. Assurance of adequate landscaping, grading, and provision for natural drainage*", must be met.

As the issues appeared to be a mix of law and facts, the Board conducted an "arbitrary and capricious" review in effort to determine whether the Code Enforcement office issued the Notices based on "unreasonable grounds" or "without any proper consideration of circumstances".

No evidence was found that:

1) the CEO Notices were a "plain error" which led to a "brazen miscarriage of justice".
2) the CEO Notices were made on "unreasonable grounds" or "without any proper consideration of circumstances".
3) there was any conflict between ordinances related to the issue.

The Board could not determine with a "definite and firm conviction" that a mistake was committed by the Code Enforcement Office.

The applicant's evidence presented for the matter regarding Town and Code Enforcement authority to issue the Notices of Violation and Order: was substantial; was not credible; is outweighed by conflicting evidence from the Town; and, the applicant did not meet the burden of proof for granting the appeal with respect to the Violation Notices.

The applicant's evidence presented for the matter regarding Code Enforcement Order Item 3 of the Violation Notice of June 23rd, 2015, "*All additional fill on Mr. Carson's property to be removed*": was substantial; was credible; is not outweighed by conflicting evidence from the Town; and, the applicant did meet the burden of proof for granting the appeal.

The Town's Business Use Change approval is moot, any appeal period having expired, and storing of gravel/fill on the site does meet the conditions of that approval as shown in the Planner/CEO Notice of Decision, dated 4-9-15.

The Shoreland Resource Officer pointed out to the Board that a silt fence was only temporary and that other measures may be necessary to resolve the drainage and erosion issues. The Board concluded that dealing with that would not be with the Board's purview, but a matter for enforcement to deal with.

Conclusions of Law

The Board determined the following statute/ordinance provisions link the specific statements covered in the findings of fact to the performance standards/review criteria which the applicant was required to meet in order to receive the Board's approval:

23 MRS §1 establishes the Department of Transportation and delineates its responsibilities.

23 MRS §1 Part 1: State Highway Law, Chapter 13: Construction, Maintenance and Repairs, Subchapter 2: State Highways, §754. Town maintenance in compact areas, 1. Jurisdiction.

35-A MRS Public Utilities, Chapter 25: Regulation of Facilities in the Public Way, §2502. Definitions.

23 MRS Part 3: Local Highway Law, Chapter 305: Construction, Maintenance and Repair, Subchapter 5: Drainage and Watercourses, §3252. Drainage or obstruction of public ways, 1. Change in drainage; obstruction.

Maine DoT Kittery Urban Compact Description, October 4, 2006, Description of State Maintenance Boundary Lines established for delimiting the urban area of Kittery, York County, Maine.

30-A MRS §4352 §§6, Effect on State.

30-A MRS §2691; Town Charter 8.04; and Town Code Title 16, Section 6.1.5.2F(2), Administrative Decision Appeal.

Town Code Title 16, Sections 6.4.1, Administrative Decision Appeal; 4.5.6, Appeal of Notice of Violation and Order; and, 6.5.2, Hearing and Notice.

Town Code Title 16, Chapter 8, Article VIII, Surface Drainage and Section 9.1.3, Prevention of Erosion.

This decision of the Board of Appeals may be further appealed to the District Court pursuant to the provisions of Rule 80(K) of the Maine Rules of Civil Procedure (MRCP). If a timely appeal is taken, the notice of violation and order is stayed. If no appeal is taken, or any appeal once taken is withdrawn or not pursued, the violation notice and order is final and enforceable.

Sincerely,

Craig Wilson
Secretary

cc: Mr. Patrick S. Bedard, Bedard & Bobrow, PC, PO Box 366, Eliot, ME 03903
Town Manager
Code Enforcement Officer
Town Planner
Town Attorney
Planning Board
Conservation Commission
Board of Appeals Members

U.S. Department of Homeland Security
FEMA Region I
99 High Street, 6th Floor
Boston, Massachusetts 02110

7b

FEMA

July 24, 2015

Jeffrey D. Thomson
Chairperson, Town Council
Town of Kittery
Town Hall, 200 Rogers Road
Kittery, ME 03904

RE: York County, ME Flood Study Review Meeting

Dear Mr. Thomson:

On December 10, 2014 and January 7, 2015 Federal Emergency Management Agency (FEMA), the State of Maine, along with support from STARR, FEMA's Mapping Partner, hosted webinars for Cumberland and York County communities to outline the upcoming Risk Mapping, Assessment, and Planning (Risk MAP) activities to update the Flood Insurance Rate Maps (FIRMs) for Cumberland and York Counties, Maine. During the webinars, we indicated that FEMA would return to discuss the updated riverine Special Flood Hazard Areas (SFHAs) and draft flood hazard mapping once work maps had been developed.

As stated during these webinars, countywide Light Detection and Ranging (LiDAR) topographic information has recently become available for Cumberland and York Counties. STARR used this new, highly accurate topographic information as the basis for re-delineating selected detailed riverine SFHAs in Cumberland and York Counties. STARR also developed new, model-backed SFHAs for some inland riverine areas in both counties. We would like to invite your community to review the draft work maps.

We have scheduled a Flood Study Review meeting (also known as the work map meeting) for your community to review your work maps at the Kennebunk Town Hall, 1 Summer Street, Rooms 300 and 301, Kennebunk, ME 04043 on August 12, 2015 from 11:30 AM to 12:00 PM.

Please RSVP to STARR's Project Manager, Brian Caufield, at CaufieldBA@cdmsmith.com or by telephone at (617) 452-6658. If you are not available to meet at the time stated above, please let Brian know and we will do our best to accommodate your schedule.

Sincerely,

MARILYN HILLIARD

Digitally signed by MARILYN HILLIARD
DN: c=US, o=U.S. Government, ou=Department of Homeland Security, ou=FEMA, ou=People, cn=MARILYN HILLIARD, 0.9.2342.19200300.100.1.1=0505196419.FEMA.1
Date: 2015.07.24 15:44:21 -04'00'

Marilyn Hilliard
Risk Analysis Branch Chief
Mitigation Division
FEMA Region I

cc: Chris DiMatteo, Town Planner, Town of Kittery
Robert Marchi, Code Enforcement Officer, Town of Kittery
Earldean Wells, Chairperson, Conservation Commission, Town of Kittery
Ann Grinnell, Chairperson, Planning Board, Town of Kittery
Brett Costa, Chairperson, Board of Appeals, Town of Kittery
Norman Albert, Commissioner of Public Works, Town of Kittery
Sgt. Gary P. Eaton, Director, Emergency Preparedness, Town of Kittery
Nancy Colbert Puff, Town Manager, Town of Kittery
Maryann Place, Town Clerk, Town of Kittery
Leo Rogers, EMA Director, York County Emergency Management Agency
Sue Baker, CFM, Maine State National Flood Insurance Program (NFIP) Coordinator, Floodplain Management Program, Maine Department of Agriculture, Conservation and Forestry
Kerry Bogdan, Senior Engineer, FEMA Region I
Brian Caufield, Project Manager, STARR Region I
Alex Sirotek, Regional Service Center, Region I