Town of Kittery
Planning Board Meeting
October 13, 2016

450 U.S. Route 1 – Site Plan – Completeness Review

Action: Accept or deny application. Schedule a public hearing. Owner/Applicant Kitterydom, LLC requests consideration to develop a two-unit commercial building on a 19.58 vacant lot located at 450 U.S. Route 1 (Tax Map 61 Lot 28) in the Mixed Use (MU) Zone. Agent is Paul Avery, Oak Consulting Group, LLC.

PROJECT TRACKING

REQ'D	ACTION	COMMENTS	STATUS
YES	Sketch Plan Review	3/10/2016	APPROVED
NO	Site Visit		
YES	Preliminary Plan Review Completeness/Acceptance	Scheduled for 10/13/2016	PENDING
YES	Public Hearing		
YES	Preliminary Plan Approval		
YES	Final Plan Review and Decision		

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

Background

The parcel is a vacant, 19.58 acre lot located in the Mixed Use zone. The proposed development is limited to approximately 3 acres located at the northeasterly corner of the parcel, at the intersection of Route 1 and Lewis Road. The proposed development is a two-unit commercial building, to be occupied by a Domino's Pizza and a second coffee shop, or similar high turnover restaurant, tenant.

The Planning Board reviewed and approved a sketch plan on 3/10/2016. The purpose of this review is to determine completeness of the preliminary application, as well as determine what, if any, additional information the Board may require prior to their substantial review of the preliminary plan application.

Staff Review

Staff notes are in reference to the attached submission checklist.

1. The applicant is Kitterydom, LLC. At the time of the sketch plan review/approval, the applicant was Boston Pie, Inc, because the LLC operating company had not yet been established. Boston Pie, Inc. owns Kitterydom, LLC. The application includes a purchase and sale agreement between Kiterydom, LLC and the property owner, BJP Corp.

2. The entirety of the proposed development is located on the northwesterly corner of the lot. Boundaries of the area to be developed were obtained by a limited site survey performed by Doucet Surveying, Inc. (C-1, General Note #2) A standard boundary survey of the entire parcel was not submitted. The applicant states a majority of the site is wetland and not buildable.

   However, due to the lack of a full survey, the application is missing several features such as open space, forest cover (or other natural features located on the site), lot lines, wetlands that do not

directly abut the proposed development or any potential property encumbrances that could affect the development. The Board should discuss whether a standard boundary survey of the entire parcel is necessary for their review, and, if not, waive this requirement. At a minimum, however, the property boundary adjacent to the proposed development will need to be certified by a Maine licensed professional surveyor.

3. The application includes a soil-listing table on page three of appendix A of the Stormwater calculations that identifies different three groupings of soil, presumably from a soil survey. However, as references in Staff note #2, the table only addresses the approximate 3 acre area of the parcel proposed to be developed, and does not identify/quantify the soil quality for the remainder of the property. In addition, no test pits are indicated on the submitted plans so it is unclear how the soil quality was determined.

4. The applicant did not indicate they were requesting any waivers from the Board in their application, however, several items, as outlined below, appear to be missing from the application. The applicant should revise the application and submit prior to a preliminary review by the Board, or submit a waiver request for the Board's consideration.
    a. Standard boundary survey of the entire parcel
    b. Locus map
    c. Vicinity map and aerial photograph
    d. Approval letter from the water district to indicate there is adequate water supply to the property
    e. Letter from the sewage department approving connection and location
    f. Traffic report estimating the amount and type of vehicular traffic that will be generated on a daily basis, and for peak hours
    g. Traffic impact analysis (required for developments involving 40 or more parking spaces)

Recommendation

As a site plan, a public hearing is required. The application appears sufficient to schedule a public hearing. In addition, the Board should determine whether a site walk is necessary or warranted. If the board determines a site walk is warranted, the Board may want to schedule one prior to the public hearing.

Move to accept the preliminary site plan application dated September 22, 2016 from owner, BJP Corp, and applicant, Kitterydom, LLC, for 450 U.S. Route 1 (Tax Map 61 Lot 28) in the Mixed Use Zone.

And

Move to schedule a public hearing for the preliminary site plan, owner, BJP Corp, and applicant, Kitterydom, LLC, for 450 U.S. Route 1 (Tax Map 61 Lot 28) in the Mixed Use Zone for November 10, 2016.

Town of Kittery

SUBMISSION CONTENT CHECKLIST
COMPLETE PRELIMINARY PLAN

Applicant: Kitterydom, LLC **Agent**: Paul Avery, Oak Consulting Group **Email**: pavery.ocg@gmail.com
Project Name: Domino's Pizza **Date of Submission**: 9/22/2016 **Map-Lot:** M 61 L 28

In accordance with Title 16.10.5.2, a completed application must be submitted to the Town Planner no later than 21 days prior to the meeting date for the item to be included on the agenda. The submission must include on the plan or attached thereto, the following items, unless upon the applicant's written request, the Planning Board, by formal action, waives or defers any requirement(s) for submission

Submittal Requirement	Applicant Response	Staff Response
1. A minimum of fifteen (15) paper copies of the application form, plan and all attachments thereto plus, if applicable, five (5) paper copies of the 24"x36" size plan sheets		X
2. Plans must:		
a. Plan sheets drawn on a reproducible medium and measure no less than 11"x17" and no larger than 24"x36",		X
b. Scale of the drawings no greater than 1"=30' for developments less than ten (10) acres, and 1"=50' for all others		X
c. Code block in the lower right-hand corner. The block must contain:		
i. Name(s) and address(s) of the applicant and owner		X
ii. Name of the project		X
iii. Name and address of the preparer of the plan, with professional seal, if applicable		X
iv. Date of plan preparation/revision, and a unique ID number for the plan and any revisions		X
d. Standard boundary survey conducted by a surveyor licensed in the state of Maine, in the manner recommended by the State Board of Registration for Land Surveyors		Not submitted
e. An arrow showing true north and the magnetic declination, a graphic scale, and signature blocks for the owner(s) and members of the Planning Board		X
f. Locus map showing the property in relation to surrounding roads, within two thousand (2,000) feet of any property line of the development		Not submitted
g. Surveyed acreage of the total parcel, of rights-of-way, wetlands, and area to be disturbed and amount of street frontage.		See staff note #2
h. Names and addresses of all owners of record of property abutting the development, including those across the street.		X

i. Locations of essential physical features such as watercourses, forest cover, and outcroppings		See staff note #2
j. Proposed development area conditions including, but not limited to:		
i. Structures; their location and description including signs, to be placed on the site, floor plan of exterior walls and accesses located within 100' of the property line		X
ii. Utilities proposed including power, water, sewer, holding tanks, bridges, culverts and drainage ways		X
iii. Sewage facilities type and placement. Test pit locations, at least two of which must meet the state of Maine Plumbing Code Requirements, must be shown		X
iv. Domestic water source		X
v. Parks, open space, or conservation easement locations		See staff note #2
vi. Lot lines, interior and exterior, right-of-way, and street alignments		See staff note #2
vii. Road and other paved ways plans, profiles and typical sections including all relevant data		X
viii. Setbacks, existing and proposed		X* only in relation to the site of the proposed development
ix. Machinery permanently installed locations likely to cause appreciable noise at the lot lines		X
x. Raw, finished or waste materials to be stored outside the buildings, and any stored material of a toxic or hazardous nature		N/A
xi. Topographic contours of existing contours and finished grade elevations within the development		X
xii. Pedestrian ways/sidewalks, curbs, driveways, fences, retaining walls and other artificial features locations and dimensions proposed		X
xiii. Temporary markers locations adequate to enable the Planning Board to readily locate and appraise the layout of the development		N/A
xiv. Land proposed to be dedicated to public use and the conditions of such dedication		N/A
xv. Natural features or site elements to be preserved		See staff note #2
3. Supporting documentation must include		
a. Vicinity map and aerial photograph showing the property in relation to surrounding properties, roads, geographic, natural resource (wetland, etc.), historic sites, applicable comprehensive plan features such as proposed park locations, land uses, zones, and other features within 500' from any boundary of the proposed development		Not submitted

b. Existing development area conditions including but not limited to:		
i. Location and description of all structures, including signs, existing on the site, together with accesses located within 100' of the property line		X
ii. Essential physical features such as watercourses, wetlands, flood plains, wildlife habitat areas, forest cover, and outcroppings		See staff note #2
iii. Utilities existing, including power, water, sewer, holding tanks, bridges, culverts and drainage ways		X
c. Legal interest documents showing legal interest of the applicant in the property to be developed. Such documents must contain the description upon which the survey was based		See staff note #1
d. Property encumbrances currently affecting the property, as well as any proposed encumbrances		See staff note #2
e. Water District approval letter, if public water is used, indicating there is adequate supply and pressure to be provided to the development.		Not submitted
f. Erosion and sedimentation control plan endorsed by the York County Soil and Water Conservation District or the Town's engineering consultant		X
g. Stormwater management preliminary plan for stormwater and other surface water drainage prepared by a registered professional engineer including the general location of stormwater and other surface water drainage areas		X
h. Soil survey for York County covering the development. Where the soil survey shows soils with severe restrictions for development, a high intensity Class "A" soils survey must be provided		Partially submitted See staff note #3
i. Vehicular traffic report estimating the amount and type of vehicular traffic that will be generated by the development on a daily basis and for peak hours		Not submitted
j. Traffic impact analysis in accordance with Title 16.10.5.2.D.1 for development involving 40 or more parking spaces or which are projected to generate more than 400 vehicle trips per day		Not submitted
k. Test pit(s) analysis prepared by a licensed site evaluator when sewage disposal is to be accomplished by subsurface disposal, pits, prepared by a licensed site evaluator		N/A
l. Town Sewage Department or community system authority letter, when sewage disposal is to be through a public or community system, approving the connection and its location		Not submitted

OCG
Oak Consulting Group

September 22, 2016 Project 16022

Chris Di Matteo, Town Planner
Kittery Panning and Development Department
Town Hall
200 Rogers Road
Kittery, Maine 03904

RE: Site Plan Review Application
450 U.S. Route 1
Kittery, Maine

Dear Mr. Di Matteo:

On behalf of Kitterydom, LLC (Applicant), Oak Consulting Group, LLC is submitting the following Site Plan Reveiw Plan Application for the property located at 450 U.S. Route 1 in Kittery, Maine. Enclosed please find the following:

- Site Plan Review Application form (Attachment A);
- Abutter Notification Documentation (Attachment B);
- 13 Sets (12 reduced + 1 full size) site plan drawings C-1 through C-7, and L-1 dated September 21, 2016;
- Building elevations;
- Stormwater Report; and
- Application filing fee check in the amount of $534 ($300 + ($5.00/100)(4,680 sf)).

EXISTING CONDITIONS

The project site is an approximately 19.5-acre wooded parcel located at 450 U.S. Route 1 in the Town of Kittery Mixed Use (MU) zoning district. Although the site is large in area, available surveys indicate that a majority of the site is wetland. Useful buildable area is limited to approximately 3 acres in the northern part of the site at the intersection of Route 1 and Lewis Road. This buildable area is further constrained for development by local yard and wetlands setbacks.

PROPOSED DEVELOPMENT

The Applicant proposes to construct a 4,680 square-foot (sf) building with tenant spaces for a Domino's Pizza plus a second tenant presumed to be a coffee shop or similar high-turnover restaurant. Associated site improvements include a pickup or drive-through window, 58 parking spaces and enclosed dumpsters.

The site plan has been prepared to comply with the Town Kittery zoning setbacks for the MU District as well as the 100-foot and 75-foot wetlands setbacks for structures and parking, respectively.

Chris Di Matteo, Town Planner
Kittery Panning and Development Department

We look forward to meeting with the Planning Board on October 13, 2016 to discuss the project in further detail. If you have any immediate questions regarding the project or this application, please feel free to contact me at 978 312-3120.

Sincerely,

OAK CONSULTING GROUP, LLC

Paul F. Avery, P.E.
President

ATTACHMENT A

Site Plan Review Application Form

Sketch Plan Review Application
450 U.S. Route 1
Kittery, Maine

Oak Consulting Group, LLC
Project 16022

TOWN OF KITTERY, MAINE

TOWN PLANNING AND DEVELOPMNET DDEPARTMENT

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

APPLICATION: SITE PLAN REVIEW

FEE FOR REVIEW:	☒ $300. 00 PLUS THE GREATER OF:	☐ $50/USE OF UNIT; OR	☒ $5.00/100 SQ FT OF GROSS FLOOR AREA	**Fees Paid:** $ $534 Date:
		☐ $0.50/LINEAR FOOT OF DOCK, SLIP & FLOAT; OR	☐ $20.00/ UNIT INTENDED TO PROVIDE OVERNIGHT SLEEPING ACCOMODATIONS	**Escrow Fees Paid:** $ Date:

PROPERTY DESCRIPTION	Parcel ID	Map	61	Lot	28	Zone(s): Base: Overlay: MS4:	Mixed Use (MU) ___ YES X NO	Total Land Area	19.58 Acres
	Physical Address	450 U.S. Route 1							

PROPERTY OWNER'S INFORMATION (print clearly)	Name	BJP Corp	Mailing Address	P.O. Box 493 Cape Neddick, Maine
	Phone			
	Fax			
	Email	`		
APPLICANT'S AGENT INFORMATION (print clearly)	Name	Paul F. Avery, P.E.	Name of Business	Oak Consulting Group, LLC
	Phone	978 312-3120	Mailing Address	P.O. Box 1123 Newburyport, MA 01950
	Fax			
	Email	pavery.ocg@gmail.com		

PROJECT DESCRIPTION	**Existing Use:**	Undeveloped land
	Project Name:	Domino's
	Proposed Use:	Domino's Pizza store with second restaurant tenant do be determined.

WAIVER REQUESTS

	Title 16.7.4.1:	In granting modifications or waivers, the Planning Board must require such conditions as will, in its judgment, substantially meet the objectives of the requirements so waived or modified.
REQUESTED WAIVERS	**Ordinance Section**	**Describe why this request is being made.**
	****EXAMPLE**** 16.32.560 (B)- OFFSTREET PARKING.	****EXAMPLE**** Requesting a waiver of this ordinance since the proposed professional offices have a written agreement with the abutting Church owned property to share parking.

☒ ABUTTER NOTIFICATION

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

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

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

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

Minimum Plan Submission Requirements (Title 16.10.5.2)

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

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

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

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

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

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

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

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

Show location and description of:
☐ All structures ☐ Floor plans
☐ Elevations of principle structures
☐ All structures and accesses within 100 feet

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

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

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

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

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

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

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

Show natural and historical topography:
☐ Rock walls ☐ Railroad beds
☐ The location of all natural features or site elements to be preserved.

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

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

Show the locations of any:
☐ Parks ☐ Open space ☐ Conservation easement

Identify and locate each:
☐ Easements Rights-of-way ☐ Street alignments
☐ All intersecting property lines within 50 feet of the parcel.

Include plans, profiles and typical sections of all **roads and other paved ways**, including all relevant street data.
☐ Intersections or ☐ Distance to nearest intersection
☐ Driveways onsite ☐ Distance to nearest driveway
☐ Sight visibility lines

Show all existing and proposed lighting
☐ Map of all street lighting, attached lighting, and area lighting
☐ Location of lighted signs ☐ Photo-metrics map

☐ Indicate the **location of any permanently installed machinery** likely to cause appreciable noise at the lot lines.

Provide description of these materials stored on the property:
☐ Hazardous ☐ Toxic ☐ Raw Waste

Indicate the location and dimensions of (existing and proposed):
☐ Sidewalks ☐ Curbs ☐ Driveways
☐ Fences ☐ Retaining walls ☐ Other artificial features

Show parking calculations and parking spaces on the site plan and:
☐ Existing parking, if applicable ☐ proposed parking spaces
☐ Handicapped spaces

Copies of State and Local permit applications:
☐ Notice of Intent ☐ NRPA ☐ Permit by Rule
☐ all other applicable permits

☐ Copy of **FIRM Map** showing proposed parcel boundary.

PRIOR TO A SITE WALK, TEMPORARY MARKERS MUST BE ADEQUATELY PLACED THAT ENABLE THE PLANNING BOARD TO READILY LOCATE AND APPRAISE THE LAYOUT OF THE DEVELOPMENT.

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

Plan Findings of Fact

The following Findings (Title 16.10.8.3.4) must be sufficiently addressed <u>in writing</u> by the applicant/agent and submitted to the Planning Department with the Preliminary Plan application. These Findings must be updated as necessary during the review process, and the Plan must be in compliance with these Findings prior to Final Plan approval by the Planning Board.

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

B. ***Freshwater Wetlands Identified*** All freshwater wetlands within the project area have been identified on any maps submitted as part of the application, regardless of the size of these wetlands.

C. ***River, Stream or Brook Identified*** Any river, stream or brook within or abutting the proposed project area has been identified on any maps submitted as part of the application. For purposes of this section, "river, stream or brook" has the same meaning as in 38 M.R.S. §480-B, Subsection 9.

D. ***Water Supply Sufficient*** The proposed development has sufficient water available for the reasonably foreseeable needs of the development.

E. ***Municipal Water Supply Available*** The proposed development will not cause an unreasonable burden on an existing water supply, if one is to be used.

F. ***Sewage Disposal Adequate*** The proposed development will provide for adequate sewage waste disposal and will not cause an unreasonable burden on municipal services if they are utilized.

G. ***Municipal Solid Waste Disposal Available*** The proposed development will not cause an unreasonable burden on the municipality's ability to dispose of solid waste, if municipal services are to be used.

H. ***Water Body Quality and Shoreline Protected*** Whenever situated entirely or partially within two hundred fifty (250) feet of any wetland, the proposed development will not adversely affect the quality of that body of water or unreasonably affect the shoreline of that body of water.

I. ***Groundwater Protected*** The proposed development will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater.

J. ***Flood Areas Identified and Development Conditioned*** All flood-prone areas within the project area have been identified on maps submitted as part of the application based on the Federal Emergency Management Agency's Flood Boundary and Floodway Maps and Flood Insurance Rate Maps, and information presented by the applicant. If the proposed development, or any part of it, is in such an area, the applicant must determine the one hundred (100) year flood elevation and flood hazard boundaries within the project area. The proposed plan must include a condition of plan approval requiring that principal structures in the development will be constructed with their lowest floor, including the basement, at least one foot above the one hundred (100) year flood elevation.

K. ***Stormwater Managed*** The proposed development will provide for adequate stormwater management.

L. ***Erosion Controlled*** The proposed development will not cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy condition results.

M. ***Traffic Managed*** The proposed development will:

1. Not cause unreasonable highway or public road congestion or unsafe conditions with respect to the use of the highways or public roads existing or proposed; and
2. Provide adequate traffic circulation, both on-site and off-site.

N. ***Water and Air Pollution Minimized*** The proposed development will not result in undue water or air pollution. In making this determination, the following must be considered:

1. Elevation of the land above sea level and its relation to the floodplains;
2. Nature of soils and sub-soils and their ability to adequately support waste disposal;
3. Slope of the land and its effect on effluents;
4. Availability of streams for disposal of effluents;
5. Applicable state and local health and water resource rules and regulations; and
6. Safe transportation, disposal and storage of hazardous materials.

O.	***Aesthetic, Cultural and Natural Values Protected*** The proposed development will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, significant wildlife habitat identified by the department of inland fisheries and wildlife or the municipality, or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline.
P.	***Developer is Financially and Technically Capable*** Developer is financially and technically capable to meet the standards of this section.
Q.	***Wireless Communication Facility Development*** **(requirements as specified)**
R.	***Shoreland, Resource Protection or Commercial Fisheries/Maritime Use Overlay Zone Development*** **(requirements as specified)**
S.	***Right-of-Way Plan*** **(requirements as specified)**
T.	***Special Exception Use*** **(requirements as specified)**

16.10.8.2.5 - Conditions or Waivers.

Conditions required by the Planning Board at the final plan review phase must have been met before the final plan may be given final approval unless so specified in the condition or specifically waived, upon written request by the applicant, by formal Planning Board action wherein the character and extent of such waivers which may have been requested are such that they may be waived without jeopardy to the public health, safety and general welfare.

Title 16.10.8.2.6 - Conditions on Plan

The decision of the Planning Board, plus any conditions, must be noted on three copies of the final plan to be recorded at the York County Registry of Deeds, when required. One copy must be returned to the applicant, one retained by the Town Planner and one forwarded to the Code Enforcement Officer.

Minimum conditions include:

1. Prior to the issuance of a Building Permit by the Town's Code Enforcement Officer, the Developer must submit:
   A. A recorded copy of the Plan and all related legal documents that may be required.
   B. Payment of all outstanding fees associated with the permitting, including, but not limited to, Town Attorney fees, peer review, newspaper advertisements and abutter notification.
   C. A Performance Guarantee and/or an escrow account to pay for any required field inspections (see attached 'Cost Estimates').

2. Before construction or soil disturbance:
   A. The owner and/or developer must stake all corners of the building envelope, as shown on the plan. These markers must remain in place until the Code Enforcement Officer determines construction is completed and there is no danger of damage to areas that are, per Planning Board approval, to remain undisturbed.
   B. The owner and/or developer, in an amount and form acceptable to the town manager, must file with the municipal treasurer an instrument to cover the cost of all infrastructure and right-of-way improvements and site erosion and stormwater stabilization (see attached 'Cost Estimates').

16.10.9.1.2 - Plan Revisions After Approval

No Changes, erasures, modifications or revisions may be made to any Planning Board approved final plan, unless in accordance with the Planner's and CEO's powers and duties as found in Chapter 16.4, or unless the plan has been resubmitted and the Planning Board specifically approves such modifications.

I certify, to the best of my knowledge, the information provided in this Application is true and correct, abutters to the project have been notified, and I will not deviate from the approved plan without following code requirements. Permission is granted to Town Staff and representatives to access the property that is associated with this Application to aid in the regulatory review.

Applicant's Signature:	[signature]	**Owner's Signature:**	Bill Corda
Date:	9/22/16	**Date:**	9/22/16

ATTACHMENT B

Abutter Notification Documentation

Sketch Plan Review Application
450 U.S. Route 1
Kittery, Maine

Oak Consulting Group, LLC
Project 16022

Notification to Abutters Under the Kittery

In accordance with Section 16.10.5.1.1 of the Town of Kittery Zoning Ordinance, you are hereby notified of the following:

A. The name of the Applicant is Kitterydom, LLC

B. The Applicant has filed a Site Plan Review Application with the Kittery Planning Board seeking permission to construct a two-unit commercial building for a Domino's Pizza Store and a second restaurant tenant.

C. The address of the lot is 450 U.S. Route 1 Kittery, Maine

D. Copies of the Site Plan Review Application may be examined at the Kittery Planning and Development Department during office hours.

E. A public hearing will be held on October 13, 2016 at 6:00 pm in the Council Chambers in the Kittery Town Hall located at 200 Rogers Road in Kittery, Maine. The time, date and location of the hearing may be subject to change and should be confirmed with the Kittery Planning Board.

ABUTTER'S LIST

Map 60 Block 24
459 U.S. Route 1
DSS Land Holdings, Inc.
P.O. Box 242
York, ME 03909-0242

Map 60 Block 22
445 U.S. Route 1
Harrison E. Lemont Management Co., Inc.
435 U.S. Route 1
Kittery, ME 03904

Map 50 Block 8
435 U.S. Route 1
Harrison E. Lemont
435 U.S. Route 1
Kittery, ME 03904

Map 50 Block 9
436 U.S. Route 1
SSG6, LLC
436 U.S. Route 1
Kittery, ME 03904

Map 50 Block 10
432 U.S. Route 1
Route 1 North, LLC
432 U.S. Route 1
Kittery, ME 03904

Map 50 Block 13
410 U.S. Route1
Hilda M. Wilson
Williston, VT 05495

Map 48 Block 7
77 Haley Road
Inhabitants of Kittery
200 Rogers Road
Kittery, ME 03904

Map 61 Block 28
Lewis Road
Michael P. Dugas
80 Picott Road
Kittery, ME 03904

Map 61 Block 28
10 Lewis Road
Katherine L. Johnston
10 Lewis Road
Kittery, ME 03904

Map 61 Block 27 (B)
9 Lewis Road
Kittery Commons, LLC
250 Goddard Road
Lewiston, ME 04240

Map 61 Block 27 (A)
460 U.S. Route 1
Pig Pen Partners
40 Brickyard Court
York, ME 03909

Map 60 Block 23
453 U.S. Route 1
York County Counseling Service
78 Atlantic Place
South Portland, ME 04106

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City, State, ZIP+4® York, ME 03909-0242

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- Adult Signature Restricted Delivery $

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Total Postage and Fees $6.47

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Street and Apt. No., or PO Box No. 250 Goddard Road
City, State, ZIP+4® Lewiston, ME 04240

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- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.47
Total Postage and Fees $6.47

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Street and Apt. No., or PO Box No. 10 Lewis Road
City, State, ZIP+4® Kittery, ME 03904

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Street and Apt. No., or PO Box No. 80 Picott Road
City, State, ZIP+4® Kittery, ME 03904

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Street and Apt. 432 U.S. Route 1
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Street and Apt Management Co., Inc.
City, State, ZI 435 U.S. Route 1
Kittery, ME 03904

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Street and Apt. 514 Highlands Dr
City, State, ZIP Williston, VT 05495

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Street and 200 Rogers Road
City, State Kittery, ME 03904

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PURCHASE AND SALE AGREEMENT - LAND ONLY

("days" means business days unless otherwise noted, see paragraph 20)

Offer Date June 16 2016

Effective Date: Aug 1 - 2016 (Effective Date is defined in Paragraph 20 of this Agreement.)

1. PARTIES: This Agreement is made between ~~DBA Limited Liability Limited Partnership~~ Kitteydom LLC ("Buyer") and BJP Corp ("Seller").

2. DESCRIPTION. Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Buyer agrees to buy ([X] all [ ] part of; If "part of" see para. 22 for explanation) the property situated in municipality of Kittery, County of York, State of Maine, located at 450 US RT 1 and described in deed(s) recorded at said County's Registry of Deeds Book(s) 12221, Page(s) 13

3. PURCHASE PRICE/EARNEST MONEY: For such Deed and conveyance Buyer agrees to pay the total purchase price of $ 165,000.00. Buyer [X] has delivered; or [ ] will deliver to the Agency within xxx days of the Effective Date, a deposit of earnest money in the amount $ 2,000.00. Buyer agrees that an additional deposit of earnest money in the amount of $ 5,000.00 will be delivered upon acceptance of contract. If Buyer fails to deliver the initial or deliver the initial or additional deposit in compliance with the above terms Seller may terminate this Agreement. This right to terminate ends once Buyer has delivered said deposit (s). The remainder of the purchase price shall be paid by wire, certified, cashier's or trust account check upon delivery of the Deed.

This Purchase and Sale Agreement is subject to the following conditions:

4. ESCROW AGENT/ACCEPTANCE: Finneran & Nicholson PC ("Agency") shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until June 20, 2016 (date) 12:00 Noon [ ] AM [ ] PM; and, in the event of non acceptance, this earnest money shall be returned promptly to Buyer.

5. TITLE AND CLOSING: A deed, conveying good and merchantable title in accordance with the Standards of Title adopted by the Maine Bar Association shall be delivered to Buyer and this transaction shall be closed and Buyer shall pay the balance due and execute all necessary papers on November 11, 2016 (closing date) or before, if agreed in writing by both parties. If Seller is unable to convey in accordance with the provisions of this paragraph, then Seller shall have a reasonable time period, not to exceed 30 calendar days, from the time Seller is notified of the defect, unless otherwise agreed to in writing by both Buyer and Seller, to remedy the title. Seller hereby agrees to make a good-faith effort to cure any title defect during such period. If, at the later of the closing date set forth above or the expiration of such reasonable time period, Seller is unable to remedy the title, Buyer may close and accept the deed with the title defect or this Agreement shall become null and void in which case the parties shall be relieved of any further obligations hereunder and any earnest money shall be returned to the Buyer.

6. DEED: The property shall be conveyed by a warranty deed, and shall be free and clear of all encumbrances except covenants, conditions, easements and restrictions of record which do not materially and adversely affect the continued current use of the property.

7. POSSESSION. Possession of premises shall be given to Buyer immediately at closing unless otherwise agreed in writing

8. RISK OF LOSS: Until the closing, the risk of loss or damage to said premises by fire or otherwise, is assumed by Seller. Buyer shall have the right to view the property within 24 hours prior to closing for the purpose of determining that the premises are in substantially the same condition as on the date of this Agreement.

9. PRORATIONS: The following items, where applicable, shall be prorated as of the date of closing: rent, association fees, (other) na. Real estate taxes shall be prorated as of the date of closing (based on municipality's fiscal year). Seller is responsible for any unpaid taxes for prior years. If the amount of said taxes is not known at the time of closing, they shall be apportioned on the basis of the taxes assessed for the preceding year with a reapportionment as soon as the new tax rate and valuation can be ascertained, which latter provision shall survive closing. Buyer and Seller will each pay their transfer tax as required by State of Maine.

10. DUE DILIGENCE: Buyer is encouraged to seek information from professionals regarding any specific issue or concern. Neither Seller nor Licensee makes any warranties regarding the condition, permitted use or value of Seller's real property. This Agreement is subject to the following contingencies, with results being satisfactory to Buyer:

RE/MAX Realty One, 439 US Route One York, ME 03909
Phone (207) 550-5040 Fax (207) 363-1175

CONTINGENCY	YES	NO	FULL RESOLUTION	OBTAINED BY	TO BE PAID FOR BY
1. SURVEY Purpose:	☐	[X]	within ____ days		
2. SOILS TEST Purpose:	☐	[X]	within ____ days		
3. SEPTIC SYSTEM DESIGN Purpose:	☐	[X]	within ____ days		
4. LOCAL PERMITS Purpose:	[X]	☐	within ~~25~~ 90 days	Buyer	Buyer
5. HAZARDOUS WASTE REPORTS Purpose:	[X]	☐	within ~~25~~ 40 days	Buyer	Buyer
6. UTILITIES Purpose:	[X]	☐	within ~~25~~ 40 days	Buyer	Buyer
7. WATER Purpose:	☐	[X]	within ____ days		
8. SUB-DIVISION APPROVAL Purpose:	☐	[X]	within ____ days		
9. DEP/LURC APPROVALS Purpose:	☐	[X]	within ____ days		
10. ZONING VARIANCE Purpose:	☐	[X]	within ____ days		
11. HABITAT REVIEW/ WATERFOWL Purpose:	☐	[X]	within ____ days		
12. REGISTERED FARMLAND Purpose:	☐	[X]	within ____ days		
13. MDOT DRIVEWAY/ ENTRANCE PERMIT Purpose:	[X]	☐	within ~~25~~ 90 days	Buyer	Buyer
14. DEED RESTRICTION Purpose:	☐	[X]	within ____ days		
15. TAX STATUS* Purpose:	☐	[X]	within ____ days		
16. BUILD PACKAGE Purpose:	[X]	☐	within ~~25~~ 90 days	Buyer	Buyer
17. OTHER Purpose:	☐	[X]	within ____ days		

*If the land is enrolled in the Maine Tree Growth Tax program, Seller agrees to provide Buyer with the current Forest Management and Harvest Plan within no days. [ ] Yes [X] No

Further specifications regarding any of the above: Buyer to pay any and all Real Estate Taxes assessed at closing including tree growth taxes not to exceed $35,000. Buyer has until July 11th to complete his Due Diligence Period. Seller is a licensed Maine real estate agent and will be receiving a commission from said sale, Solely from the Seller Proceeds

Unless otherwise specified above, all of the above will be obtained and paid for by Buyer. Seller agrees to cooperate with Buyer and shall give Buyer and Buyer's agents and consultants reasonable access to the property in order to undertake the above investigations. If the result of any investigation or other condition specified herein is unsatisfactory to Buyer, Buyer will declare the Agreement null and void by notifying Seller in writing within the specified number of days, and any earnest money shall be returned to Buyer. If the result of any investigation or other condition specified herein is unsatisfactory to Buyer, and Buyer wishes to pursue remedies other than voiding the Agreement, Buyer must do so to full resolution within the time period set forth above; otherwise this contingency is waived. If Buyer does not notify Seller that an investigation is unsatisfactory within the time period set forth above, this contingency is waived by Buyer. In the absence of inspection(s) mentioned above, Buyer is relying completely upon Buyer's own opinion as to the condition of the property

11. FINANCING: This Agreement:

[ ] is not subject to a financing contingency. Buyer shall provide proof of the funds within ____xx____ days.

[X] is subject to financing as follows:

a. This Agreement is subject to Buyer obtaining a ___Commerical $750000___ loan of ___xxx___ % of the purchase price, at an interest rate not to exceed ___market___ % and amortized over a period of ___20___ years. Buyer is under a good faith obligation to seek and obtain financing on these terms.

b. Buyer to provide Seller with letter from lender showing that Buyer has made application for loan specified in (a) and, subject to verification of information, is qualified for the loan requested within ___7___ days from the Effective Date of the Agreement. If Buyer fails to provide Seller with such letter within said time period, Seller may terminate this Agreement and the earnest money shall be returned to Buyer. This right to terminate ends once Buyer's letter is received.

c. Buyer hereby authorizes, instructs and directs its lender to communicate the status of the Buyer's loan application to Seller, Seller's licensee and Buyer's licensee.

d. After (b) is met, if the lender notifies Buyer that it is unable or unwilling to provide said financing, Buyer is obligated to provide Seller with written documentation of the loan denial. Any failure by Buyer to provide Seller with the loan denial within two days of receipt by Buyer of such notice from lender shall be a default under this Agreement. After notifying Seller, Buyer shall have ___7___ days to provide Seller with a letter from another lender showing that Buyer has made application for loan specified in (a) and, subject to verification of information, is qualified for the loan requested. If Buyer fails to provide Seller with such letter within said time period, Seller may terminate this Agreement and the earnest money shall be returned to Buyer. This right to terminate ends once Buyer's letter is received.

e. Buyer agrees to pay no more than ___2___ points. Seller agrees to pay up to $ xxxx _____ toward Buyer's actual pre-paids, points and/or closing costs, but no more than allowable by Buyer's lender.

f. Buyer's ability to obtain financing [ ] is [X] is not subject to the sale of another property. See addendum [ ] Yes [X] No

g. Buyer may choose to pay cash instead of obtaining financing. If so, Buyer shall notify Seller in writing including providing proof of funds and the Agreement shall no longer be subject to financing, and Seller's right to terminate pursuant to the provisions of this paragraph shall be void.

12. BROKERAGE DISCLOSURE: Buyer and Seller acknowledge they have been advised of the following relationships:

Bill Conda (Licensee) (002316 (MLS ID)) of Re/Max Realty One (Agency) (1050 (MLS ID))

is a [ ] Seller Agent [ ] Buyer Agent [ ] Disc Dual Agent [X] Transaction Broker

Bill Conda (Licensee) (002316 (MLS ID)) of Re/Max Realty One (Agency) (1050 (MLS ID))

is a [ ] Seller Agent [ ] Buyer Agent [ ] Disc Dual Agent [X] Transaction Broker

If this transaction involves Disclosed Dual Agency, the Buyer and Seller acknowledge the limited fiduciary duties of the agents and hereby consent to this arrangement. In addition, the Buyer and Seller acknowledge prior receipt and signing of a Disclosed Dual Agency Consent Agreement.

13. PROPERTY DISCLOSURE FORM: Buyer acknowledges receipt of Seller's Property Disclosure Form.

14. DEFAULT/RETURN OF EARNEST MONEY: In the event of default by the Buyer, Seller may employ all legal and equitable remedies, including without limitation, termination of this Agreement and forfeiture by Buyer of the earnest money. In the event of a default by Seller, Buyer may employ all legal and equitable remedies, including without limitation, termination of this Agreement and return to Buyer of the earnest money. Agency acting as escrow agent has the option to require written releases from both parties prior to disbursing the earnest money to either Buyer or Seller. In the event that the Agency is made a party to any lawsuit by virtue of acting as escrow agent, Agency shall be entitled to recover reasonable attorney's fees and costs which shall be assessed as court costs in favor of the prevailing party.

15. MEDIATION: Earnest money disputes within the jurisdictional limit of small claims court will be handled in that forum. All other disputes or claims arising out of or relating to this Agreement or the property addressed in this Agreement (other than requests for injunctive relief) shall be submitted to mediation in accordance with generally accepted mediation practices. Buyer and Seller are bound to mediate in good faith and to each pay half of the mediation fees. If a party fails to submit a dispute or claim to mediation prior to initiating litigation (other than requests for injunctive relief), then that party will be liable for the other party's legal fees in any subsequent litigation regarding that same matter in which the party who failed to first submit the dispute or claim to mediation loses in that subsequent litigation. This clause shall survive the closing of the transaction.

16. PRIOR STATEMENTS: Any representations, statements and agreements are not valid unless contained herein. This Agreement completely expresses the obligations of the parties.

17. HEIRS/ASSIGNS. This Agreement shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns of the Seller and the assigns of the Buyer.

18. COUNTERPARTS. This Agreement may be signed on any number of identical counterparts, such as a faxed copy, with the same binding effect as if the signatures were on one instrument. Original, faxed or other electronically transmitted signatures are binding.

19. NOTICE: Any notice, communication or document delivery requirements hereunder may be satisfied by providing the required notice, communication or documentation to or from the parties or their Licensee. Only withdrawals of offers and counteroffers will be effective upon communication, verbally or in writing.

20. EFFECTIVE DATE/BUSINESS DAYS. This Agreement is a binding contract when the last party signing has caused a paper or electronic copy of the fully executed agreement to be delivered to the other party which shall be the Effective Date. Licensee is authorized to fill in the Effective Date on Page 1 hereof. Except as expressly set forth to the contrary, the use of the term "days" in this Agreement, including all addenda made a part hereof, shall mean business days defined as excluding Saturdays, Sundays and any observed Maine State/Federal holidays. Deadlines in this Agreement, including all addenda, expressed as "within x days" shall be counted from the Effective Date, unless another starting date is expressly set forth, beginning with the first day after the Effective Date, or such other establish-of-starting date, and ending at 5:00 p.m. Eastern Time on the last day counted. Unless expressly stated to the contrary, deadlines in this Agreement, including all addenda, expressed as a specific date shall end at 5:00 p.m. Eastern Time on such date.

21. CONFIDENTIALITY: Buyer and Seller authorize the disclosure of the information herein to the real estate licensees, attorneys, lenders, appraisers, inspectors, investigators and others involved in the transaction necessary for the purpose of closing this transaction. Buyer and Seller authorize the lender and/or closing agent preparing the entire closing disclosure and/or settlement statement to release a copy of the closing disclosure and/or settlement statement to the parties and their licensees prior to, at and after the closing.

22. OTHER CONDITIONS: Contingent upon the Buyer obtaining on or before ~~30 days from the execution of said contract~~ September 1, 201 a letter of commitment from a institutional lender acceptable to the Buyer, should the buyer not be satisfied with said letter Buyer may at Buyers option void said contract with all earnest money promptly returned.

23. GENERAL PROVISIONS:

a. A copy of this Agreement is to be received by all parties and, by signature, receipt of a copy is hereby acknowledged. If not fully understood, contact an attorney. This is a Maine contract and shall be construed according to the laws of Maine.

b. Seller acknowledges that State of Maine law requires buyers of property owned by non-resident sellers to withhold a prepayment of capital gains tax unless a waiver has been obtained by Seller from the State of Maine Revenue Services.

c. Buyer and Seller acknowledge that under Maine law payment of property taxes is the legal responsibility of the person who owns the property on April 1, even if the property is sold before payment is due. If any part of the taxes is not paid when due, the lien will be filed in the name of the owner as of April 1 which could have a negative impact on their credit rating. Buyer and Seller shall agree at closing on their respective obligations regarding actual payment of taxes after closing. Buyer and Seller should make sure they understand their obligations agreed to at closing and what may happen if taxes are not paid as agreed.

d. Buyer acknowledges that Maine law requires continuing interest in the property and any back up offers to be communicated by the listing agent to the Seller.

e. Whenever this Agreement provides for earnest money to be returned or released, agency acting as escrow agent must comply with Maine Real Estate Commission rules which may require written notices or obtaining written releases from both parties.

24. ADDENDA: [✓] Yes Explain: Rider to Purchase and Sale Agreement Land Only [X] No

Buyer's Mailing address is _____

BUYER _____, MANAGER DATE _____ BUYER _____ DATE _____

~~MJ Enterprises~~ Kittery dom LLC 7/27/16 ~~Limited Partnership~~

Seller ~~accepts the offer and~~ agrees to deliver the above-described property at the price and upon the terms and conditions set forth and agrees to pay agency a commission for services as specified in the listing agreement.

Seller's Mailing address is PO Box 493, Cape Neddick, Me 03902

SELLER BJP Corp Bill Londa DATE 7-20-16 SELLER _____ DATE _____

COUNTER-OFFER

Seller agrees to sell on the terms and conditions as detailed herein with the following changes and/or conditions:

The parties acknowledge that until signed by Buyer, Seller's signature constitutes only an offer to sell on the above terms and the offer will expire unless accepted by Buyer's signature with communication of such signature to Seller by (date) _____ (time) _____ AM _____ PM.

SELLER _____ DATE _____ SELLER _____ DATE _____

The Buyer hereby accepts the counter offer set forth above.

BUYER _____ DATE _____ BUYER _____ DATE _____

EXTENSION:

The time for the performance of this Agreement is extended until _____ DATE _____

SELLER _____ DATE _____ SELLER _____ DATE _____

BUYER _____ DATE _____ BUYER _____ DATE _____

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RIDER TO PURCHASE AND SALE AGREEMENT – LAND ONLY

Dated July 27, 2016

Between

BJP CORP ("Seller")

and

KITTERYDOM LLC ("Buyer")

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25. **DESTRUCTION:** Notwithstanding anything to the contrary either in this Rider or the Purchase and Sale Agreement – Land Only by and between the Seller and Buyer (the "Agreement"), in the event of a taking of all or a part of the premises by eminent domain. at the Buyer's option, this Agreement may be terminated without recourse and all deposits paid by Buyer and interest accrued thereon shall be immediately refunded to Buyer.

26. **TITLE:** Notwithstanding anything to the contrary herein or in the Agreement, the premises shall not be considered to be in compliance with the provisions of Section 6 of the Agreement with respect to title unless:

    (a) The premises will not be subject to any easements or restrictions not of record;

    (b) No building, structure, improvement or property of any kind, belonging to others, encroaches upon or under any property within the boundary lines of the premises from other property or premises;

    (c) Title to the premises is insurable for the benefit of the Buyer, by a title insurance company acceptable to the Buyer, Buyer's counsel and title insurance company, in a fee owner's policy of title insurance at normal premium rates, in the American Land Title Association form currently in use, subject only to those printed exceptions to title normally included in the "jacket" to such form or policy; and those exceptions are acceptable to Buyer and Buyer's counsel is available to Buyer and do not substantially interfere with the use of the premises as a commercial property unit as presently being so used;

    (d) Notwithstanding any language to the contrary in the Agreement, involuntary liens and encumbrances, such as tax liens, attachments, executions and prior mortgages shall be discharged at the time of closing; and

    (e) All conditions to the time for performance set forth in the Agreement and this Rider are and have been satisfied.

If for any reason title to the premises is not in compliance with the responsibilities of Seller hereunder, Buyer may declare the Agreement and this rider terminated without recourse at law or in equity and all other rights and liabilities of the parties hereto shall cease forthwith.

27. FINANCING CONTINGENCY:

If despite Buyer's reasonable efforts, a commitment for a loan as described in Section 11 of the Agreement cannot be obtained on or before 5 P.M. on September 1, 2016, Buyer may terminate the Agreement and the rider without recourse at law or in equity by written notice to the Seller prior to the expiration of such time, whereupon all deposits made by Buyer shall be immediately returned to Buyer, all other obligations of the parties hereto shall cease and the Agreement and this rider shall be void and without recourse to the parties hereto.

The Buyer's obligation upon issuance of a written commitment conforming to the foregoing provision shall be further contingent upon the continued availability of said financing from the financing institution and under the terms and conditions as set forth in the commitment letter up to the original or any extended time for performance. In the event said financing is no longer available upon the same terms and conditions of the original commitment letter, then the Buyer shall be relieved of its obligations to perform and shall be entitled to a refund of its deposit and this Agreement and the rider shall become null and void and neither party shall have further recourse at law or in equity and all other rights and liabilities of the parties hereto shall cease forthwith.

In addition, the financing contingency provided for in this Paragraph 27 will be deemed not satisfied if: (a) the appraisal on the premises obtained by the financing institution is less than the purchase price; (b) the financing institution's commitment contains terms and such that the Buyer cannot reasonably comply with by the financing contingency date set forth above; or (c) the financing institution fails to accept title; whereupon this agreement shall become null and void and neither party shall have further recourse at law or in equity and all other rights and liabilities of the parties hereto shall cease forthwith and the deposit will be immediately refunded to the Buyer.

28. BUYER'S DUE DILIGENCE PERIOD:

(a) Promptly following the execution of the agreement and this rider by the parties, the Seller will provide to the Buyer copies of all of the items listed below relating to the land that are in Seller's possession or control:

(i) All surveys and title policies, documents and reports, and copies of all restrictive covenants, easements and other encumbrances;

(ii) All marketing and feasibility studies, all site plans, and all written reports and soil, geological, geotechnical, topographical and other studies; and

(iii) All architectural and engineering drawings, studies, surveys, plot plans,

plans and specifications, environmental studies and reports, wetland delineations and reports, wetland permits and confirmation letters, utility plans and specifications and landscape and irrigation plans pertaining to the environmental condition of the premises.

(b) Buyer's obligations hereunder shall be subject to and contingent upon a satisfactory due diligence period as described below, at the Buyer's sole expense, consisting of the following:

(i) Satisfactory review of a current survey and/or plot plan of the premises by a registered surveyor;

(ii) Satisfactory review of zoning currently in force and applicable to the Town of Kittery to determine that Buyer's intended use of the premises is allowed by the Town of Kittery; and

(iii) Satisfactory review of environmental matters, including without limitation an environmental survey.

(c) In addition to the inspections set forth in Section 10 of the Agreement during the due diligence period as provided for in Section 10, Seller shall permit Buyer and/or Buyer's agents reasonable access to the premises both during the due diligence periods set forth in Section 10 of the Agreement and thereafter, prior to the time for performance, in order to perform the requisite inspection and analysis Buyer or Buyer's financing institution may require as well as for the purpose of inspecting the condition of the premises or showing the premises to prospective financing institutions or for other reasonable purposes.

29. **ENVIRONMENTAL INDEMNITY**. The Seller represents and warrants that neither it nor any director, officer, shareholder, employee, agent or representative of Seller has any knowledge of any hazardous materials (as defined by federal, state and/or local environmental laws and/or regulations) located in, on or around the premises, and is not aware of any possible health hazards and/or non-compliance with any federal, state and/or local environmental laws and/or regulations with the premises. The Seller shall defend, indemnify and hold harmless the Buyer and its members, managers, employees, agents, representatives, successors and assigns (collectively, the "Buyer Parties") from and against each and every loss, cost, claim, obligation, damage, liability, payment, fine, penalty, cause of action, lien or expense, including, but not limited to, reasonable attorneys' fees and other litigation expenses, which relates to any environmental contamination or occurrence arising out of the premises that arises, results from or is existing on or in the premises prior to and up to the time for performance. This provision shall survive the time for performance and the delivery of the deed.

30. **USE**: Seller acknowledges that it is familiar with Buyer's intended plans and use of the premises as the location for a Domino's Pizza franchise, together with parking spaces, and Seller, to the best of Seller's knowledge, has no reason to believe any and all of the foregoing uses is impermissible.

31. WARRANTIES AND REPRESENTATIONS:

(a) The Seller makes the following warranties and representations as of the date hereof and as of the time for performance, which warranties and representations shall survive the time for performance:

(i) There are no contracts, agreements or licenses, written or oral, adversely affecting or that may adversely affect the premises and/or the Buyer's ownership or use of the premises;

(ii) No work has been done on the premises that could give rise to any liens on the premises.

(iii) The Seller has not received any notice (written or oral) claiming or asserting that the premises or any tenant at the premises is/are in violation of any law, ordinance, rule, regulation or requirement including without limitation those pertaining to zoning or environmental matters, of the municipal, county, state or federal government having jurisdiction over the premises;

(iv) There is no litigation or any administrative proceedings now existing, threatened and/or pending against the Seller and/or the premises, and the Seller has not received any notice of any threatened or pending litigation, administrative proceedings, or claim, involving the Seller, the premises or any adjoining property that would have a material adverse effect on the value of the premises;

(v) The Seller has received no notice of any eminent domain taking, condemnation, betterment or assessment, actual or proposed, with respect to the premises, and no such event has occurred;

(vi) The Seller has provided to the Buyer all documents and information in its possession regarding the land, including without limitation as set forth in Section 28(a) above, and such documents and information delivered by the Seller to the Buyer are true, correct and complete as of the date delivered, and will continue to be true and correct as of the time for performance;

(vii) The Seller is not currently and will not be at the time for performance in default in the payment of any bills or other obligations respecting the premises, including without limitation any tax bills;

(viii) The Seller has good title to the premises and no other parties are required to execute the Agreement and the rider in order to bind all presently held fee interests in the premises and no party holds a right of first refusal, first offer or similar right with respect to the premises;

(ix) There are no underground oil storage tanks presently located on the premises or that were located on the premises but since removed;

(x) There is no pending bankruptcy, mortgage foreclosure, or other proceeding which might impact adversely on the Seller's ability to perform under the Agreement, the Rider or the transfer the premises; and

(xi) The Seller has the full right and authority to enter into the Agreement and the rider without any further consents, except as provided for herein, and the Agreement and the rider has been executed on behalf of Seller by a person(s) with full authority to bind the Seller to the terms and conditions hereof.

(b) With respect to the warranties and representations set forth above and in the Agreement and this rider, it shall be a condition of the Buyer's obligation to consummate the transaction herein provided that all of the warranties and representations of the Seller contained in the Agreement and rider are true and correct at the time the same are made and upon the time for performance, and the Seller shall provide to Buyer and Buyer's counsel a certificate at the time for performance confirming that all of the warranties and representations set forth in the Agreement and the rider are true at such time. The Seller shall promptly notify the Buyer if the Seller becomes aware of any facts that would render any of the foregoing warranties and representations inaccurate in any respect. The Seller agrees to indemnify and hold harmless the Buyer Parties from and against any loss, damage, cost (including, without limitation, reasonable attorneys' fees) or liability which any of the Buyer Parties may incur (i) with respect to any matter in connection with the Premises which arose prior to or as of the time for performance or (ii) as a consequence of the Seller's breach of any of the warranties and representations set forth in the Agreement and this rider.

32. **COOPERATION**: Seller shall cooperate with Buyer in obtaining financing by furnishing to Buyer's financing institution such information as the said financing institution may reasonably request and by allowing entry upon the land, and shall also permit such entry by an engineer or land surveyor for the purpose of plotting bounds and taking measurements.

33. **CLOSING CONDITIONS OF BUYER**. In addition to the conditions of the Buyer's obligations set forth in this rider and the Agreement, the Buyer's obligation to purchase the premises is subject to satisfactory, in form and substance, delivery of each and all of the foregoing:

(a) Seller shall deliver, or cause to be delivered, to Buyer and/or Buyer's financing institution or title company the following documents, at or before the time for performance and when required shall on oath swear to the truth of the matters set forth in such documents:

(i) All instruments, documents and affidavits that may be reasonably necessary to establish the Buyer as the record owner of title to the premises, including without limitation the deed to the premises, in accordance with the requirements of the Agreement and this rider;

(ii) An affidavit and indemnity in a reasonable form customarily required by the Buyer's title insurer for the purposes of deleting from the owner's and lender's title policies the standard exceptions, including without limitation, for parties in possession and mechanics' liens and any liens for sums owed to municipal lighting plants and water companies;

(iii) an Affidavit or Certification of compliance with Internal Revenue Code (IRC) Section 1445(b)(2) stating that Seller is not a "foreign person" as defined by IRC Section 1445 and providing its taxpayer identification number;

(iv) any and all other forms required by the Internal Revenue Service, including W-9 and 1099 forms;

(v) A Consent of the Directors and Shareholders of Seller authorizing the sale of the premises and the transactions set forth in the Agreement and this rider;

(vi) A certificate from the Seller, in form and substance satisfactory to the Buyer and Buyer's counsel, certifying that all of the conditions in this Section 33 have been satisfied, that all of the Seller's representations and warranties set forth in the Agreement and this rider are true and correct as of the time for performance, and certain other relevant matters as requested by Buyer and Buyer's counsel; and

(vii) Such other documents and affidavits as may be reasonably required by the Buyer's or Buyer's lender's counsel, including without limitation (A) the existence or non-existence of violations of buildings and zoning codes (to the best of affiant's knowledge); (B) the existence or non-existence of facts or conditions which may constitute a violation of restrictive covenants, easements or zoning laws; and (C) the existence or non-existence of hazardous waste on the premises and compliance with applicable environmental laws;

(b) The Seller has provided to the Buyer all due diligence documents as provided for in Section 28 above; and

(c) The Buyer has obtained all all licenses, permits, zoning variances, special permits, special exceptions, site plan approvals or similar zoning approvals, and all other governmental authorizations required to operate a Domino's Pizza at the premises and make all alterations to the premises as Buyer, in its sole discretion, requires.

(d) Upon the failure of the Seller to strictly comply with each of these closing conditions, and all other closing conditions set forth herein, the Buyer may declare the Agreement and this rider terminated without recourse and all deposits paid hereunder by the Buyer shall be immediately refunded to the Buyer and all other rights and liabilities of the parties hereto shall cease forthwith.

34. **RIDER PRIORITY**: This rider is incorporated into and made a part of the Agreement. In the event of conflict between the provisions of this rider and the Agreement, this rider shall govern.

35. **NON-FOREIGN STATUS, ETC. / ANTI-TERRORISM**: Seller is not listed on the Specially Designated Nationals and Blocked Persons List or other similar lists maintained by the Office of Foreign Assets Control ("OFAC"), the Department of the Treasury or included in any executive orders, and is not in violation of any of the foreign asset control regulations of OFAC or other applicable law.

36. **BROKER:**

(a) Seller represents and warrants to the Buyer that it has not hired, retained or dealt with any broker, consultant, intermediary or finder in connection with the negotiation, execution or delivery of this agreement or the consummation of the transactions contemplated hereby with the exception of William Conda, of Re/Max Realty One who shall receive a commission, to be paid by the Seller. This commission shall be due and payable only when the deed to the Buyer is recorded and the Seller receives its full purchase price. Seller covenants and agrees to indemnify and defend the Buyer against liability arising out of any breach or inaccuracy of the aforesaid representation or warranty. This provision shall survive the delivery of the deed or the termination of this agreement.

(b) The Broker named herein warrants that the Broker is duly licensed as such by the State of Maine.

(c) The Broker named herein joins in the Agreement and this rider and becomes a party hereto, insofar as any provisions of the Agreement and this rider expressly apply to the Broker, and to any amendments or modifications of such provisions to which the Broker agrees in writing.

37. **EXPENSES**: Each party hereto shall bear its own legal fees and other expenses incurred with this transaction except as otherwise provided herein.

38. **INTENTIONALLY DELETED**

39. **GOVERNING LAW**. The Agreement and this rider and all rights and remedies of the parties, shall be governed by, construed and enforced in accordance with the laws of the State of Maine without regard to the principles of conflict of laws. Any action brought to interpret and/or enforce this Agreement shall be tried in state courts located in York County, Maine or federal courts located in Portland, Maine and all claims to improper

venue, failure to obtain personal jurisdiction and forum non-conveniens are waived, and the parties hereby submit to Maine personal jurisdiction.

40. **SEVERABILITY**: If any provision or condition of the Agreement and this rider shall be deemed invalid or unenforceable, the remaining provisions and conditions shall remain in full force and effect and shall be valid and enforceable to the fullest extent permitted by law.

41. **NOTICES**: All notices required or to be given hereunder shall be in writing and deemed given when hand delivered or mailed by registered or certified mail, return receipt requested, postage and registration and/or certification charges prepaid, or telecopied, receipt confirmed, or sent via email addressed as follows:

If to Buyer:	David Jenks, Manager Kitterydom LLC 100 Conifer Hill Drive, Suite 402 Danvers, MA 01923 Facsimile: 978-777-8043 Email: david@bostonpie.com
With a copy to:	Adam D. Page, Esq. Finneran & Nicholson, P.C. 30 Green Street Newburyport, MA 01950 Facsimile: 978-465-2584 Email: cases@finnic.com
If to Seller:	William Conda, Manager BJP Corp P.O. Box 493 Cape Neddick, ME03902 Email: billconda@yorkmaine.com

42. **FACSIMILE SIGNATURES.** Facsimile signatures, for execution purposes, regarding this Agreement, along with any modifications or extensions hereto, shall be acceptable to both the Seller and the Buyer.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals as of the day and year first above written.

BUYER: KITTERYDOM LLC

By: _____
David D. Jenks, Manager

SELLER: BJP CORP

By: _____
William Conda, President

BROKER(S):

_____
William Conda

STORMWATER MANAGEMENT REPORT
DOMINO'S PIZZA
450 U.S. ROUTE 1
KITTERY, MAINE

Prepared for:

Kitterydom, LLC
100 Conifer Hill Drive
Danvers, Massachusetts

Prepared by:

Oak Consulting Group, LLC
P.O. Box 1123
Newburyport, Massachusetts 01950
(978) 312-3120

September 21, 2016

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DRAWINGS:

- C-1: Existing Conditions and Site Preparation Plan
- C-2: Site Layout Plan
- C-3: Grading, Drainage and Erosion Control Plan
- C-4: Site Utilities Plan
- C-5: Erosion Control Notes
- C-6 Site Details
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- DR-1: Pre-Development Watershed Plan
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- Appendix A: Stormwater Calculations
- Appendix B: Operations and Maintenance Plan

1.0 INTRODUCTION

Oak Consulting Group, LLC (OCG) has prepared the following Stormwater Management Report in support of the proposed Domino's Pizza project to be located at 450 U.S. Route 1 in Kittery, Maine. The objective of this report is to present an overview of the project and demonstrate compliance with Chapter 500 of the Maine Stormwater Law and Article VIII of Town of Kittery Title 16 Land Use and Development Code.

1.1 Existing Conditions

The project site is an approximately 19.5-acre wooded parcel with frontage on both U.S. Route 1 to the north and Lewis Road to the east. Although the site is large, a significant portion of the site is wetland. The Project Area is limited to approximately two acres in the northeastern portion of the site.

Currently, stormwater from the Project Area flows through to the south and to the west through wooded areas and into the wetlands in the central portion of the overall site. For stormwater modeling purposes, the runoff flowing west to the wetland and the runoff flowing south to the wetland are calculated separately. However, the respective receptors are a single contiguous wetland area.

The general runoff pattern at the site is to the south and west. Runoff from sections of Route 1 and Lewis Road flows onto the site from the north and east, respectively. However, the roads serve as barriers from nearby properties and offsite runoff onto the site is generally limited to stormwater originating within portions of the travel way along the site frontages. As such, there is little if any potential for stormwater impacts to the site from changes in up-gradient conditions.

1.2 Proposed Conditions

The project proposes to construct a 4,680 square-foot (sf) building with tenant spaces for a Domino's Pizza plus a second tenant presumed to be a coffee shop or similar high-turnover restaurant. Associated site improvements include a pickup or drive-through window, 58 parking spaces and enclosed dumpsters. These improvements will disturb approximately 1.80 acres and result in approximately 39,700 square feet (0.91 acres) of new impervious area.

Under proposed conditions, stormwater from the Project Area will continue to flow to the west and to the south to the wetland area in the central portion of the overall site. To mitigate the increase impervious areas, two stormwater basins are proposed. These basins, Basin 1 to the west and Basin 2 to the south, have been designed to capture, treat, and detain runoff from the developed area of the project.

1.3 Activities Subject to Regulation

The project is subject to the Maine Stormwater Management Law because it will disturb more than one acre of land. However, it qualifies for a Permit by Rule (PBR) because it is not in the direct watershed of an urban impaired stream or lake most at risk, will disturb less than five acres and will result in less than one acre of impervious surfaces. The project is subject to the Maine Stormwater Law Basic Standards, Redistribution of Stormwater Discharges Standards, and Discharge to Wetlands Standards.

In addition, the project is subject to Article VIII Surface Drainage and has been designed to limit peak discharges from 2-year and 25-year 24-hour storm events.

2.0 STORMWATER MANAGEMENT DESIGN STANDARDS

This section presents the measures taken to address applicable state and local stormwater design standards. The project site plans, sheets C-1 through C-7, present the proposed storm drain system for managing stormwater runoff originating at the project site. The project has been designed to meet the applicable standards as described below.

2.1 Basic Standard - Erosion and Sedimentation Control

Erosion and sedimentation control measures include minimizing land clearing and installing sedimentation barriers are shown on the project plans. Detailed erosion and sedimentation control measures are specified on Sheet C-5. In addition, the project will disturb more than one acre and therefore be subject to the National Pollution Discharge Elimination System (NPDES) Construction General Permit. Compliance with this permit includes preparing and maintaining a construction Stormwater Pollution Prevention Plan (SWPPP) in accordance with federal standards.

2.2 Basic Standard - Inspection and Maintenance

Construction phase inspection and maintenance requirements are provided in Erosion Control Notes on Sheet C-5. Additional site-specific measures will be developed by the contractor for the SWPPP. Post construction inspection and maintenance operations are provided in the O&M plan enclosed as Appendix B.

2.3 Basic Standard - Housekeeping

The proposed project will be a Domino's restaurant and an additional food business. These businesses do not require use or storage of hazardous materials. Two enclosed dumpsters are provided for solid waste collection and disposal. No non-stormwater discharges are proposed or anticipated. Other housekeeping measures are presented in the O&M plan enclosed as Attachment B.

2.4 Redistribution Standard

Under existing conditions, the majority of the runoff from the site flows as sheet flow to the west and to the south to on-site wetlands. This pattern is maintained under proposed conditions. To mitigate increase in runoff, stormwater basins are provided. These basins are designed with 6-inch and 8-inch outflow pipes to restrict runoff to predevelopment rates. To convert the pipe discharges to sheet flow, rip rap level spreaders are provided at the outlets.

2.5 Discharge to Wetlands Standard

There are three proposed outlets from the stormwater basins. The wetlands setbacks for these structures varies from 45 to 95 feet. In addition to the proposed level spreaders discussed in Section 2.4 above, the remaining land between the outlets and the wetlands will remain in its natural forested state to further minimize potential impacts to the wetlands from the project.

As indicated in the stormwater calculations provided in Appendix A, the total runoff volume from the site into the wetland area will increase by 0.021 acre feet from 0.240 acre feet to 0.261 acre feet for the 2-year storm event. The portion of the wetland which is on the project site is approximately 12.75 acres. The calculated increase in runoff volume over this area will result in a potential increase in storage depth of 0.0016 feet (0.02 inches) and well below the 2-inch limit for this standard. Actual increase in

storage depths are expected to be less as the full extent wetland area has not been mapped beyond the limits of the project site.

2.6 Kittery - Peak Runoff Standard

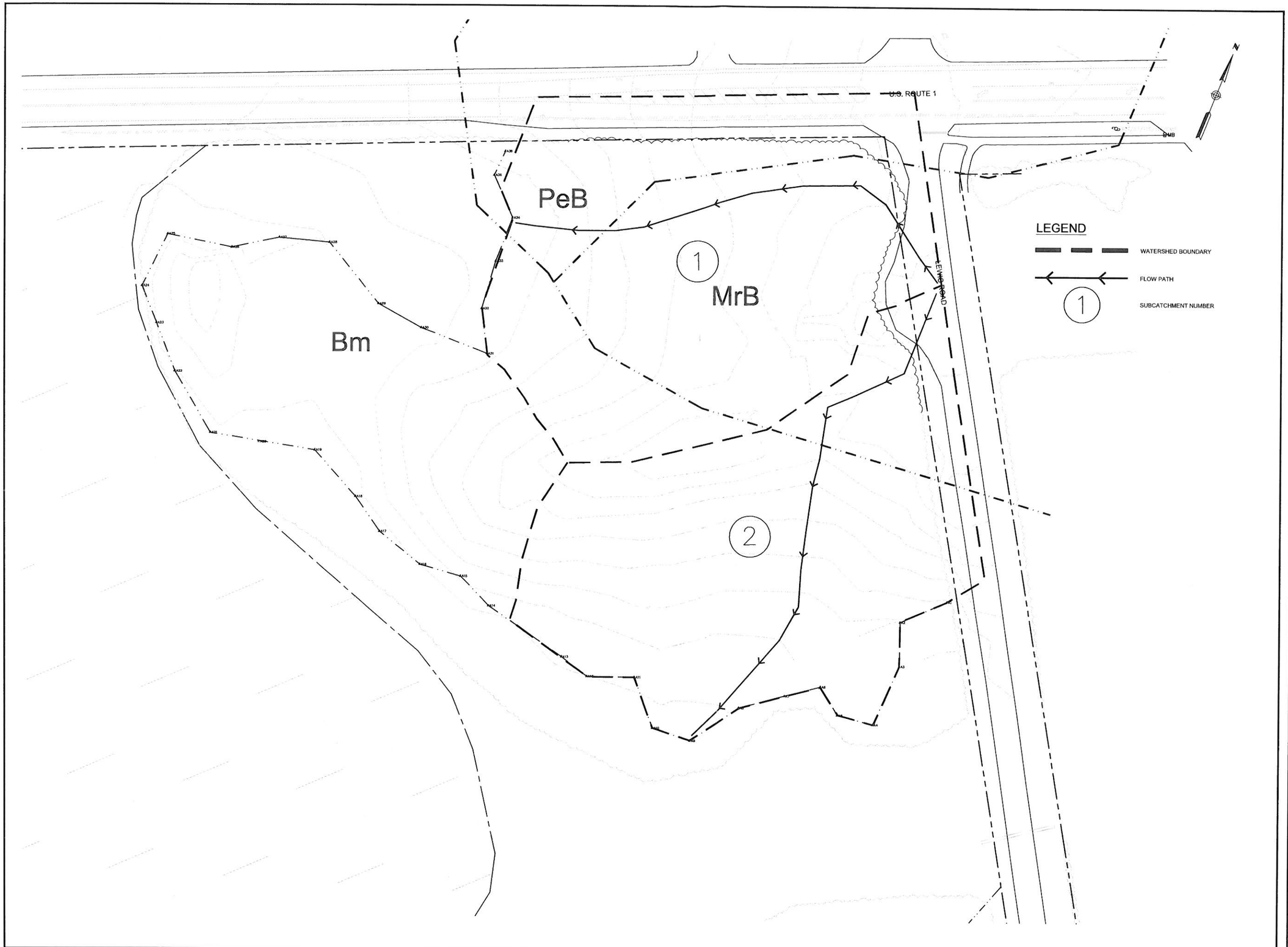
Pre- and Post-Development runoff rates were calculated using HydroCAD. To compare pre-and post-redevelopment runoff rates, the HydroCAD model was configured with three control points: runoff flowing to the wetland to the west, runoff flowing to the wetland to the south and the combined total. Since the south and west control points discharge into a common wetland, the combined total represents the overall impacts to peak runoff rates. Although Town of Kittery rules only require calculations for 2-year and 25-year 24-hour storm events, calculations were also provided for 10-year and 100-year events. HydroCAD calculations are provided in Appendix A and summarized in the table below.

	Rainfall Events			
	2-Year (3.2 Inches)	**10-Year (4.6 Inches)**	**25-Year (5.5 Inches)**	**100-Year (6.6 Inches)**
West				
Existing (cfs)	1.63	3.65	4.53	6.66
Proposed (cfs)	1.92	3.05	3.59	4.53
Change (cfs)	**0.29**	**-0.60**	**-0.94**	**-2.13**
South				
Existing (cfs)	1.69	3.61	4.44	6.42
Proposed (cfs)	1.89	3.51	4.09	5.78
Change (cfs)	**0.20**	**-0.10**	**-0.35**	**-0.64**
Total				
Existing (cfs)	3.32	7.26	8.97	13.08
Proposed (cfs)	3.73	6.38	7.44	9.90
Change (cfs)	**0.41**	**-0.88**	**-1.88**	**-3.18**

APPENDIX A

Stormwater Calculations

Domino's Pizza
450 U.S. Route 1
Kittery, Maine



Site:

DOMINO'S PIZZA

450 US ROUTE 1
KITTERY, MAINE

Prepared for:

KITTERYDOM, LLC
100 CONIFER HILL DRIVE
DANVERS, MASSACHUSETTS

0 10 20 40
SCALE in FEET
1"=20'

OCG

Oak Consulting Group
P.O. Box 1123
Newburyport, MA 01950
Ph. 978 312.3120

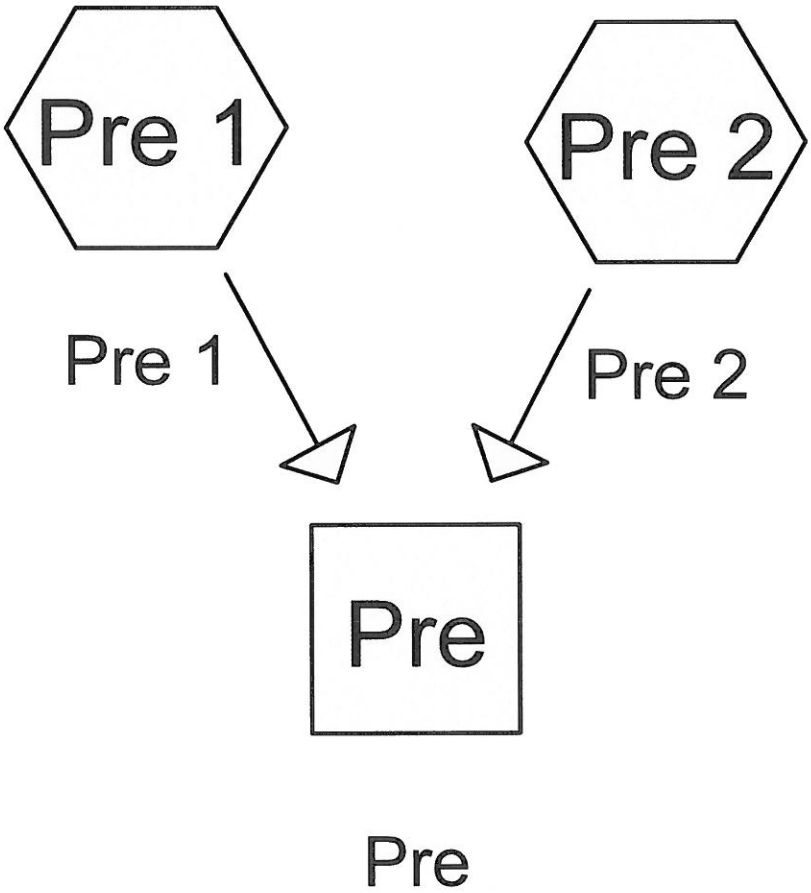
EXISTING CONDITIONS
WATERSHED PLAN

No.	Revision/Issue	Date

Design by: PFA	Checked by: SPM
Drawn by: PFA	Approved by: PFA
Project: 16022	Date: SEPT. 21, 2016

Sheet:

DR-1



Subcat Reach Pond Link

Routing Diagram for 16022 Pre-Post
Prepared by {enter your company name here}, Printed 9/21/2016
HydroCAD® 10.00 s/n 01151 © 2013 HydroCAD Software Solutions LLC

Summary for Subcatchment Pre 1: Pre 1

Runoff = 1.63 cfs @ 12.12 hrs, Volume= 0.119 af, Depth> 0.88"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 yr Rainfall=3.00"

Area (sf)	CN	Description
9,628	98	Paved parking, HSG C
45,000	70	Woods, Good, HSG C
13,075	77	Woods, Good, HSG D
3,397	74	>75% Grass cover, Good, HSG C
0	80	>75% Grass cover, Good, HSG D
71,100	75	Weighted Average
61,472		86.46% Pervious Area
9,628		13.54% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.5	347	0.0450	0.78		**Lag/CN Method, Pre 1 Flow**

Summary for Subcatchment Pre 2: Pre 2

Runoff = 1.69 cfs @ 12.11 hrs, Volume= 0.121 af, Depth> 0.98"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 yr Rainfall=3.00"

Area (sf)	CN	Description
3,165	98	Paved parking, HSG C
6,625	70	Woods, Good, HSG C
51,600	77	Woods, Good, HSG D
1,149	74	>75% Grass cover, Good, HSG C
2,219	80	>75% Grass cover, Good, HSG D
64,758	77	Weighted Average
61,593		95.11% Pervious Area
3,165		4.89% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.4	395	0.0500	0.89		**Lag/CN Method, Pre 2 Flow**

Summary for Reach Pre: Pre

Inflow Area = 3.119 ac, 9.42% Impervious, Inflow Depth > 0.93" for 2 yr event
Inflow = 3.32 cfs @ 12.12 hrs, Volume= 0.240 af
Outflow = 3.32 cfs @ 12.12 hrs, Volume= 0.240 af, Atten= 0%, Lag= 0.0 min

Summary for Subcatchment Pre 1: Pre 1

Runoff = 3.65 cfs @ 12.11 hrs, Volume= 0.258 af, Depth> 1.90"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 yr Rainfall=4.50"

Area (sf)	CN	Description
9,628	98	Paved parking, HSG C
45,000	70	Woods, Good, HSG C
13,075	77	Woods, Good, HSG D
3,397	74	>75% Grass cover, Good, HSG C
0	80	>75% Grass cover, Good, HSG D
71,100	75	Weighted Average
61,472		86.46% Pervious Area
9,628		13.54% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.5	347	0.0450	0.78		**Lag/CN Method, Pre 1 Flow**

Summary for Subcatchment Pre 2: Pre 2

Runoff = 3.61 cfs @ 12.11 hrs, Volume= 0.254 af, Depth> 2.05"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 yr Rainfall=4.50"

Area (sf)	CN	Description
3,165	98	Paved parking, HSG C
6,625	70	Woods, Good, HSG C
51,600	77	Woods, Good, HSG D
1,149	74	>75% Grass cover, Good, HSG C
2,219	80	>75% Grass cover, Good, HSG D
64,758	77	Weighted Average
61,593		95.11% Pervious Area
3,165		4.89% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.4	395	0.0500	0.89		**Lag/CN Method, Pre 2 Flow**

Summary for Reach Pre: Pre

Inflow Area = 3.119 ac, 9.42% Impervious, Inflow Depth > 1.97" for 10 yr event
Inflow = 7.26 cfs @ 12.11 hrs, Volume= 0.512 af
Outflow = 7.26 cfs @ 12.11 hrs, Volume= 0.512 af, Atten= 0%, Lag= 0.0 min

Summary for Subcatchment Pre 1: Pre 1

Runoff = 4.53 cfs @ 12.11 hrs, Volume= 0.319 af, Depth> 2.35"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 yr Rainfall=5.10"

Area (sf)	CN	Description
9,628	98	Paved parking, HSG C
45,000	70	Woods, Good, HSG C
13,075	77	Woods, Good, HSG D
3,397	74	>75% Grass cover, Good, HSG C
0	80	>75% Grass cover, Good, HSG D
71,100	75	Weighted Average
61,472		86.46% Pervious Area
9,628		13.54% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.5	347	0.0450	0.78		**Lag/CN Method, Pre 1 Flow**

Summary for Subcatchment Pre 2: Pre 2

Runoff = 4.44 cfs @ 12.11 hrs, Volume= 0.312 af, Depth> 2.52"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 yr Rainfall=5.10"

Area (sf)	CN	Description
3,165	98	Paved parking, HSG C
6,625	70	Woods, Good, HSG C
51,600	77	Woods, Good, HSG D
1,149	74	>75% Grass cover, Good, HSG C
2,219	80	>75% Grass cover, Good, HSG D
64,758	77	Weighted Average
61,593		95.11% Pervious Area
3,165		4.89% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.4	395	0.0500	0.89		**Lag/CN Method, Pre 2 Flow**

Summary for Reach Pre: Pre

Inflow Area = 3.119 ac, 9.42% Impervious, Inflow Depth > 2.43" for 25 yr event
Inflow = 8.97 cfs @ 12.11 hrs, Volume= 0.631 af
Outflow = 8.97 cfs @ 12.11 hrs, Volume= 0.631 af, Atten= 0%, Lag= 0.0 min

Summary for Subcatchment Pre 1: Pre 1

Runoff = 6.66 cfs @ 12.11 hrs, Volume= 0.471 af, Depth> 3.46"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 yr Rainfall=6.50"

Area (sf)	CN	Description
9,628	98	Paved parking, HSG C
45,000	70	Woods, Good, HSG C
13,075	77	Woods, Good, HSG D
3,397	74	>75% Grass cover, Good, HSG C
0	80	>75% Grass cover, Good, HSG D
71,100	75	Weighted Average
61,472		86.46% Pervious Area
9,628		13.54% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.5	347	0.0450	0.78		**Lag/CN Method, Pre 1 Flow**

Summary for Subcatchment Pre 2: Pre 2

Runoff = 6.42 cfs @ 12.11 hrs, Volume= 0.454 af, Depth> 3.67"

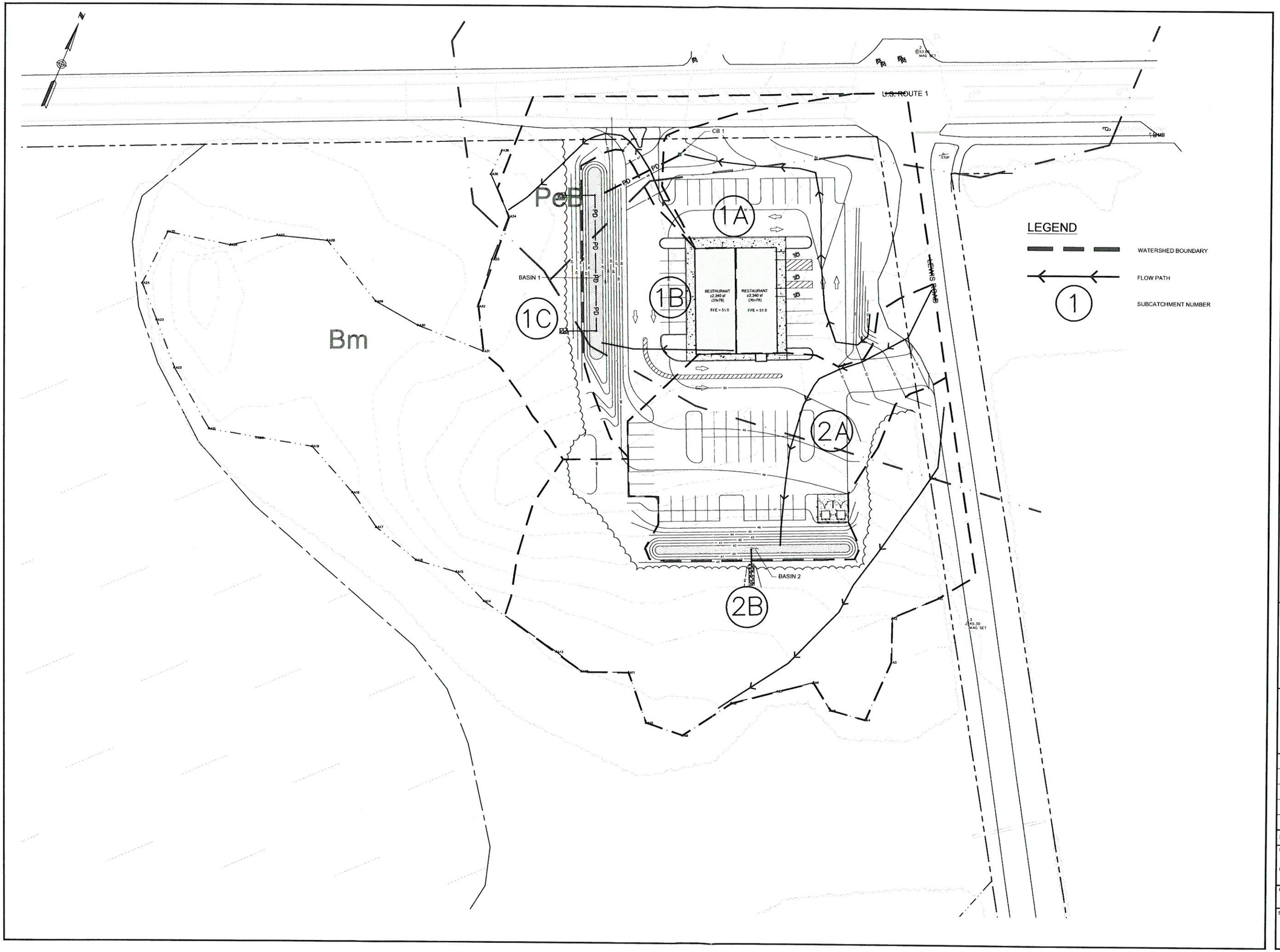
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 yr Rainfall=6.50"

Area (sf)	CN	Description
3,165	98	Paved parking, HSG C
6,625	70	Woods, Good, HSG C
51,600	77	Woods, Good, HSG D
1,149	74	>75% Grass cover, Good, HSG C
2,219	80	>75% Grass cover, Good, HSG D
64,758	77	Weighted Average
61,593		95.11% Pervious Area
3,165		4.89% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.4	395	0.0500	0.89		**Lag/CN Method, Pre 2 Flow**

Summary for Reach Pre: Pre

Inflow Area = 3.119 ac, 9.42% Impervious, Inflow Depth > 3.56" for 100 yr event
Inflow = 13.08 cfs @ 12.11 hrs, Volume= 0.925 af
Outflow = 13.08 cfs @ 12.11 hrs, Volume= 0.925 af, Atten= 0%, Lag= 0.0 min



Site:

DOMINO'S PIZZA

450 US ROUTE 1
KITTERY, MAINE

Prepared for:

KITTERYDOM, LLC
100 CONIFER HILL DRIVE
DANVERS, MASSACHUSETTS

0 10 20 40
SCALE in FEET
1"=20'

OCG

Oak Consulting Group
P.O. Box 1123
Newburyport, MA 01950
Ph. 978.312.3120

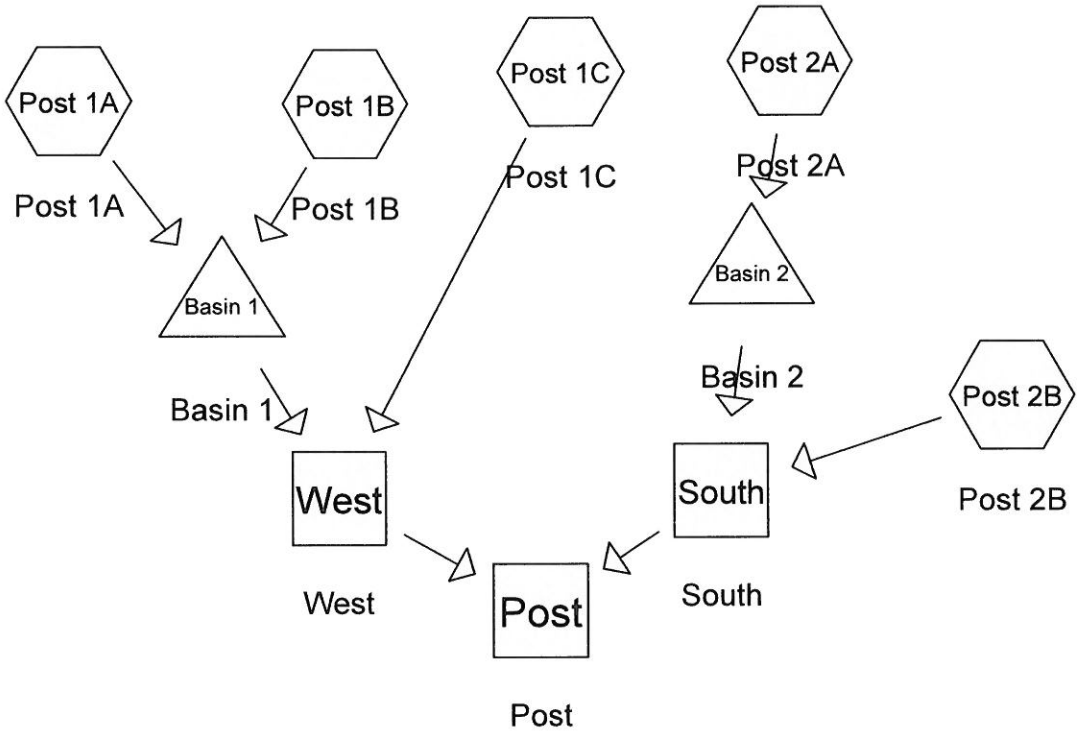
POST-DEVELOPMENT
WATERSHED PLAN

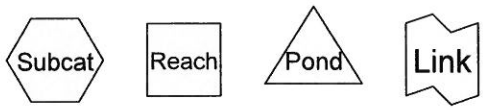
No.	Revision/Issue	Date

Design by: PFA	Checked by: SPM
Drawn by: PFA	Approved by: PFA
Project: 16022	Date: SEPT. 21, 2016

Sheet:

DR-2





Routing Diagram for 16022 Pre-Post
Prepared by {enter your company name here}, Printed 9/21/2016
HydroCAD® 10.00 s/n 01151 © 2013 HydroCAD Software Solutions LLC

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.519	74	>75% Grass cover, Good, HSG C (Post 1A, Post 1B, Post 1C, Post 2A, Post 2B)
0.327	80	>75% Grass cover, Good, HSG D (Post 1B, Post 1C, Post 2A, Post 2B)
1.097	98	Paved parking, HSG C (Post 1A, Post 1B, Post 1C, Post 2A, Post 2B)
0.107	98	Roofs, HSG C (Post 1A, Post 1B)
0.876	70	Woods, Good, HSG C (Post 1C, Post 2A, Post 2B)
0.192	77	Woods, Good, HSG D (Post 1C, Post 2B)
3.119	**83**	**TOTAL AREA**

Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
2.600	HSG C	Post 1A, Post 1B, Post 1C, Post 2A, Post 2B
0.519	HSG D	Post 1B, Post 1C, Post 2A, Post 2B
0.000	Other	
3.119		**TOTAL AREA**

Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.519	0.327	0.000	0.847	>75% Grass cover, Good	Post 1A, Post 1B, Post 1C, Post 2A, Post 2B
0.000	0.000	1.097	0.000	0.000	1.097	Paved parking	Post 1A, Post 1B, Post 1C, Post 2A, Post 2B
0.000	0.000	0.107	0.000	0.000	0.107	Roofs	Post 1A, Post 1B
0.000	0.000	0.876	0.192	0.000	1.067	Woods, Good	Post 1C, Post 2A, Post 2B
0.000	**0.000**	**2.600**	**0.519**	**0.000**	**3.119**	**TOTAL AREA**	

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentPost 1A: Post 1A Runoff Area=28,370 sf 61.91% Impervious Runoff Depth>1.78"
Flow Length=267' Slope=0.0200 '/' Tc=5.7 min CN=89 Runoff=1.42 cfs 0.097 af

SubcatchmentPost 1B: Post 1B Runoff Area=15,546 sf 54.55% Impervious Runoff Depth>1.70"
Flow Length=98' Slope=0.1000 '/' Tc=1.2 min CN=88 Runoff=0.84 cfs 0.051 af

SubcatchmentPost 1C: Post 1C Runoff Area=20,756 sf 25.84% Impervious Runoff Depth>1.21"
Flow Length=190' Slope=0.0600 '/' Tc=3.3 min CN=81 Runoff=0.78 cfs 0.048 af

SubcatchmentPost 2A: Post 2A Runoff Area=27,864 sf 70.45% Impervious Runoff Depth>2.04"
Flow Length=239' Slope=0.0400 '/' Tc=3.3 min CN=92 Runoff=1.71 cfs 0.109 af

SubcatchmentPost 2B: Post 2B Runoff Area=43,322 sf 3.33% Impervious Runoff Depth>0.78"
Flow Length=289' Slope=0.0400 '/' Tc=7.2 min CN=73 Runoff=0.87 cfs 0.064 af

Reach Post: Post Inflow=3.65 cfs 0.261 af
Outflow=3.65 cfs 0.261 af

Reach South: South Inflow=1.84 cfs 0.116 af
Outflow=1.84 cfs 0.116 af

Reach West: West Inflow=1.86 cfs 0.145 af
Outflow=1.86 cfs 0.145 af

Pond Basin 1: Basin 1 Peak Elev=42.93' Storage=1,469 cf Inflow=2.10 cfs 0.147 af
Discarded=0.05 cfs 0.035 af Primary=1.24 cfs 0.096 af Outflow=1.29 cfs 0.132 af

Pond Basin 2: Basin 2 Peak Elev=41.26' Storage=1,555 cf Inflow=1.71 cfs 0.109 af
Discarded=0.04 cfs 0.032 af Primary=0.97 cfs 0.052 af Outflow=1.01 cfs 0.084 af

Total Runoff Area = 3.119 ac Runoff Volume = 0.369 af Average Runoff Depth = 1.42"
61.37% Pervious = 1.914 ac 38.63% Impervious = 1.205 ac

Summary for Subcatchment Post 1A: Post 1A

Runoff = 1.42 cfs @ 12.09 hrs, Volume= 0.097 af, Depth> 1.78"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 yr Rainfall=3.00"

Area (sf)	CN	Description
2,340	98	Roofs, HSG C
15,224	98	Paved parking, HSG C
0	70	Woods, Good, HSG C
0	77	Woods, Good, HSG D
10,806	74	>75% Grass cover, Good, HSG C
0	80	>75% Grass cover, Good, HSG D
28,370	89	Weighted Average
10,806		38.09% Pervious Area
17,564		61.91% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.7	267	0.0200	0.78		**Lag/CN Method, Post 1A Flow**

Summary for Subcatchment Post 1B: Post 1B

Runoff = 0.84 cfs @ 12.02 hrs, Volume= 0.051 af, Depth> 1.70"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 yr Rainfall=3.00"

Area (sf)	CN	Description
2,340	98	Roofs, HSG C
6,140	98	Paved parking, HSG C
0	70	Woods, Good, HSG C
0	77	Woods, Good, HSG D
5,993	74	>75% Grass cover, Good, HSG C
1,073	80	>75% Grass cover, Good, HSG D
15,546	88	Weighted Average
7,066		45.45% Pervious Area
8,480		54.55% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.2	98	0.1000	1.37		**Lag/CN Method, Post 1B Flow**

Summary for Subcatchment Post 1C: Post 1C

Runoff = 0.78 cfs @ 12.06 hrs, Volume= 0.048 af, Depth> 1.21"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 yr Rainfall=3.00"

Area (sf)	CN	Description
0	98	Roofs, HSG C
5,363	98	Paved parking, HSG C
4,100	70	Woods, Good, HSG C
7,244	77	Woods, Good, HSG D
2,081	74	>75% Grass cover, Good, HSG C
1,968	80	>75% Grass cover, Good, HSG D
20,756	81	Weighted Average
15,393		74.16% Pervious Area
5,363		25.84% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.3	190	0.0600	0.95		**Lag/CN Method, Post 1C Flow**

Summary for Subcatchment Post 2A: Post 2A

Runoff = 1.71 cfs @ 12.05 hrs, Volume= 0.109 af, Depth> 2.04"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 yr Rainfall=3.00"

Area (sf)	CN	Description
0	98	Roofs, HSG C
19,630	98	Paved parking, HSG C
150	70	Woods, Good, HSG C
0	77	Woods, Good, HSG D
2,464	74	>75% Grass cover, Good, HSG C
5,620	80	>75% Grass cover, Good, HSG D
27,864	92	Weighted Average
8,234		29.55% Pervious Area
19,630		70.45% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.3	239	0.0400	1.22		**Lag/CN Method, Post 2A Flow**

Summary for Subcatchment Post 2B: Post 2B

Runoff = 0.87 cfs @ 12.12 hrs, Volume= 0.064 af, Depth> 0.78"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 yr Rainfall=3.00"

Area (sf)	CN	Description
0	98	Roofs, HSG C
1,443	98	Paved parking, HSG C
33,900	70	Woods, Good, HSG C
1,100	77	Woods, Good, HSG D
1,276	74	>75% Grass cover, Good, HSG C
5,603	80	>75% Grass cover, Good, HSG D
43,322	73	Weighted Average
41,879		96.67% Pervious Area
1,443		3.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.2	289	0.0400	0.67		**Lag/CN Method, Post 2B Flow**

Summary for Reach Post: Post

Inflow Area = 3.119 ac, 38.63% Impervious, Inflow Depth > 1.00" for 2 yr event
Inflow = 3.65 cfs @ 12.11 hrs, Volume= 0.261 af
Outflow = 3.65 cfs @ 12.11 hrs, Volume= 0.261 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Summary for Reach South: South

Inflow Area = 1.634 ac, 29.60% Impervious, Inflow Depth > 0.85" for 2 yr event
Inflow = 1.84 cfs @ 12.12 hrs, Volume= 0.116 af
Outflow = 1.84 cfs @ 12.12 hrs, Volume= 0.116 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Summary for Reach West: West

Inflow Area = 1.485 ac, 48.56% Impervious, Inflow Depth > 1.17" for 2 yr event
Inflow = 1.86 cfs @ 12.08 hrs, Volume= 0.145 af
Outflow = 1.86 cfs @ 12.08 hrs, Volume= 0.145 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Summary for Pond Basin 1: Basin 1

Inflow Area =	1.008 ac, 59.30% Impervious, Inflow Depth > 1.75" for 2 yr event				
Inflow =	2.10 cfs @	12.06 hrs,	Volume=	0.147 af	
Outflow =	1.29 cfs @	12.18 hrs,	Volume=	0.132 af,	Atten= 39%, Lag= 7.4 min
Discarded =	0.05 cfs @	12.18 hrs,	Volume=	0.035 af	
Primary =	1.24 cfs @	12.18 hrs,	Volume=	0.096 af	

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 42.93' @ 12.18 hrs Surf.Area= 2,007 sf Storage= 1,469 cf

Plug-Flow detention time= 55.0 min calculated for 0.131 af (89% of inflow)
Center-of-Mass det. time= 21.2 min (801.2 - 780.0)

Volume	Invert	Avail.Storage	Storage Description
#1	42.00'	4,163 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
42.00	1,143	0	0
43.00	2,069	1,606	1,606
44.00	3,044	2,557	4,163

Device	Routing	Invert	Outlet Devices
#1	Discarded	42.00'	**1.040 in/hr Exfiltration over Surface area**
#2	Primary	42.50'	**6.0" Horiz. Orifice/Grate X 2.00** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.05 cfs @ 12.18 hrs HW=42.93' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.05 cfs)

Primary OutFlow Max=1.24 cfs @ 12.18 hrs HW=42.93' (Free Discharge)
└**2=Orifice/Grate** (Orifice Controls 1.24 cfs @ 3.16 fps)

Summary for Pond Basin 2: Basin 2

Inflow Area =	0.640 ac, 70.45% Impervious, Inflow Depth > 2.04" for 2 yr event				
Inflow =	1.71 cfs @	12.05 hrs,	Volume=	0.109 af	
Outflow =	1.01 cfs @	12.15 hrs,	Volume=	0.084 af,	Atten= 41%, Lag= 5.9 min
Discarded =	0.04 cfs @	12.15 hrs,	Volume=	0.032 af	
Primary =	0.97 cfs @	12.15 hrs,	Volume=	0.052 af	

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 41.26' @ 12.15 hrs Surf.Area= 1,615 sf Storage= 1,555 cf

Plug-Flow detention time= 96.6 min calculated for 0.084 af (77% of inflow)
Center-of-Mass det. time= 38.7 min (805.2 - 766.6)

Volume	Invert	Avail.Storage	Storage Description
#1	40.00'	2,915 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
40.00	852	0	0
41.00	1,451	1,152	1,152
42.00	2,076	1,764	2,915

Device	Routing	Invert	Outlet Devices
#1	Discarded	40.00'	**1.040 in/hr Exfiltration over Surface area**
#2	Primary	41.00'	**6.0" Horiz. Orifice/Grate X 2.00** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.04 cfs @ 12.15 hrs HW=41.26' (Free Discharge)
└─**1=Exfiltration** (Exfiltration Controls 0.04 cfs)

Primary OutFlow Max=0.97 cfs @ 12.15 hrs HW=41.26' (Free Discharge)
└─**2=Orifice/Grate** (Orifice Controls 0.97 cfs @ 2.47 fps)

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentPost 1A: Post 1A Runoff Area=28,370 sf 61.91% Impervious Runoff Depth>3.11"
Flow Length=267' Slope=0.0200 '/' Tc=5.7 min CN=89 Runoff=2.42 cfs 0.169 af

SubcatchmentPost 1B: Post 1B Runoff Area=15,546 sf 54.55% Impervious Runoff Depth>3.02"
Flow Length=98' Slope=0.1000 '/' Tc=1.2 min CN=88 Runoff=1.45 cfs 0.090 af

SubcatchmentPost 1C: Post 1C Runoff Area=20,756 sf 25.84% Impervious Runoff Depth>2.38"
Flow Length=190' Slope=0.0600 '/' Tc=3.3 min CN=81 Runoff=1.53 cfs 0.095 af

SubcatchmentPost 2A: Post 2A Runoff Area=27,864 sf 70.45% Impervious Runoff Depth>3.41"
Flow Length=239' Slope=0.0400 '/' Tc=3.3 min CN=92 Runoff=2.78 cfs 0.182 af

SubcatchmentPost 2B: Post 2B Runoff Area=43,322 sf 3.33% Impervious Runoff Depth>1.75"
Flow Length=289' Slope=0.0400 '/' Tc=7.2 min CN=73 Runoff=2.06 cfs 0.145 af

Reach Post: Post Inflow=6.38 cfs 0.559 af
Outflow=6.38 cfs 0.559 af

Reach South: South Inflow=3.51 cfs 0.264 af
Outflow=3.51 cfs 0.264 af

Reach West: West Inflow=3.05 cfs 0.295 af
Outflow=3.05 cfs 0.295 af

Pond Basin 1: Basin 1 Peak Elev=43.37' Storage=2,441 cf Inflow=3.60 cfs 0.258 af
Discarded=0.06 cfs 0.041 af Primary=1.76 cfs 0.201 af Outflow=1.82 cfs 0.242 af

Pond Basin 2: Basin 2 Peak Elev=41.60' Storage=2,137 cf Inflow=2.78 cfs 0.182 af
Discarded=0.04 cfs 0.036 af Primary=1.47 cfs 0.119 af Outflow=1.51 cfs 0.155 af

Total Runoff Area = 3.119 ac Runoff Volume = 0.679 af Average Runoff Depth = 2.61"
61.37% Pervious = 1.914 ac 38.63% Impervious = 1.205 ac

Summary for Subcatchment Post 1A: Post 1A

Runoff = 2.42 cfs @ 12.09 hrs, Volume= 0.169 af, Depth> 3.11"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 yr Rainfall=4.50"

Area (sf)	CN	Description
2,340	98	Roofs, HSG C
15,224	98	Paved parking, HSG C
0	70	Woods, Good, HSG C
0	77	Woods, Good, HSG D
10,806	74	>75% Grass cover, Good, HSG C
0	80	>75% Grass cover, Good, HSG D
28,370	89	Weighted Average
10,806		38.09% Pervious Area
17,564		61.91% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.7	267	0.0200	0.78		**Lag/CN Method, Post 1A Flow**

Summary for Subcatchment Post 1B: Post 1B

Runoff = 1.45 cfs @ 12.02 hrs, Volume= 0.090 af, Depth> 3.02"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 yr Rainfall=4.50"

Area (sf)	CN	Description
2,340	98	Roofs, HSG C
6,140	98	Paved parking, HSG C
0	70	Woods, Good, HSG C
0	77	Woods, Good, HSG D
5,993	74	>75% Grass cover, Good, HSG C
1,073	80	>75% Grass cover, Good, HSG D
15,546	88	Weighted Average
7,066		45.45% Pervious Area
8,480		54.55% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.2	98	0.1000	1.37		**Lag/CN Method, Post 1B Flow**

Summary for Subcatchment Post 1C: Post 1C

Runoff = 1.53 cfs @ 12.05 hrs, Volume= 0.095 af, Depth> 2.38"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 yr Rainfall=4.50"

Area (sf)	CN	Description
0	98	Roofs, HSG C
5,363	98	Paved parking, HSG C
4,100	70	Woods, Good, HSG C
7,244	77	Woods, Good, HSG D
2,081	74	>75% Grass cover, Good, HSG C
1,968	80	>75% Grass cover, Good, HSG D
20,756	81	Weighted Average
15,393		74.16% Pervious Area
5,363		25.84% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.3	190	0.0600	0.95		**Lag/CN Method, Post 1C Flow**

Summary for Subcatchment Post 2A: Post 2A

Runoff = 2.78 cfs @ 12.05 hrs, Volume= 0.182 af, Depth> 3.41"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 yr Rainfall=4.50"

Area (sf)	CN	Description
0	98	Roofs, HSG C
19,630	98	Paved parking, HSG C
150	70	Woods, Good, HSG C
0	77	Woods, Good, HSG D
2,464	74	>75% Grass cover, Good, HSG C
5,620	80	>75% Grass cover, Good, HSG D
27,864	92	Weighted Average
8,234		29.55% Pervious Area
19,630		70.45% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.3	239	0.0400	1.22		**Lag/CN Method, Post 2A Flow**

Summary for Subcatchment Post 2B: Post 2B

Runoff = 2.06 cfs @ 12.11 hrs, Volume= 0.145 af, Depth> 1.75"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 yr Rainfall=4.50"

Area (sf)	CN	Description
0	98	Roofs, HSG C
1,443	98	Paved parking, HSG C
33,900	70	Woods, Good, HSG C
1,100	77	Woods, Good, HSG D
1,276	74	>75% Grass cover, Good, HSG C
5,603	80	>75% Grass cover, Good, HSG D
43,322	73	Weighted Average
41,879		96.67% Pervious Area
1,443		3.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.2	289	0.0400	0.67		**Lag/CN Method, Post 2B Flow**

Summary for Reach Post: Post

Inflow Area = 3.119 ac, 38.63% Impervious, Inflow Depth > 2.15" for 10 yr event
Inflow = 6.38 cfs @ 12.10 hrs, Volume= 0.559 af
Outflow = 6.38 cfs @ 12.10 hrs, Volume= 0.559 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Summary for Reach South: South

Inflow Area = 1.634 ac, 29.60% Impervious, Inflow Depth > 1.94" for 10 yr event
Inflow = 3.51 cfs @ 12.12 hrs, Volume= 0.264 af
Outflow = 3.51 cfs @ 12.12 hrs, Volume= 0.264 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Summary for Reach West: West

Inflow Area = 1.485 ac, 48.56% Impervious, Inflow Depth > 2.39" for 10 yr event
Inflow = 3.05 cfs @ 12.07 hrs, Volume= 0.295 af
Outflow = 3.05 cfs @ 12.07 hrs, Volume= 0.295 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Volume	Invert	Avail.Storage	Storage Description
#1	40.00'	2,915 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
40.00	852	0	0
41.00	1,451	1,152	1,152
42.00	2,076	1,764	2,915

Device	Routing	Invert	Outlet Devices
#1	Discarded	40.00'	**1.040 in/hr Exfiltration over Surface area**
#2	Primary	41.00'	**6.0" Horiz. Orifice/Grate X 2.00** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.04 cfs @ 12.16 hrs HW=41.60' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.04 cfs)

Primary OutFlow Max=1.46 cfs @ 12.16 hrs HW=41.60' (Free Discharge)
└**2=Orifice/Grate** (Orifice Controls 1.46 cfs @ 3.72 fps)

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentPost 1A: Post 1A Runoff Area=28,370 sf 61.91% Impervious Runoff Depth>3.65"
Flow Length=267' Slope=0.0200 '/' Tc=5.7 min CN=89 Runoff=2.82 cfs 0.198 af

SubcatchmentPost 1B: Post 1B Runoff Area=15,546 sf 54.55% Impervious Runoff Depth>3.56"
Flow Length=98' Slope=0.1000 '/' Tc=1.2 min CN=88 Runoff=1.70 cfs 0.106 af

SubcatchmentPost 1C: Post 1C Runoff Area=20,756 sf 25.84% Impervious Runoff Depth>2.88"
Flow Length=190' Slope=0.0600 '/' Tc=3.3 min CN=81 Runoff=1.85 cfs 0.114 af

SubcatchmentPost 2A: Post 2A Runoff Area=27,864 sf 70.45% Impervious Runoff Depth>3.96"
Flow Length=239' Slope=0.0400 '/' Tc=3.3 min CN=92 Runoff=3.20 cfs 0.211 af

SubcatchmentPost 2B: Post 2B Runoff Area=43,322 sf 3.33% Impervious Runoff Depth>2.18"
Flow Length=289' Slope=0.0400 '/' Tc=7.2 min CN=73 Runoff=2.59 cfs 0.181 af

Reach Post: Post Inflow=7.44 cfs 0.686 af
Outflow=7.44 cfs 0.686 af

Reach South: South Inflow=4.17 cfs 0.328 af
Outflow=4.17 cfs 0.328 af

Reach West: West Inflow=3.50 cfs 0.358 af
Outflow=3.50 cfs 0.358 af

Pond Basin 1: Basin 1 Peak Elev=43.55' Storage=2,890 cf Inflow=4.20 cfs 0.304 af
Discarded=0.06 cfs 0.043 af Primary=1.94 cfs 0.244 af Outflow=2.00 cfs 0.288 af

Pond Basin 2: Basin 2 Peak Elev=41.73' Storage=2,369 cf Inflow=3.20 cfs 0.211 af
Discarded=0.05 cfs 0.037 af Primary=1.61 cfs 0.147 af Outflow=1.66 cfs 0.184 af

Total Runoff Area = 3.119 ac Runoff Volume = 0.810 af Average Runoff Depth = 3.12"
61.37% Pervious = 1.914 ac 38.63% Impervious = 1.205 ac

Summary for Subcatchment Post 1A: Post 1A

Runoff = 2.82 cfs @ 12.08 hrs, Volume= 0.198 af, Depth> 3.65"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 yr Rainfall=5.10"

Area (sf)	CN	Description
2,340	98	Roofs, HSG C
15,224	98	Paved parking, HSG C
0	70	Woods, Good, HSG C
0	77	Woods, Good, HSG D
10,806	74	>75% Grass cover, Good, HSG C
0	80	>75% Grass cover, Good, HSG D
28,370	89	Weighted Average
10,806		38.09% Pervious Area
17,564		61.91% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.7	267	0.0200	0.78		**Lag/CN Method, Post 1A Flow**

Summary for Subcatchment Post 1B: Post 1B

Runoff = 1.70 cfs @ 12.02 hrs, Volume= 0.106 af, Depth> 3.56"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 yr Rainfall=5.10"

Area (sf)	CN	Description
2,340	98	Roofs, HSG C
6,140	98	Paved parking, HSG C
0	70	Woods, Good, HSG C
0	77	Woods, Good, HSG D
5,993	74	>75% Grass cover, Good, HSG C
1,073	80	>75% Grass cover, Good, HSG D
15,546	88	Weighted Average
7,066		45.45% Pervious Area
8,480		54.55% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.2	98	0.1000	1.37		**Lag/CN Method, Post 1B Flow**

Summary for Subcatchment Post 1C: Post 1C

Runoff = 1.85 cfs @ 12.05 hrs, Volume= 0.114 af, Depth> 2.88"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 yr Rainfall=5.10"

Area (sf)	CN	Description
0	98	Roofs, HSG C
5,363	98	Paved parking, HSG C
4,100	70	Woods, Good, HSG C
7,244	77	Woods, Good, HSG D
2,081	74	>75% Grass cover, Good, HSG C
1,968	80	>75% Grass cover, Good, HSG D
20,756	81	Weighted Average
15,393		74.16% Pervious Area
5,363		25.84% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.3	190	0.0600	0.95		**Lag/CN Method, Post 1C Flow**

Summary for Subcatchment Post 2A: Post 2A

Runoff = 3.20 cfs @ 12.05 hrs, Volume= 0.211 af, Depth> 3.96"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 yr Rainfall=5.10"

Area (sf)	CN	Description
0	98	Roofs, HSG C
19,630	98	Paved parking, HSG C
150	70	Woods, Good, HSG C
0	77	Woods, Good, HSG D
2,464	74	>75% Grass cover, Good, HSG C
5,620	80	>75% Grass cover, Good, HSG D
27,864	92	Weighted Average
8,234		29.55% Pervious Area
19,630		70.45% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.3	239	0.0400	1.22		**Lag/CN Method, Post 2A Flow**

Summary for Subcatchment Post 2B: Post 2B

Runoff = 2.59 cfs @ 12.11 hrs, Volume= 0.181 af, Depth> 2.18"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 yr Rainfall=5.10"

Area (sf)	CN	Description
0	98	Roofs, HSG C
1,443	98	Paved parking, HSG C
33,900	70	Woods, Good, HSG C
1,100	77	Woods, Good, HSG D
1,276	74	>75% Grass cover, Good, HSG C
5,603	80	>75% Grass cover, Good, HSG D
43,322	73	Weighted Average
41,879		96.67% Pervious Area
1,443		3.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.2	289	0.0400	0.67		**Lag/CN Method, Post 2B Flow**

Summary for Reach Post: Post

Inflow Area = 3.119 ac, 38.63% Impervious, Inflow Depth > 2.64" for 25 yr event
Inflow = 7.44 cfs @ 12.10 hrs, Volume= 0.686 af
Outflow = 7.44 cfs @ 12.10 hrs, Volume= 0.686 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Summary for Reach South: South

Inflow Area = 1.634 ac, 29.60% Impervious, Inflow Depth > 2.41" for 25 yr event
Inflow = 4.17 cfs @ 12.11 hrs, Volume= 0.328 af
Outflow = 4.17 cfs @ 12.11 hrs, Volume= 0.328 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Summary for Reach West: West

Inflow Area = 1.485 ac, 48.56% Impervious, Inflow Depth > 2.90" for 25 yr event
Inflow = 3.50 cfs @ 12.07 hrs, Volume= 0.358 af
Outflow = 3.50 cfs @ 12.07 hrs, Volume= 0.358 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Summary for Pond Basin 1: Basin 1

Inflow Area =	1.008 ac, 59.30% Impervious, Inflow Depth > 3.62" for 25 yr event				
Inflow =	4.20 cfs @	12.06 hrs,	Volume=	0.304 af	
Outflow =	2.00 cfs @	12.24 hrs,	Volume=	0.288 af,	Atten= 52%, Lag= 11.0 min
Discarded =	0.06 cfs @	12.24 hrs,	Volume=	0.043 af	
Primary =	1.94 cfs @	12.24 hrs,	Volume=	0.244 af	

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 43.55' @ 12.24 hrs Surf.Area= 2,605 sf Storage= 2,890 cf

Plug-Flow detention time= 41.1 min calculated for 0.288 af (95% of inflow)
Center-of-Mass det. time= 20.7 min (783.5 - 762.8)

Volume	Invert	Avail.Storage	Storage Description
#1	42.00'	4,163 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
42.00	1,143	0	0
43.00	2,069	1,606	1,606
44.00	3,044	2,557	4,163

Device	Routing	Invert	Outlet Devices
#1	Discarded	42.00'	**1.040 in/hr Exfiltration over Surface area**
#2	Primary	42.50'	**6.0" Horiz. Orifice/Grate X 2.00** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.06 cfs @ 12.24 hrs HW=43.55' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.06 cfs)

Primary OutFlow Max=1.94 cfs @ 12.24 hrs HW=43.55' (Free Discharge)
└**2=Orifice/Grate** (Orifice Controls 1.94 cfs @ 4.93 fps)

Summary for Pond Basin 2: Basin 2

Inflow Area =	0.640 ac, 70.45% Impervious, Inflow Depth > 3.96" for 25 yr event				
Inflow =	3.20 cfs @	12.05 hrs,	Volume=	0.211 af	
Outflow =	1.66 cfs @	12.17 hrs,	Volume=	0.184 af,	Atten= 48%, Lag= 6.9 min
Discarded =	0.05 cfs @	12.17 hrs,	Volume=	0.037 af	
Primary =	1.61 cfs @	12.17 hrs,	Volume=	0.147 af	

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 41.73' @ 12.17 hrs Surf.Area= 1,905 sf Storage= 2,369 cf

Plug-Flow detention time= 69.1 min calculated for 0.184 af (87% of inflow)
Center-of-Mass det. time= 29.3 min (781.3 - 752.1)

Volume	Invert	Avail.Storage	Storage Description
#1	40.00'	2,915 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
40.00	852	0	0
41.00	1,451	1,152	1,152
42.00	2,076	1,764	2,915

Device	Routing	Invert	Outlet Devices
#1	Discarded	40.00'	**1.040 in/hr Exfiltration over Surface area**
#2	Primary	41.00'	**6.0" Horiz. Orifice/Grate X 2.00** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.05 cfs @ 12.17 hrs HW=41.72' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.05 cfs)

Primary OutFlow Max=1.60 cfs @ 12.17 hrs HW=41.72' (Free Discharge)
└**2=Orifice/Grate** (Orifice Controls 1.60 cfs @ 4.08 fps)

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentPost 1A: Post 1A Runoff Area=28,370 sf 61.91% Impervious Runoff Depth>4.93"
Flow Length=267' Slope=0.0200 '/' Tc=5.7 min CN=89 Runoff=3.74 cfs 0.268 af

SubcatchmentPost 1B: Post 1B Runoff Area=15,546 sf 54.55% Impervious Runoff Depth>4.83"
Flow Length=98' Slope=0.1000 '/' Tc=1.2 min CN=88 Runoff=2.27 cfs 0.144 af

SubcatchmentPost 1C: Post 1C Runoff Area=20,756 sf 25.84% Impervious Runoff Depth>4.08"
Flow Length=190' Slope=0.0600 '/' Tc=3.3 min CN=81 Runoff=2.59 cfs 0.162 af

SubcatchmentPost 2A: Post 2A Runoff Area=27,864 sf 70.45% Impervious Runoff Depth>5.25"
Flow Length=239' Slope=0.0400 '/' Tc=3.3 min CN=92 Runoff=4.18 cfs 0.280 af

SubcatchmentPost 2B: Post 2B Runoff Area=43,322 sf 3.33% Impervious Runoff Depth>3.27"
Flow Length=289' Slope=0.0400 '/' Tc=7.2 min CN=73 Runoff=3.88 cfs 0.271 af

Reach Post: Post Inflow=9.90 cfs 0.994 af
Outflow=9.90 cfs 0.994 af

Reach South: South Inflow=5.78 cfs 0.484 af
Outflow=5.78 cfs 0.484 af

Reach West: West Inflow=4.53 cfs 0.510 af
Outflow=4.53 cfs 0.510 af

Pond Basin 1: Basin 1 Peak Elev=43.97' Storage=4,061 cf Inflow=5.59 cfs 0.412 af
Discarded=0.07 cfs 0.047 af Primary=2.29 cfs 0.347 af Outflow=2.36 cfs 0.395 af

Pond Basin 2: Basin 2 Peak Elev=42.28' Storage=2,915 cf Inflow=4.18 cfs 0.280 af
Discarded=0.05 cfs 0.040 af Primary=2.14 cfs 0.213 af Outflow=2.19 cfs 0.253 af

Total Runoff Area = 3.119 ac Runoff Volume = 1.124 af Average Runoff Depth = 4.33"
61.37% Pervious = 1.914 ac 38.63% Impervious = 1.205 ac

Summary for Subcatchment Post 1A: Post 1A

Runoff = 3.74 cfs @ 12.08 hrs, Volume= 0.268 af, Depth> 4.93"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 yr Rainfall=6.50"

Area (sf)	CN	Description
2,340	98	Roofs, HSG C
15,224	98	Paved parking, HSG C
0	70	Woods, Good, HSG C
0	77	Woods, Good, HSG D
10,806	74	>75% Grass cover, Good, HSG C
0	80	>75% Grass cover, Good, HSG D
28,370	89	Weighted Average
10,806		38.09% Pervious Area
17,564		61.91% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.7	267	0.0200	0.78		**Lag/CN Method, Post 1A Flow**

Summary for Subcatchment Post 1B: Post 1B

Runoff = 2.27 cfs @ 12.02 hrs, Volume= 0.144 af, Depth> 4.83"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 yr Rainfall=6.50"

Area (sf)	CN	Description
2,340	98	Roofs, HSG C
6,140	98	Paved parking, HSG C
0	70	Woods, Good, HSG C
0	77	Woods, Good, HSG D
5,993	74	>75% Grass cover, Good, HSG C
1,073	80	>75% Grass cover, Good, HSG D
15,546	88	Weighted Average
7,066		45.45% Pervious Area
8,480		54.55% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.2	98	0.1000	1.37		**Lag/CN Method, Post 1B Flow**

Summary for Subcatchment Post 1C: Post 1C

Runoff = 2.59 cfs @ 12.05 hrs, Volume= 0.162 af, Depth> 4.08"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 yr Rainfall=6.50"

Area (sf)	CN	Description
0	98	Roofs, HSG C
5,363	98	Paved parking, HSG C
4,100	70	Woods, Good, HSG C
7,244	77	Woods, Good, HSG D
2,081	74	>75% Grass cover, Good, HSG C
1,968	80	>75% Grass cover, Good, HSG D
20,756	81	Weighted Average
15,393		74.16% Pervious Area
5,363		25.84% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.3	190	0.0600	0.95		**Lag/CN Method, Post 1C Flow**

Summary for Subcatchment Post 2A: Post 2A

Runoff = 4.18 cfs @ 12.05 hrs, Volume= 0.280 af, Depth> 5.25"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 yr Rainfall=6.50"

Area (sf)	CN	Description
0	98	Roofs, HSG C
19,630	98	Paved parking, HSG C
150	70	Woods, Good, HSG C
0	77	Woods, Good, HSG D
2,464	74	>75% Grass cover, Good, HSG C
5,620	80	>75% Grass cover, Good, HSG D
27,864	92	Weighted Average
8,234		29.55% Pervious Area
19,630		70.45% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.3	239	0.0400	1.22		**Lag/CN Method, Post 2A Flow**

Summary for Subcatchment Post 2B: Post 2B

Runoff = 3.88 cfs @ 12.11 hrs, Volume= 0.271 af, Depth> 3.27"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 yr Rainfall=6.50"

Area (sf)	CN	Description
0	98	Roofs, HSG C
1,443	98	Paved parking, HSG C
33,900	70	Woods, Good, HSG C
1,100	77	Woods, Good, HSG D
1,276	74	>75% Grass cover, Good, HSG C
5,603	80	>75% Grass cover, Good, HSG D
43,322	73	Weighted Average
41,879		96.67% Pervious Area
1,443		3.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.2	289	0.0400	0.67		**Lag/CN Method, Post 2B Flow**

Summary for Reach Post: Post

Inflow Area = 3.119 ac, 38.63% Impervious, Inflow Depth > 3.82" for 100 yr event
Inflow = 9.90 cfs @ 12.10 hrs, Volume= 0.994 af
Outflow = 9.90 cfs @ 12.10 hrs, Volume= 0.994 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Summary for Reach South: South

Inflow Area = 1.634 ac, 29.60% Impervious, Inflow Depth > 3.55" for 100 yr event
Inflow = 5.78 cfs @ 12.12 hrs, Volume= 0.484 af
Outflow = 5.78 cfs @ 12.12 hrs, Volume= 0.484 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Summary for Reach West: West

Inflow Area = 1.485 ac, 48.56% Impervious, Inflow Depth > 4.12" for 100 yr event
Inflow = 4.53 cfs @ 12.06 hrs, Volume= 0.510 af
Outflow = 4.53 cfs @ 12.06 hrs, Volume= 0.510 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Summary for Pond Basin 1: Basin 1

Inflow Area =	1.008 ac, 59.30% Impervious, Inflow Depth > 4.90" for 100 yr event				
Inflow =	5.59 cfs @	12.06 hrs,	Volume=	0.412 af	
Outflow =	2.36 cfs @	12.27 hrs,	Volume=	0.395 af,	Atten= 58%, Lag= 13.1 min
Discarded =	0.07 cfs @	12.27 hrs,	Volume=	0.047 af	
Primary =	2.29 cfs @	12.27 hrs,	Volume=	0.347 af	

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 43.97' @ 12.27 hrs Surf.Area= 3,011 sf Storage= 4,061 cf

Plug-Flow detention time= 37.5 min calculated for 0.393 af (96% of inflow)
Center-of-Mass det. time= 21.7 min (777.9 - 756.2)

Volume	Invert	Avail.Storage	Storage Description
#1	42.00'	4,163 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
42.00	1,143	0	0
43.00	2,069	1,606	1,606
44.00	3,044	2,557	4,163

Device	Routing	Invert	Outlet Devices
#1	Discarded	42.00'	**1.040 in/hr Exfiltration over Surface area**
#2	Primary	42.50'	**6.0" Horiz. Orifice/Grate X 2.00** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.07 cfs @ 12.27 hrs HW=43.96' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.07 cfs)

Primary OutFlow Max=2.29 cfs @ 12.27 hrs HW=43.96' (Free Discharge)
└**2=Orifice/Grate** (Orifice Controls 2.29 cfs @ 5.82 fps)

Summary for Pond Basin 2: Basin 2

Inflow Area =	0.640 ac, 70.45% Impervious, Inflow Depth > 5.25" for 100 yr event				
Inflow =	4.18 cfs @	12.05 hrs,	Volume=	0.280 af	
Outflow =	2.19 cfs @	12.15 hrs,	Volume=	0.253 af,	Atten= 48%, Lag= 6.1 min
Discarded =	0.05 cfs @	12.17 hrs,	Volume=	0.040 af	
Primary =	2.14 cfs @	12.15 hrs,	Volume=	0.213 af	

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 42.28' @ 12.15 hrs Surf.Area= 2,076 sf Storage= 2,915 cf

Plug-Flow detention time= 62.1 min calculated for 0.253 af (90% of inflow)
Center-of-Mass det. time= 29.2 min (776.2 - 747.0)

Volume	Invert	Avail.Storage	Storage Description
#1	40.00'	2,915 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
40.00	852	0	0
41.00	1,451	1,152	1,152
42.00	2,076	1,764	2,915

Device	Routing	Invert	Outlet Devices
#1	Discarded	40.00'	**1.040 in/hr Exfiltration over Surface area**
#2	Primary	41.00'	**6.0" Horiz. Orifice/Grate X 2.00** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.05 cfs @ 12.17 hrs HW=42.16' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.05 cfs)

Primary OutFlow Max=2.12 cfs @ 12.15 hrs HW=42.26' (Free Discharge)
└**2=Orifice/Grate** (Orifice Controls 2.12 cfs @ 5.41 fps)

APPENDIX B

Operations and Maintenance Plan

Domino's Pizza
450 U.S. Route 1
Kittery, Maine

Oak Consulting Group, LLC
Project 16022

STORMWATER MANAGEMENT
OPERATION AND MAINTENANCE PLAN

450 U.S. Route 1
Kittery, Maine

The following Stormwater Management Operation and Maintenance (O&M) Plan has been prepared to operate and maintain the stormwater management system for the Domino's Pizza building located at 450 U.S. Route 1 in Kittery, Maine.

Owner/Operator: Kitterydom, LLC
100 Conifer Hill Drive
Danvers, Massachusetts

Inspection and Maintenance Schedule

Facility personnel will inspect the stormwater management systems on a routine basis. New stormwater systems will be inspected not less than once per month for the first 6 months of operation and annually thereafter. Inspection and maintenance shall be performed as follows:

1. Catch Basins and Manholes shall be inspected for accumulation of silt, sediment, or debris on a semi-annual basis. Cleaning will be performed whenever the sediment level rises to within one foot of the invert elevation of the outlet pipe. Removed sediment will be disposed off-site by a qualified waste disposal contractor in accordance with state and federal regulations.

2. Stormwater Basins shall be inspected for accumulation of silt, sediment or debris on an annual basis. Cleaning will be performed at least once every two years or more frequently if sediment or debris is observed in the system. Removed sediment will be disposed off site by a qualified waste disposal contractor in accordance with state and federal regulations.

3. Landscaped Areas shall be inspected and maintained on a regular basis. Areas which may be subject to erosion will be stabilized and reseeded immediately. These operations will be performed as part of ongoing routine grounds maintenance operations.

4. Street Sweeping of the parking lot areas shall be performed annually. The sweepings will be collected and disposed off-site in accordance with applicable state and federal regulations.

Snow and ice removal operations shall be performed on an as-needed basis. Snow from driveways and parking areas shall be plowed to the sides of the paved surfaces in accordance with customary snow plowing procedures. Snow banks or piles may be removed from critical areas as needed. Deicing operations shall consist of applying sand or salt to walkways and other paved surfaces as needed for safety.

Stormwater System Inspection Report

General Information			
Location: 450 U.S. Route 1			
Date of Inspection		**Start/End Time**	
Inspector's Name(s)			
Inspector's Title(s)			
Inspector's Contact Information			
Purpose of Inspection			
Weather Information			
Has it rained since the last inspection? ❑Yes ❑No			
Weather at time of this inspection?			

Site-Specific Stormwater Devices

	Description	Installed and Operating Properly?	Corrective Action Needed	Date for Corrective Action/Responsible Person
1		❑Yes ❑No		
2		❑Yes ❑No		
3		❑Yes ❑No		
4		❑Yes ❑No		
5		❑Yes ❑No		
6		❑Yes ❑No		
7		❑Yes ❑No		
8		❑Yes ❑No		
9		❑Yes ❑No		
10		❑Yes ❑No		

Overall Site Issues

	Description		Corrective Action	Date for Corrective Action/Responsible Person
1	Are all slopes properly stabilized?	❑Yes ❑No		
2	Are natural resource areas (e.g., streams, wetlands, etc.) being subjected to erosion?	❑Yes ❑No		
3	Are discharge points free of sediment deposits?	❑Yes ❑No		

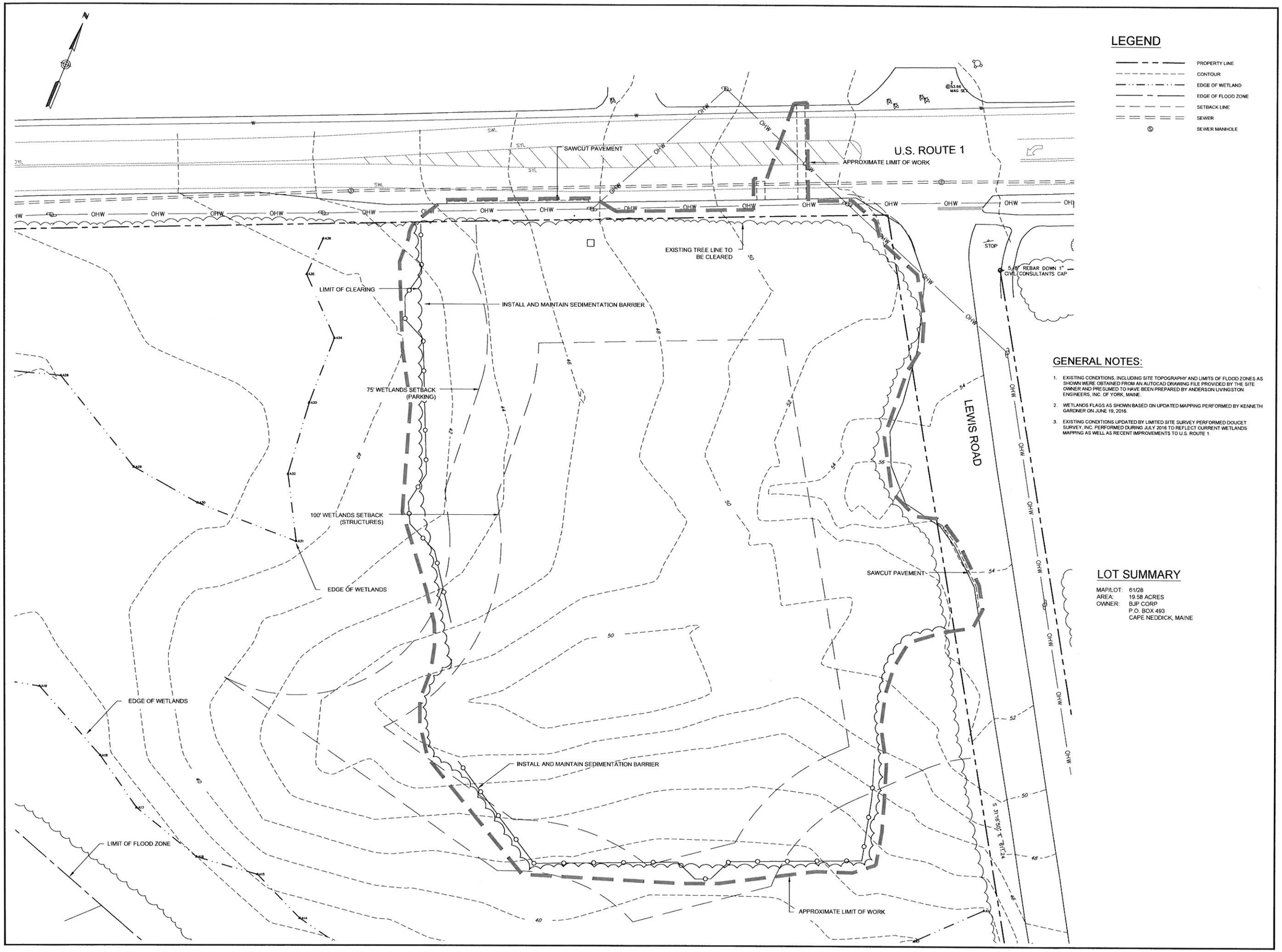
Certification Statement:

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Print Name: _____

Signature: _____

Date: _____



LEGEND

- PROPERTY LINE
- CONTOUR
- EDGE OF WETLAND
- EDGE OF FLOOD ZONE
- SETBACK LINE
- SEWER
- SEWER MANHOLE

GENERAL NOTES:

1. EXISTING CONDITIONS, INCLUDING SITE TOPOGRAPHY AND LIMITS OF FLOOD ZONES AS SHOWN WERE OBTAINED FROM AN AUTOCAD DRAWING FILE PROVIDED BY THE SITE OWNER AND PRESUMED TO HAVE BEEN PREPARED BY ANDERSON LIVINGSTON ENGINEERS, INC. OF YORK, MAINE.
2. WETLANDS FLAGS AS SHOWN BASED ON UPDATED MAPPING PERFORMED BY KENNETH GARDNER ON JUNE 19, 2016.
3. EXISTING CONDITIONS UPDATED BY LIMITED SITE SURVEY PERFORMED DOUCET SURVEY, INC. PERFORMED DURING JULY 2016 TO REFLECT CURRENT WETLANDS MAPPING AS WELL AS RECENT IMPROVEMENTS TO U.S. ROUTE 1.

LOT SUMMARY

MAP/LOT: 61/28
AREA: 19.58 ACRES
OWNER: BJP CORP
P.O. BOX 493
CAPE NEDDICK, MAINE

Site:

DOMINO'S PIZZA

450 US ROUTE 1
KITTERY, MAINE

Prepared for:

KITTERYDOM, LLC
100 CONIFER HILL DRIVE
DANVERS, MASSACHUSETTS

0 10 20 40
SCALE in FEET
1"=20'

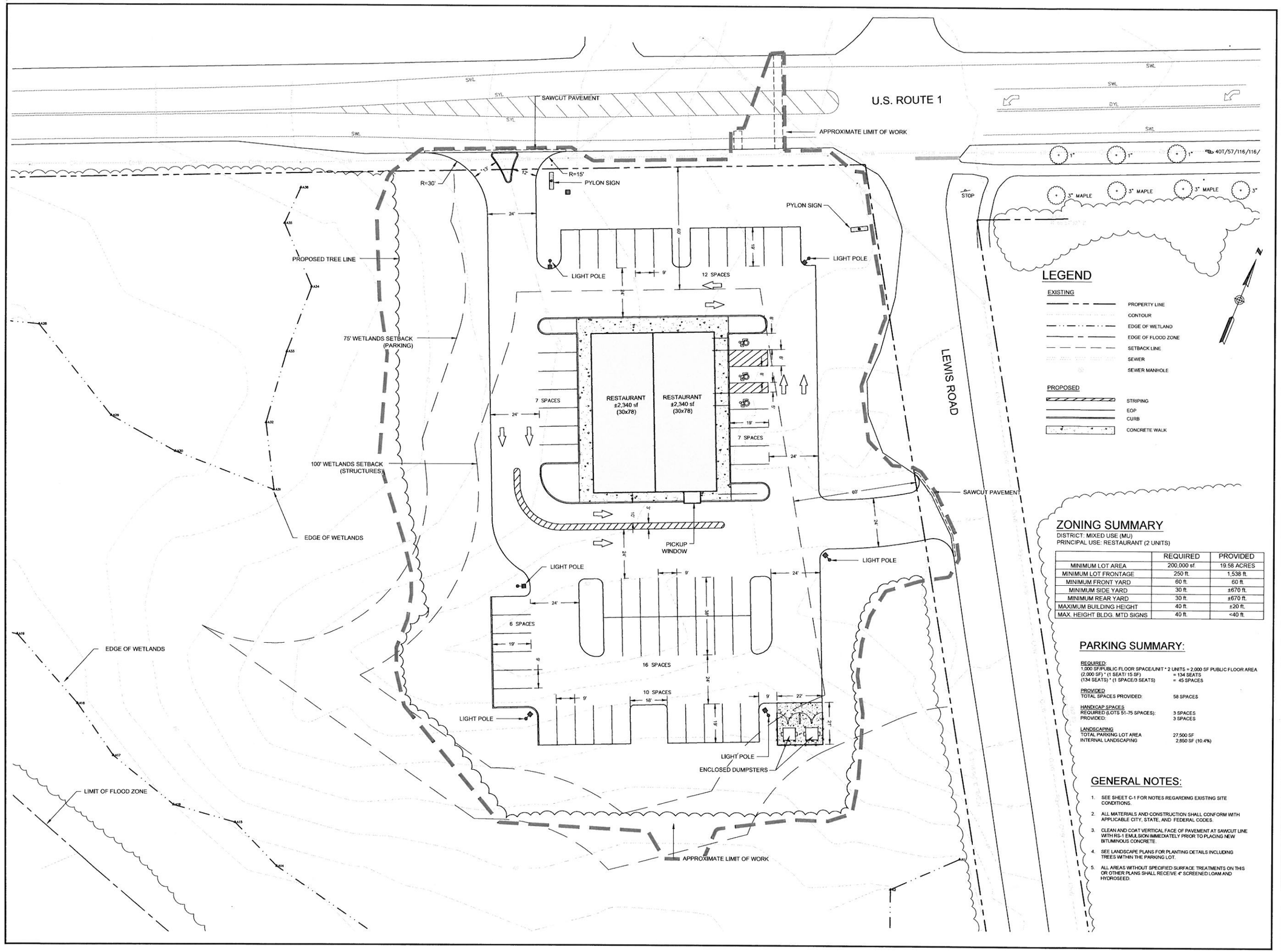
OCG
Oak Consulting Group
P.O. Box 1123
Newburyport, MA 01950
Ph. 978 312.3120

EXISTING CONDITIONS AND SITE PREPARATION PLAN

No.	Revision/Issue	Date

Design by: PFA	Checked by: SPM
Drawn by: PFA	Approved by: PFA
Project: 16022	Date: SEPT. 21, 2016

Sheet: C-1



ZONING SUMMARY

DISTRICT: MIXED USE (MU)
PRINCIPAL USE: RESTAURANT (2 UNITS)

	REQUIRED	PROVIDED
MINIMUM LOT AREA	200,000 sf.	19.58 ACRES
MINIMUM LOT FRONTAGE	250 ft.	1,538 ft.
MINIMUM FRONT YARD	60 ft.	60 ft.
MINIMUM SIDE YARD	30 ft.	±670 ft.
MINIMUM REAR YARD	30 ft.	±670 ft.
MAXIMUM BUILDING HEIGHT	40 ft.	±20 ft.
MAX. HEIGHT BLDG. MTD SIGNS	40 ft.	<40 ft.

PARKING SUMMARY:

REQUIRED:
1,000 SF/PUBLIC FLOOR SPACE/UNIT * 2 UNITS = 2,000 SF PUBLIC FLOOR AREA
(2,000 SF) * (1 SEAT/ 15 SF) = 134 SEATS
(134 SEATS) * (1 SPACE/3 SEATS) = 45 SPACES

PROVIDED
TOTAL SPACES PROVIDED: 58 SPACES

HANDICAP SPACES
REQUIRED (LOTS 51-75 SPACES): 3 SPACES
PROVIDED: 3 SPACES

LANDSCAPING
TOTAL PARKING LOT AREA 27,500 SF
INTERNAL LANDSCAPING 2,850 SF (10.4%)

GENERAL NOTES:

1. SEE SHEET C-1 FOR NOTES REGARDING EXISTING SITE CONDITIONS.
2. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE CITY, STATE, AND FEDERAL CODES.
3. CLEAN AND COAT VERTICAL FACE OF PAVEMENT AT SAWCUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
4. SEE LANDSCAPE PLANS FOR PLANTING DETAILS INCLUDING TREES WITHIN THE PARKING LOT.
5. ALL AREAS WITHOUT SPECIFIED SURFACE TREATMENTS ON THIS OR OTHER PLANS SHALL RECEIVE 4" SCREENED LOAM AND HYDROSEED.

Site:

DOMINO'S PIZZA

450 US ROUTE 1
KITTERY, MAINE

Prepared for:

KITTERYDOM, LLC
100 CONIFER HILL DRIVE
DANVERS, MASSACHUSETTS

0 10 20 40
SCALE in FEET
1"=20'

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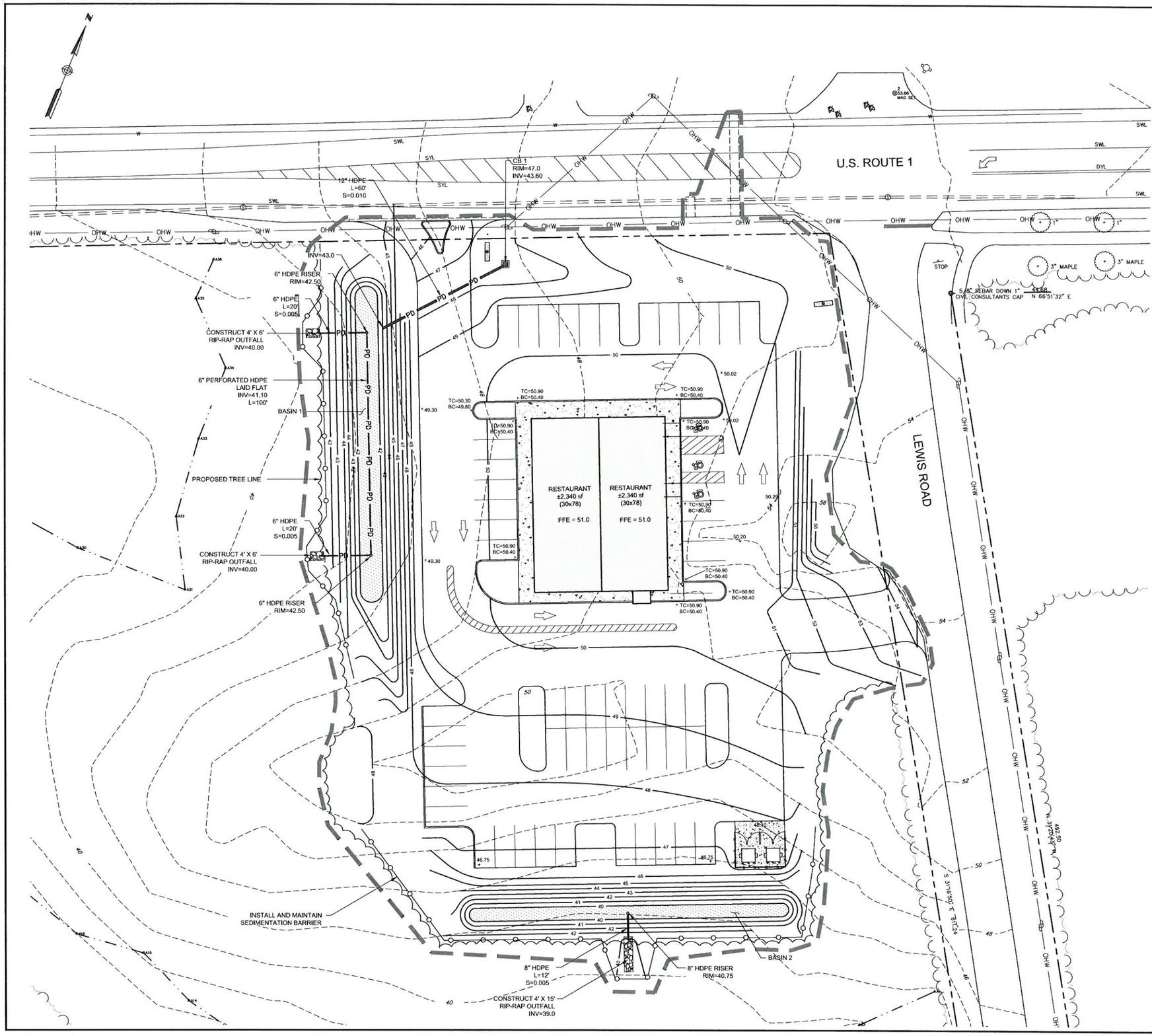
SITE LAYOUT PLAN

No.	Revision/Issue	Date

Design by: PFA	Checked by: SPM
Drawn by: PFA	Approved by: PFA
Project: 16022	Date: SEPT. 21, 2016
Sheet: C-2	



LEGEND

EXISTING

- PROPERTY LINE
- CONTOUR
- EDGE OF WETLAND
- EDGE OF FLOOD ZONE
- SETBACK LINE
- SEWER
- SEWER MANHOLE

PROPOSED

- 50 — PROPOSED CONTOUR
- SEDIMENTATION BARRIER
- PD — PD — DRAIN PIPE
- CATCHBASIN/WQU
- + 50.10 — SPOT GRADE
- APPROXIMATE LIMIT OF WOR

GENERAL NOTES:

1. ALL DISTURBED AREAS NOT OTHERWISE TREATED SHALL RECEIVE 4" SCREENED LOAM, HYDROSEED & FERTILIZER.
2. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE CITY AND STATE CODES.
3. ADJUST ALL MANHOLES, CATCHBASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
4. CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCE AND EXIT RAMPS AND LOADING AREAS ADJACENT TO THE BUILDING.
5. ALL CATCHBASINS AND DRAIN LINES SHALL BE THOROUGHLY CLEANED OF ALL SEDIMENT AND DEBRIS AFTER THE UPSTREAM AREA IS STABILIZED.

COMPACTION REQUIREMENTS

LOCATION

BELOW PAVED OR CONCRETE AREAS	95%
TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL	95%
BELOW LOAM AND SEED AREA	90%

* ALL PERCENTAGES SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH AASHTO STANDARD 180, METHOD C. FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH AASHTO STANDARD T-191, T-204, OR T-238 AND T-239.

EROSION CONTROL NOTES:

1. SEE EROSION CONTROL NOTES & DETAILS FOR ADDITIONAL EROSION CONTROL PROCEDURES AND CONSTRUCTION SEQUENCING.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR UPKEEP, MAINTENANCE AND REPLACEMENT (IF REQUIRED) OF ALL EROSION CONTROL MEASURES. CONTRACTOR SHALL REPAIR AND/OR REPLACE EROSION CONTROL MEASURES AS NEEDED.
3. ALL TEMPORARY LOAM STOCKPILES SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES.
4. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES AT ALL EGRESS TO WORK AREAS.

Site:

DOMINO'S PIZZA

450 US ROUTE 1
KITTERY, MAINE

Prepared for:

KITTERYDOM, LLC
100 CONIFER HILL DRIVE
DANVERS, MASSACHUSETTS

0 10 20 40
SCALE in FEET
1"=20'

OCG
Oak Consulting Group
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Newburyport, MA 01950
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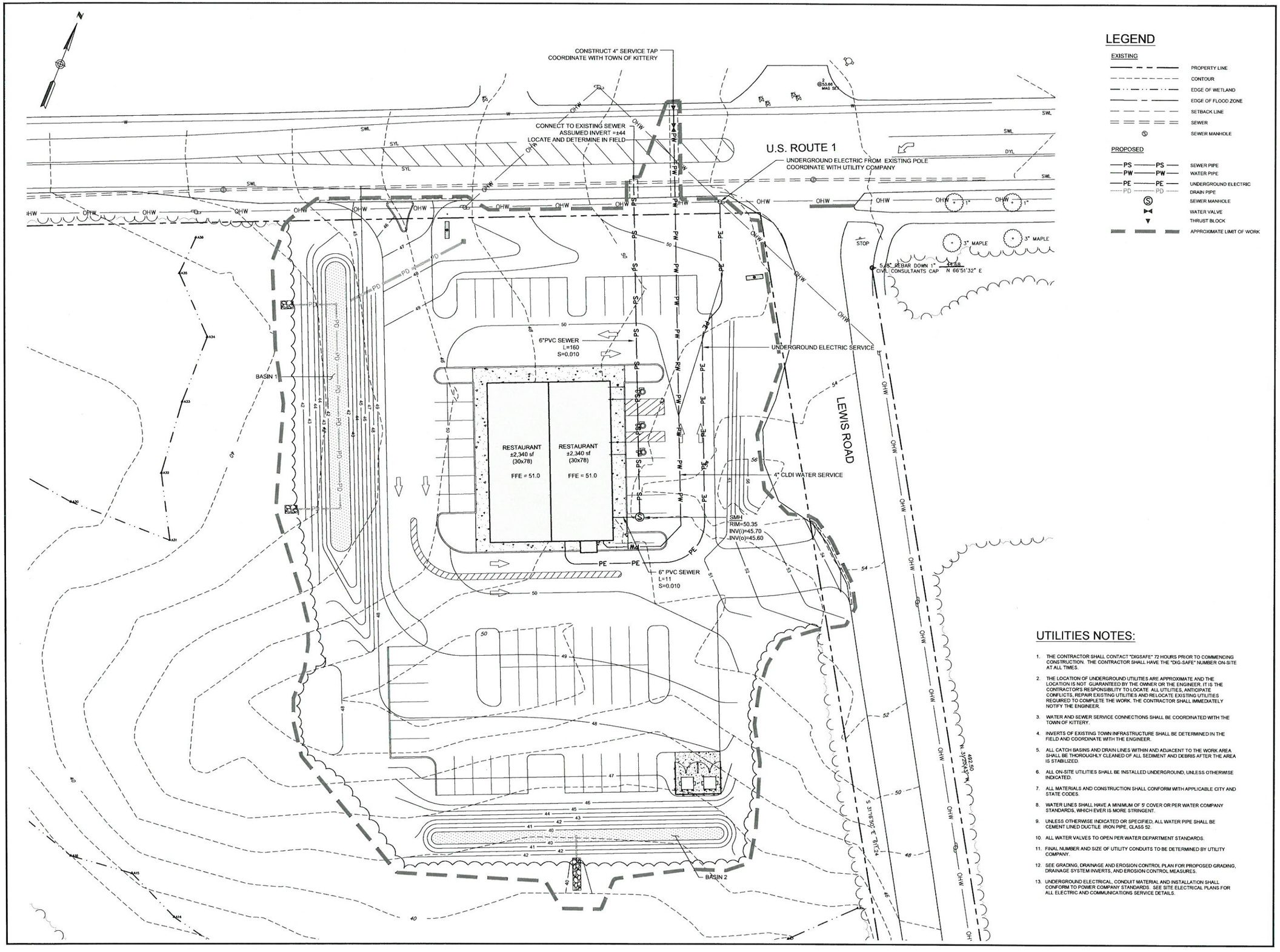
GRADING DRAINAGE AND EROSION CONTROL PLAN

No.	Revision/Issue	Date

Design by: PFA	Checked by: SPM
Drawn by: PFA	Approved by: PFA
Project: 16022	Date: SEPT. 21, 2016

Sheet: C-3



LEGEND

EXISTING

- PROPERTY LINE
- CONTOUR
- EDGE OF WETLAND
- EDGE OF FLOOD ZONE
- SETBACK LINE
- SEWER
- SEWER MANHOLE

PROPOSED

- PS — SEWER PIPE
- PW — WATER PIPE
- PE — UNDERGROUND ELECTRIC
- PD — DRAIN PIPE
- SEWER MANHOLE
- WATER VALVE
- THRUST BLOCK
- APPROXIMATE LIMIT OF WORK

UTILITIES NOTES:

1. THE CONTRACTOR SHALL CONTACT "DIGSAFE" 72 HOURS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL HAVE THE "DIG-SAFE" NUMBER ON-SITE AT ALL TIMES.
2. THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATION IS NOT GUARANTEED BY THE OWNER OR THE ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.
3. WATER AND SEWER SERVICE CONNECTIONS SHALL BE COORDINATED WITH THE TOWN OF KITTERY.
4. INVERTS OF EXISTING TOWN INFRASTRUCTURE SHALL BE DETERMINED IN THE FIELD AND COORDINATE WITH THE ENGINEER.
5. ALL CATCH BASINS AND DRAIN LINES WITHIN AND ADJACENT TO THE WORK AREA SHALL BE THOROUGHLY CLEANED OF ALL SEDIMENT AND DEBRIS AFTER THE AREA IS STABILIZED.
6. ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND, UNLESS OTHERWISE INDICATED.
7. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE CITY AND STATE CODES.
8. WATER LINES SHALL HAVE A MINIMUM OF 5' COVER OR PER WATER COMPANY STANDARDS, WHICH EVER IS MORE STRINGENT.
9. UNLESS OTHERWISE INDICATED OR SPECIFIED, ALL WATER PIPE SHALL BE CEMENT LINED DUCTILE IRON PIPE, CLASS 52.
10. ALL WATER VALVES TO OPEN PER WATER DEPARTMENT STANDARDS.
11. FINAL NUMBER AND SIZE OF UTILITY CONDUITS TO BE DETERMINED BY UTILITY COMPANY.
12. SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PROPOSED GRADING, DRAINAGE SYSTEM INVERTS, AND EROSION CONTROL MEASURES.
13. UNDERGROUND ELECTRICAL, CONDUIT MATERIAL AND INSTALLATION SHALL CONFORM TO POWER COMPANY STANDARDS. SEE SITE ELECTRICAL PLANS FOR ALL ELECTRIC AND COMMUNICATIONS SERVICE DETAILS.

Site:

DOMINO'S PIZZA

450 US ROUTE 1
KITTERY, MAINE

Prepared for:

KITTERYDOM, LLC
100 CONIFER HILL DRIVE
DANVERS, MASSACHUSETTS

0 10 20 40
SCALE in FEET
1"=20'

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SITE UTILITIES PLAN

No.	Revision/Issue	Date

Design by: PFA	Checked by: SPM
Drawn by: PFA	Approved by: PFA
Project: 16022	Date: SEPT. 21, 2016

Sheet: C-4

PROJECT NAME AND LOCATION

DOMINO'S PIZZA
450 US ROUTE 1
KITTERY, MAINE

LAT: 43° 07' 20"
LON: 70° 43' 00"

DESCRIPTION

THE PROJECT CONSISTS OF:

1. CLEARING PORTIONS OF EXISTING SITE
2. CONSTRUCTING NEW COMMERCIAL BUILDING
3. CONSTRUCTING NEW PARKING LOT, SITE DRIVE AND WALKS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL AND INSPECTIONS DURING CONSTRUCTION.

SOIL CHARACTERISTICS

THE EXISTING SITE IS WOODED AND UNDEVELOPED WITH A LARGE WETLAND AREA IN THE CENTRAL PORTION OF THE OVERALL SITE. SOILS WITHIN THE PROJECT AREA CONSIST OF MARLOW FINE SANDY LOAM AND BIDDEFORD MUCKY PEAT WITHIN AND ADJACENT TO THE WETLAND AREAS.

DISTURBED AREA

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 1.80± ACRES.

SEQUENCE OF MAJOR ACTIVITIES

1. INSTALL EROSION CONTROLS.
2. CLEAR AND GRUB SITE.
3. STOCKPILE SOILS.
4. ROUGH GRADE SITE
5. CONSTRUCT PAVEMENT AND FINAL STABILIZATION OF THE SITE.
6. CONSTRUCT LANDSCAPING
7. REMOVE EROSION CONTROLS.

EROSION AND SEDIMENT CONTROLS AND STABILIZATION PRACTICES

STABILIZATION: AN AREA SHALL BE CONSIDERED STABILIZED WHEN ONCE ONE OF THE FOLLOWING HAS OCCURRED:

1. A MINIMUM OF 85% VEGETATIVE GROWTH HAS BEEN ESTABLISHED;
2. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED; OR
3. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES AND DISTURBED AREAS WHERE CONSTRUCTION ACTIVITY WILL NOT OCCUR FOR MORE THAN THIRTY (30) CALENDAR DAYS BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 60 DAYS OF INITIAL DISTURBANCE. ALL CUT AND FILL SLOPES AND ROADWAYS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING GRADE. STABILIZATION MEASURES TO BE USED INCLUDE:

1. TEMPORARY SEEDING;
2. MULCHING;
3. STONE RIP-RAP; OR
4. JUTE MATTING.

DURING CONSTRUCTION, RUNOFF WILL BE DIVERTED AROUND THE SITE WITH EARTH DIKES, PIPING OR STABILIZED CHANNELS WHERE POSSIBLE. SHEET RUNOFF FROM THE SITE WILL BE FILTERED THROUGH SEDIMENTATION BARRIERS. ALL STORM DRAIN INLETS SHALL BE PROVIDED WITH BARRIER FILTERS. ALL CATCH BASINS WILL BE COVERED WITH A GEOTEXTILE FABRIC PRIOR TO THE BASE PAVEMENT COURSE BEING PLACED.

OFF-SITE VEHICLE TRACKING

STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL EGRESSES TO THE ACTIVE WORK AREAS ON THE SITE AND MAINTAINED FOR THE DURATION OF CONSTRUCTION.

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES THE EROSION SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO COMMENCING ANY CLEARING OR GRADING OF THE SITE. STRUCTURAL CONTROLS SHALL BE INSTALLED CONCURRENTLY WITH THE APPLICABLE ACTIVITY. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN THIRTY (30) DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN FOURTEEN (14) DAYS OF THE LAST DISTURBANCE. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, SILT FENCES AND HAY BALE BARRIERS AND ANY EARTH/DIKES WILL BE REMOVED AND PERMANENT MEASURES ARE ESTABLISHED.

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES OF EROSION AND SEDIMENT CONTROLS

A. GENERAL – THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:

INSPECTION

1. ALL CONTROL MEASURES WILL BE INSPECTED DAILY;
2. A MAINTENANCE INSPECTION REPORT WILL BE MADE WEEKLY; AND
3. THE CONTRACTOR'S SITE SUPERINTENDENT OR DESIGNEE WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.

MAINTENANCE

1. STABILIZATION OF ALL SWALES, DITCHES IS REQUIRED PRIOR TO DIRECTING FLOW TO THEM.
2. ALL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
3. BUILT UP SEDIMENT WILL BE REMOVED FROM SEDIMENTATION BARRIERS WHEN IT HAS REACHED ONE THIRD THE HEIGHT OF THE BARRIER.
4. ALL DIVERSION DIKES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
5. TEMPORARY SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND UNHEALTHY GROWTH.

B. SEDIMENTATION BARRIERS

1. PRODUCTS

SEDIMENTATION BARRIERS SHALL BE AS SPECIFIED ON THESE DRAWINGS AND PROJECT SPECIFICATIONS.

2. INSTALLATION

SEDIMENTATION BARRIERS SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS AND RECOMMENDATIONS. SEDIMENTATION BARRIERS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLANS AND IN ALL OTHER LOCATIONS REQUIRED TO PREVENT THE MIGRATION OF SEDIMENT FROM THE ACTIVE CONSTRUCTION SITE.

3. SEQUENCE OF INSTALLATION

SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM.

4. MAINTENANCE

SEDIMENTATION BARRIERS SHALL BE INSPECTED IMMEDIATELY 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. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, SEDIMENT BARRIERS SHALL BE REPLACED WITH A TEMPORARY CHECK DAM.

SHOULD THE FABRIC ON A SEDIMENTATION 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 PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY 1/3 THE HEIGHT OF THE BARRIER.

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SEDIMENTATION BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

C. MULCHING

1. TIMING

IN ORDER FOR THE MULCH TO BE EFFECTIVE IT MUST BE IN PLACE PRIOR TO MAJOR STORM EVENTS. THERE ARE TWO TYPES OF STANDARDS WHICH SHALL BE USED:

APPLY MULCH PRIOR TO ANY STORM EVENT

THIS STANDARD IS APPLICABLE WHEN WORKING WITHIN 100 FEET OF WETLANDS. IT WILL BE NECESSARY TO CLOSELY MONITOR WEATHER PREDICTIONS, USUALLY BY CONTACTING THE NATIONAL WEATHER SERVICE TO HAVE ADEQUATE WARNING OF SIGNIFICANT STORMS.

REQUIRED MULCHING WITHIN A SPECIFIED TIME PERIOD

THE TIME PERIOD CAN RANGE FROM 14 TO 30 DAYS OF INACTIVITY ON AN AREA, THE LENGTH OF TIME VARYING WITH SITE CONDITIONS. PROFESSIONAL JUDGMENT SHALL BE USED TO EVALUATE THE INTERACTION OF SITE CONDITIONS (SOIL ERODIBILITY, SEASON OF YEAR, EXTENT OF DISTURBANCE, PROXIMITY TO SENSITIVE RESOURCES, ETC.) AND THE POTENTIAL IMPACT OF EROSION ON ADJACENT AREAS TO CHOOSE AN APPROPRIATE TIME RESTRICTION.

2. GUIDELINES FOR WINTER MULCH APPLICATION

WHEN MULCH IS APPLIED TO PROVIDE PROTECTION OVER THE WINTER (PAST THE GROWING SEASON) IT SHALL BE AT A RATE OF 6,000 POUNDS OF HAY OR STRAW PER ACRE. A TACKIFIER MAY BE ADDED TO THE MULCH.

3. MAINTENANCE

ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAIN STORMS, TO CHECK FOR RILL EROSION. IF LESS THAN 90% OF THE SOIL SURFACE IS COVERED BY MULCH, ADDITIONAL MULCH SHALL BE APPLIED.

A. VEGETATIVE PRACTICES

FOR PERMANENT MEASURES AND PLANTINGS FROM EARLY SPRING TO SEPTEMBER 30:

AFTER ROUGH GRADING OF THE SUBGRADE HAS BEEN COMPLETED AND APPROVED, THE SUBGRADE SURFACE SHALL BE SCARIFIED TO A DEPTH OF FOUR INCHES. THEN THE CONTRACTOR SHALL FURNISH AND INSTALL A LAYER OF LOAM PROVIDING A MINIMUM ROLLED FOUR INCH THICKNESS. ANY DEPRESSIONS WHICH MAY OCCUR DURING ROLLING SHALL BE FILLED WITH ADDITIONAL LOAM, REGRADED AND REROLLED UNTIL THE SURFACE IS TRUE TO THE FINISHED LINES AND GRADES. ALL LOAM NECESSARY TO COMPLETE THE WORK UNDER THIS SECTION SHALL BE SUPPLIED BY THE CONTRACTOR.

ALL LARGE STIFF CLODS, LUMPS, BRUSH, ROOTS, DEBRIS, GLASS, STUMPS, LITTER AND OTHER FOREIGN MATERIAL AS WELL AS STONES OVER ONE INCH IN DIAMETER SHALL BE REMOVE FROM THE LOAM AND DISPOSED OF OFF SITE, AND THE LOAM SHALL BE RAKED SMOOTH AND EVEN.

THE LOAM SHALL BE PREPARED TO RECEIVE SEED BY REMOVING STONES, FOREIGN OBJECTS AND GRADING TO ELIMINATE WATER POCKETS AND IRREGULARITIES PRIOR TO PLACING SEED. FINISH GRADING SHALL RESULT IN STRAIGHT UNIFORM GRADES AND SMOOTH, EVEN SURFACES WITHOUT IRREGULARITIES TO LOW POINTS.

SHAPE THE AREAS TO THE LINES AND GRADES REQUIRED. THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE SCHEDULING OF LOAMING AND SEEDING OF GRADED AREAS TO PERMIT SUFFICIENT TIME FOR THE STABILIZATION OF THESE AREAS. IT SHALL BE THE SITE SUBCONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE AREAS DURING THE CONSTRUCTION PERIOD AND REGRADE, LOAM AND RESEED ANY DAMAGED AREAS.

ALL AREAS DISTURBED BY CONSTRUCTION WITHIN THE PROPERTY LINES AND NOT COVERED BY STRUCTURES, PAVEMENT, OR MULCH SHALL BE LOAMED AND SEEDED.

LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF 2 TONS PER ACRE IN ORDER TO PROVIDE A PH VALUE OF 5.5 TO 6.5.

IF REQUIRED, FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 500 POUNDS PER ACRE OF 10-20-20 FERTILIZER. USE OF FERTILIZER SHOULD BE AVOIDED IN INFILTRATION AREAS.

SOIL CONDITIONERS AND FERTILIZER SHALL BE APPLIED AT THE RECOMMENDED RATES AND SHALL BE THOROUGHLY WORKED INTO THE LOAM. LOAM SHALL BE RAKED UNTIL THE SURFACE IS FINELY PULVERIZED, SMOOTH AND EVEN, AND THEN COMPACTED TO AN EVEN SURFACE CONFORMING TO THE REQUIRED LINES AND GRADES WITH APPROVED ROLLERS WEIGHING BETWEEN 4 1/2 POUNDS AND 5 1/2 POUNDS PER INCH OF WIDTH.

SEED SHALL BE SOWN AT THE RATE SHOWN BELOW. SOWING SHALL BE DONE ON A CALM, DRY DAY, PREFERABLY BY MACHINE, BUT IF BY HAND, ONLY BY EXPERIENCED WORKMEN. IMMEDIATELY BEFORE SEEDING, THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4 INCH AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH.

HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AT A RATE OF 1.5 TO 2 TONS PER ACRE. MULCH THAT BLOWS OR WASHES AWAY SHALL BE REPLACED IMMEDIATELY AND ANCHORED USING APPROPRIATE TECHNIQUES FROM THE EROSION AND SEDIMENT CONTROL HANDBOOK.

THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED WITH GRASS SHALL BE RESEEDED, AND ALL NOXIOUS WEEDS REMOVED.

THE CONTRACTOR SHALL PROTECT AND MAINTAIN THE SEEDED AREAS UNTIL ACCEPTED, INCLUDING CUTTING, WEED CONTROL, FERTILIZING, AND WATERING.

UNLESS OTHERWISE APPROVED, SEEDING SHALL BE DONE DURING THE APPROXIMATE PERIODS OF EARLY SPRING TO SEPTEMBER 30, WHEN SOIL CONDITIONS AND WEATHER ARE SUITABLE FOR SUCH WORK. A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE:

	POUNDS/ACRE	MIN GERMINATION	MIN PURITY
GENERAL COVER			
CREEPING RED FESCUE	50	85%	96%
KENTUCKY BLUE GRASS	50	85%	97%
	100		
SLOPE SEED (USED ON SLOPES GREATER THAN OR EQUAL TO 3:1			
CREEPING RED FESCUE	20	85%	96%
TALL FESCUE	20	85%	97%
RED TOP	2	80%	95%
	42		

IN NO CASE SHALL THE WEED CONTENT EXCEED 1 PERCENT BY WEIGHT. ALL SEED SHALL COMPLY WITH STATE AND FEDERAL LAW.

FOR TEMPORARY PLANTINGS AFTER SEPTEMBER TO EARLY SPRING AND FOR TEMPORARY PROTECTION OF DISTURBED AREAS:

- FOLLOW ABOVE SLOPE, LOAM DEPTH AND GRADING REQUIREMENTS.
- FERTILIZER SHALL BE SPREAD AND WORKED INTO THE SURFACE AT A RATE OF 300 POUNDS PER ACRE.
- MULCHING AND SEEDING SHALL BE APPLIED AT THE FOLLOWING RATES:

WINTER RYE (FALL SEEDING)	2.5 LBS/1,000 SF
OATS (SPRING SEEDING)	2 LBS/1,000 SF
MULCH	1.5 TONS/ACRE

STABILIZED CONSTRUCTION ENTRANCE

A. SPECIFICATIONS

1. AGGREGATE SIZE: USE TWO (2) INCH STONE
2. AGGREGATE THICKNESS: NOT LESS THAN SIX (6) INCHES.
3. WIDTH: TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH OF THE POINTS WHERE INGRESS OR EGRESS OCCURS.
4. LENGTH: AS REQUIRED BUT NOT LESS THAN 50 FEET.

B. MAINTENANCE

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHT-OF-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.

WASTE DISPOSAL

A. WASTE MATERIALS

ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN A DUMPSTER. NO CONSTRUCTION WASTE MATERIALS WILL BE BURIED ON SITE. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.

B. HAZARDOUS WASTE

ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.

C. SANITARY WASTE

ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

ADDITIONAL NOTES FOR WINTER CONSTRUCTION

A. ALL PROPOSED POST-DEVELOPMENT LANDSCAPED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY NOVEMBER 15TH, OR WHICH ARE DISTURBED AFTER NOVEMBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 4:1 AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE PLACEMENT OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR FROZEN GROUND.

B. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY NOVEMBER 15TH, OR WHICH ARE DISTURBED AFTER NOVEMBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.

C. AFTER NOVEMBER 15TH, ALL TRAVEL SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3-INCHES OF CRUSHED GRAVEL OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOWFALL AFTER EACH STORM EVENT

DUST CONTROL

THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST THROUGHOUT THE CONSTRUCTION PERIOD. DUST CONTROL METHODS SHALL INCLUDE, BUT NOT LIMITED TO SPRINKLING WATER ON EXPOSED AREAS, COVERING LOADED DUMP TRUCKS LEAVING THE SITE, AND TEMPORARY MULCHING. DUST CONTROL MEASURES SHALL BE UTILIZED SO AS TO PREVENT THE MIGRATION OF DUST FROM THE ACTIVE SITE TO ABUTTING AREAS.

Site:

DOMINO'S PIZZA

450 US ROUTE 1
KITTERY, MAINE

Prepared for:

KITTERYDOM, LLC
100 CONIFER HILL DRIVE
DANVERS, MASSACHUSETTS

OCG
Oak Consulting Group
P.O. Box 1123
Newburyport, MA 01950
Ph. 978.312.3120

EROSION CONTROL NOTES

No.	Revision/Issue	Date

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Drawn by: PFA	Approved by: PFA
Project: 16022	Date: SEPT. 21, 2016

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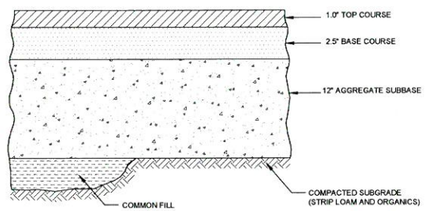
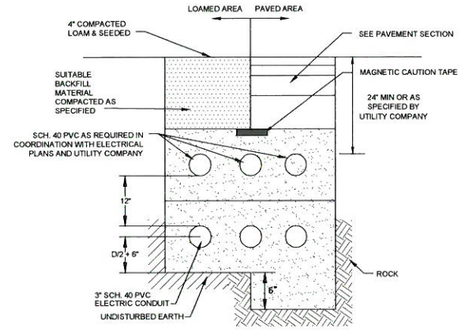


NOTE:

1. SEE SITE PLAN FOR PAVEMENT WIDTH AND LOCATION.
2. SEE GRADING PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.

1 BITUMINOUS PAVEMENT DETAIL

NOT TO SCALE

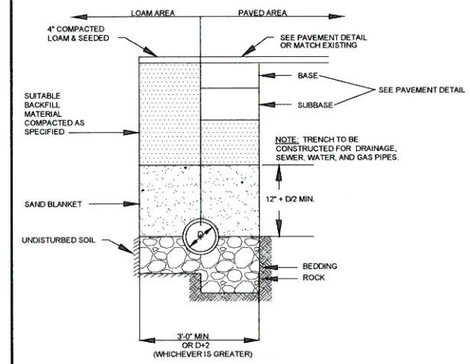


NOTES:

1. THIS DETAIL IS PROVIDED FOR PLANNING PURPOSES. SEE SITE ELECTRICAL DRAWINGS FOR FINAL SIZE, LOCATION, TRENCH DETAIL AND NUMBER OF CONDUITS REQUIRED.
2. ELECTRIC CONDUIT SHALL BE ENCASED IN CONCRETE.

2 TYPICAL ELECTIRC AND COMMUNICATIONS TRENCH

NOT TO SCALE



NOTES:

1. BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.
2. CONTRACTOR SHALL SUPPLY EXCAVATION, BEDDING AND BACKFILL FOR GAS LINE CONSTRUCTION. BEDDING AND BACKFILL MATERIAL SHALL CONFORM TO GAS COMPANY STANDARDS.
3. COORDINATE BEDDING AND BACKFILL FOR OXYGEN LINE AND FIBER OPTICS WITH SERVICE PROVIDER.

WATER PIPE

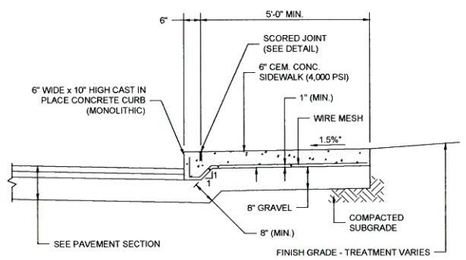
SAND BEDDING FOR FULL WIDTH OF THE TRENCH UP TO SPRINGLINE OF PIPE, 6" BELOW PIPE IN EARTH AND 12" BELOW PIPE IN ROCK. WATER PIPE SHALL HAVE A MINIMUM 5' OF COVER.

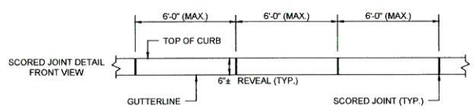
STORM DRAINAGE PIPE & SANITARY SEWER PIPE

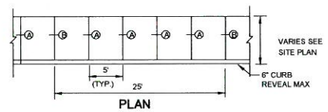
SCREENED GRAVEL BEDDING FOR FULL WIDTH OF THE TRENCH UP TO SPRINGLINE OF PIPE, 8" BELOW AND SIDES OF PIPE IN EARTH AND 12" BELOW PIPE IN ROCK

3 UTILITY TRENCH

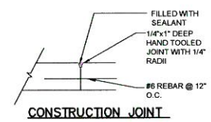
NOT TO SCALE



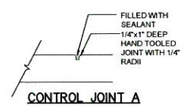




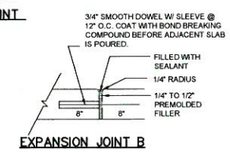
PLAN



CONSTRUCTION JOINT



CONTROL JOINT A



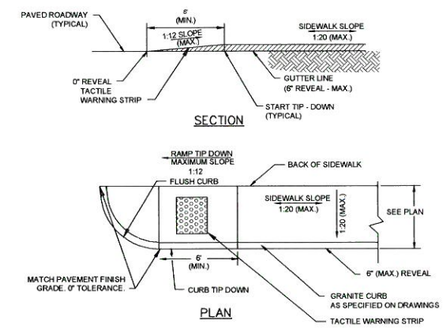
EXPANSION JOINT B

NOTES:

1. MINIMUM COMPRESSION STRENGTH FOR CONCRETE SHALL BE 4,000 PSI.
2. PROVIDE MINIMUM 1' SHELF BEHIND WALK BEFORE SLOPE

4 CONCRETE WALK DETAIL

NOT TO SCALE

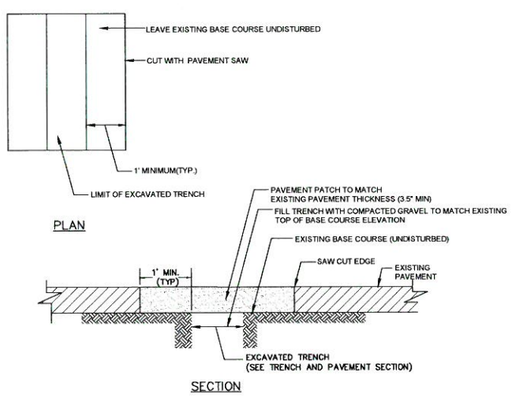


NOTES:

1. SEE SITE PLAN FOR TIP DOWN RAMP AND SIDEWALK WIDTHS AND LOCATIONS.
2. SEE GRADING, DRAINAGE, AND EROSION CONTROL PLANS FOR SIDEWALK SLOPES AND GRADES.

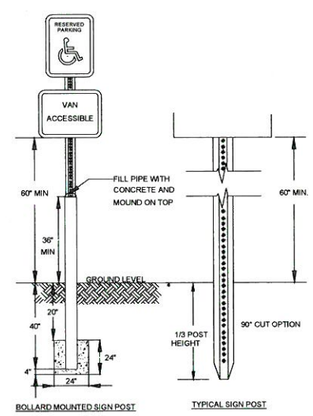
5 SIDEWALK TIP-DOWN RAMP

NOT TO SCALE



6 TRENCH PATCH DETAIL

NOT TO SCALE

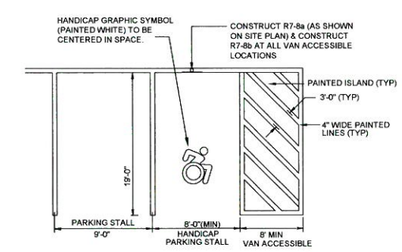


* IN LEDGE DRILL & GROUT TO A MIN OF 2'
* IN EARTH POSTS SHALL BE DRIVEN A MINIMUM OF 30" INTO UNDISTURBED SOIL.

SIGN POST:
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)

7 SIGN POST DETAIL

NOT TO SCALE



NOTES:

1. ALL PAINT SHALL BE FAST DRYING WHITE TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248-TYPE N. PAINT SHALL BE APPLIED AS SPECIFIED BY MANUFACTURER.
2. SYMBOLS & PARKING STALLS SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.

8 HANDICAP PARKING LAYOUT

NOT TO SCALE

Site:

DOMINO'S PIZZA

450 US ROUTE 1
KITTERY, MAINE

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100 CONIFER HILL DRIVE
DANVERS, MASSACHUSETTS

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Ph. 978 312.3120

SITE DETAILS

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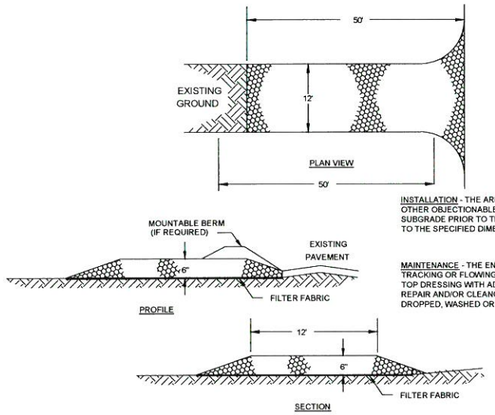
Project: 16022	Date: SEPT. 21, 2016

Sheet: C-6



CONSTRUCTION SPECIFICATIONS

STONE SIZE - SEE GRADATION TABLE

LENGTH - 50 FOOT MINIMUM.

THICKNESS - SIX (6) INCHES (MINIMUM).

WIDTH - 12' MINIMUM

FILTER FABRIC - MIRAFI 600X OR APPROVED EQUAL.

INSTALLATION - THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL. A ROAD STABILIZATION FILTER CLOTH CAN BE PLACED ON THE SUBGRADE PRIOR TO THE GRAVEL PLACEMENT TO PREVENT PUMPING. THE GRAVEL SHALL BE PLACED TO THE SPECIFIED DIMENSIONS.

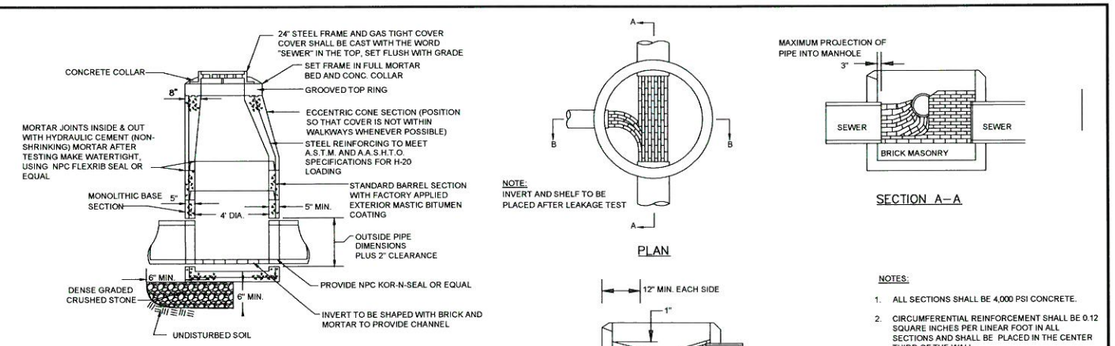
MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

CRUSHED STONE GRADATION TABLE

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

1 STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



NOTE:
INVERT AND SHELF TO BE PLACED AFTER LEAKAGE TEST

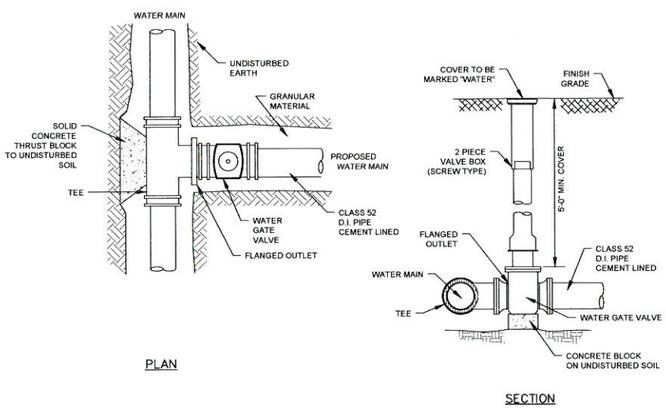
NOTE:
TOP OF SHELF SHALL BE 1" ABOVE CROWN OF HIGHEST PIPE

NOTES:

1. ALL SECTIONS SHALL BE 4,000 PSI CONCRETE.
2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQUARE INCHES PER LINEAR FOOT IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
3. THE TONGUE OR THE GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO .12 SQUARE INCHES PER LINEAR FOOT.
4. BITUMINOUS WATERPROOF COATING TO BE APPLIED TO ENTIRE EXTERIOR OF MANHOLE.
5. STRUCTURE SHALL BE DESIGNED FOR H20 LOADING.
6. CARE SHALL BE TAKEN TO ENSURE THAT THE BRICK INVERT IS A SMOOTH CONTINUATION OF THE SEWER INVERT,
7. INVERT BRICKS SHALL BE LAID ON EDGE.

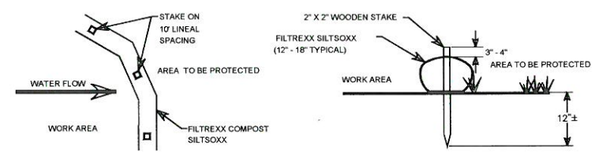
2 SEWER MANHOLE DETAIL

NOT TO SCALE



3 WATER VALVE DETAIL

NOT TO SCALE

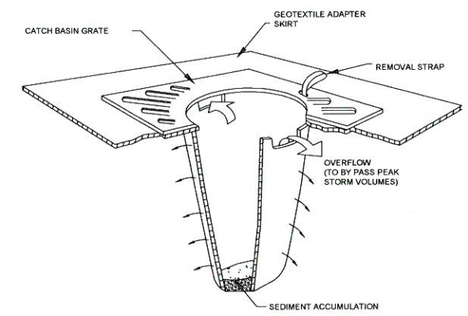


NOTES:

1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS
2. SILTSOXX COMPOST/SOIL/ROCK/SEED FILL TO MEET APPLICATION REQUIREMENTS.
3. SILTSOXX SHALL BE INSTALLED PERPENDICULAR TO THE SLOPE AND PER MANUFACTURER'S RECOMMENDATIONS
4. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

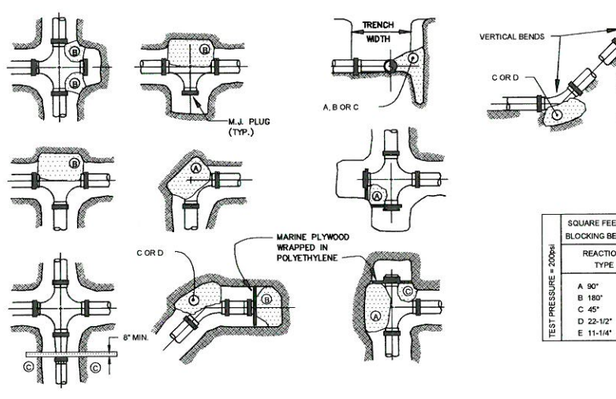
4 SEDIMENTATION BARRIER

NOT TO SCALE



5 CATCH BASIN INLET PROTECTION

NOT TO SCALE



NOTES:

1. POUR THRUST BLOCKS AGAINST UNDISTURBED MATERIAL, WHERE TRENCH WALL HAS BEEN DISTURBED, EXCAVATE LOOSE MATERIAL AND EXTEND THRUST BLOCK TO UNDISTURBED MATERIAL. NO JOINTS SHALL BE COVERED WITH CONCRETE.
2. ON BENDS AND TEES, EXTEND THRUST BLOCKS FULL LENGTH OF FITTING.
3. PLACE BOARD IN FRONT OF ALL PLUGS BEFORE POURING THRUST BLOCKS.
4. WHERE M.J. PIPE IS USED, M.J. PLUG WITH RETAINER GLANDS MUST BE USED, GRIP RING, MEGA-LUG OR STAR GRIP

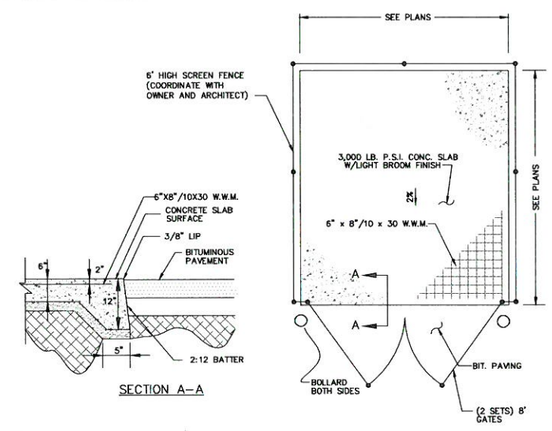
TEST PRESSURE = 200psi

SQUARE FEET OF CONCRETE THRUST BLOCKING BEARING ON UNDISTURBED MATERIAL

REACTION TYPE	PIPE SIZE 4"	6"	8"	10"	12"
A 90°	0.89	2.19	3.82	11.14	17.24
B 180°	0.65	1.55	2.78	8.38	12.00
C 45°	0.48	1.19	2.12	6.02	9.32
D 22-1/2°	0.25	0.60	1.06	3.08	4.74
E 11-1/4°	0.13	0.30	0.54	1.54	2.38

6 THRUST BLOCK DETAIL

NOT TO SCALE



7 DUMPSTER PAD WITH ENCLOSURE

NOT TO SCALE

Site:

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450 US ROUTE 1
KITTERY, MAINE

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100 CONIFER HILL DRIVE
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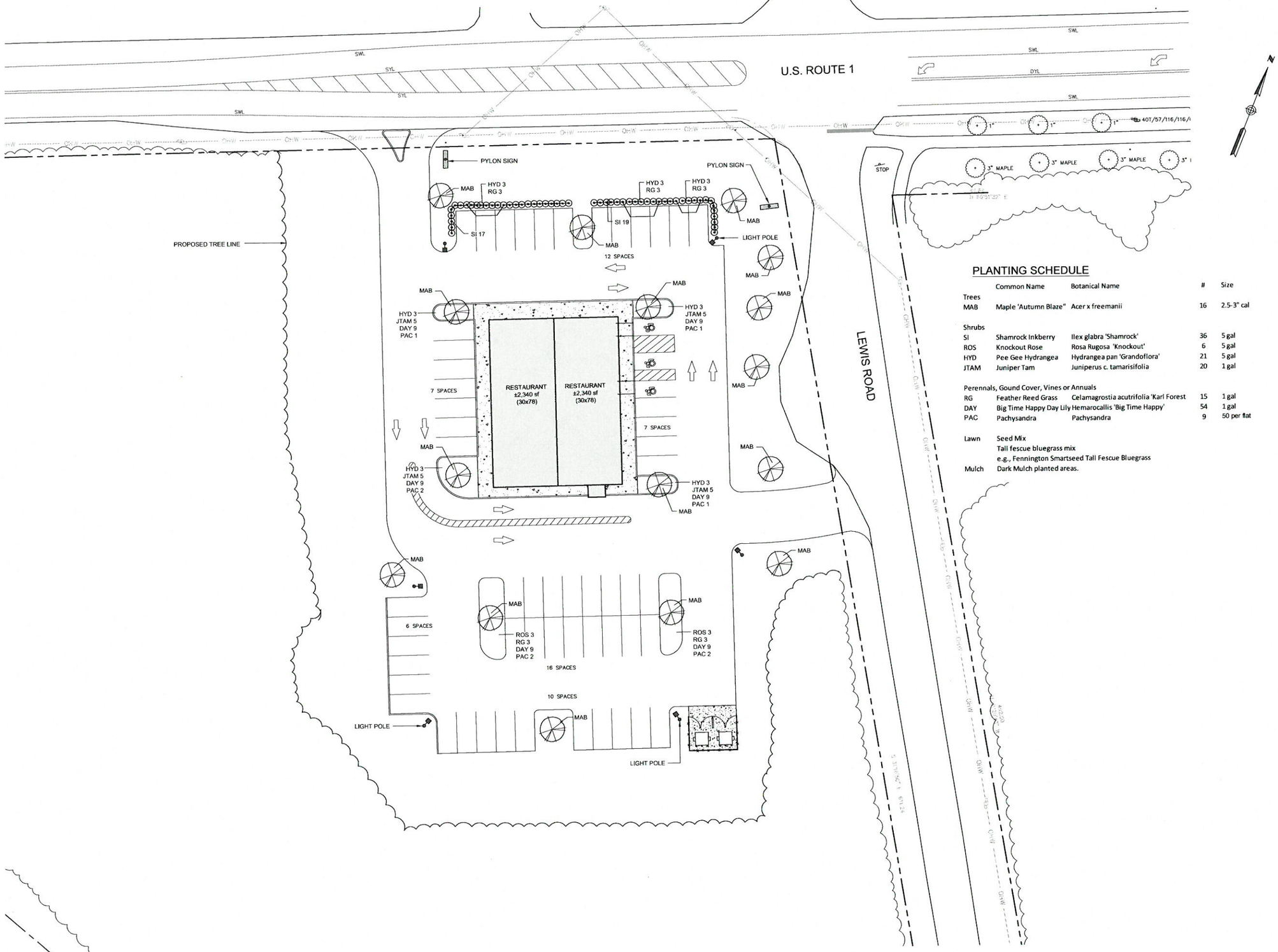

PLANTING SCHEDULE

	Common Name	Botanical Name	#	Size
Trees				
MAB	Maple 'Autumn Blaze"	Acer x freemanii	16	2.5-3" cal
Shrubs				
SI	Shamrock Inkberry	Ilex glabra 'Shamrock'	36	5 gal
ROS	Knockout Rose	Rosa Rugosa 'Knockout'	6	5 gal
HYD	Pee Gee Hydrangea	Hydrangea pan 'Grandoflora'	21	5 gal
JTAM	Juniper Tam	Juniperus c. tamarisifolia	20	1 gal
Perennals, Gound Cover, Vines or Annuals				
RG	Feather Reed Grass	Celamagrostia acutrifolia 'Karl Forest	15	1 gal
DAY	Big Time Happy Day Lily	Hemarocallis 'Big Time Happy'	54	1 gal
PAC	Pachysandra	Pachysandra	9	50 per flat
Lawn	Seed Mix			
	Tall fescue bluegrass mix			
	e.g., Fennington Smartseed Tall Fescue Bluegrass			
Mulch	Dark Mulch planted areas.			

Site:

DOMINO'S PIZZA

450 US ROUTE 1
KITTERY, MAINE

Prepared for:

KITTERYDOM, LLC
100 CONIFER HILL DRIVE
DANVERS, MASSACHUSETTS

0 10 20 40
SCALE in FEET
1"=20'

OCG
Oak Consulting Group
P.O. Box 1123
Newburyport, MA 01950
Ph. 978 312.3120

LANDSCAPE PLAN

No.	Revision/Issue	Date

Design by: PFA	Checked by: SPM
Drawn by: PFA	Approved by: PFA
Project: 16022	Date: SEPT. 21, 2016

Sheet: L-1

JASON D GNICH ARCHITECT
9 SE 3RD AVENUE, SUITE 110 | PORTLAND, OR 97214 | www.GnichArch.com | V. 503.552.9079 | F. 503.241.7055

PIZZA THEATER #3003 | BOSTON PIE, INC. | 450 US ROUTE 1 | KITTERY, MAINE

PERSPECTIVE LOOKING SOUTHWEST

AUGUST 25, 2016

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PERSPECTIVE LOOKING NORTHWEST

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NORTH ELEVATION

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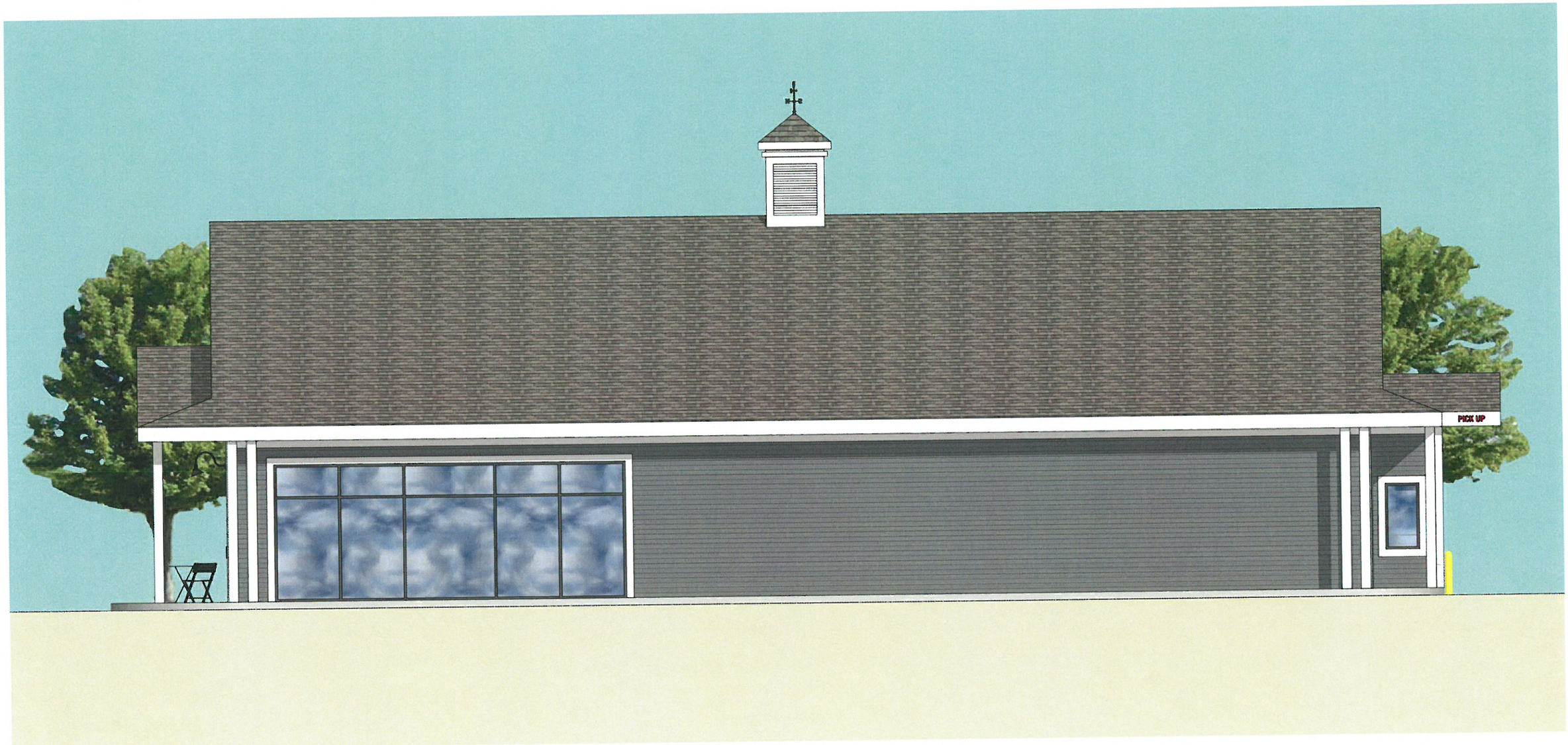

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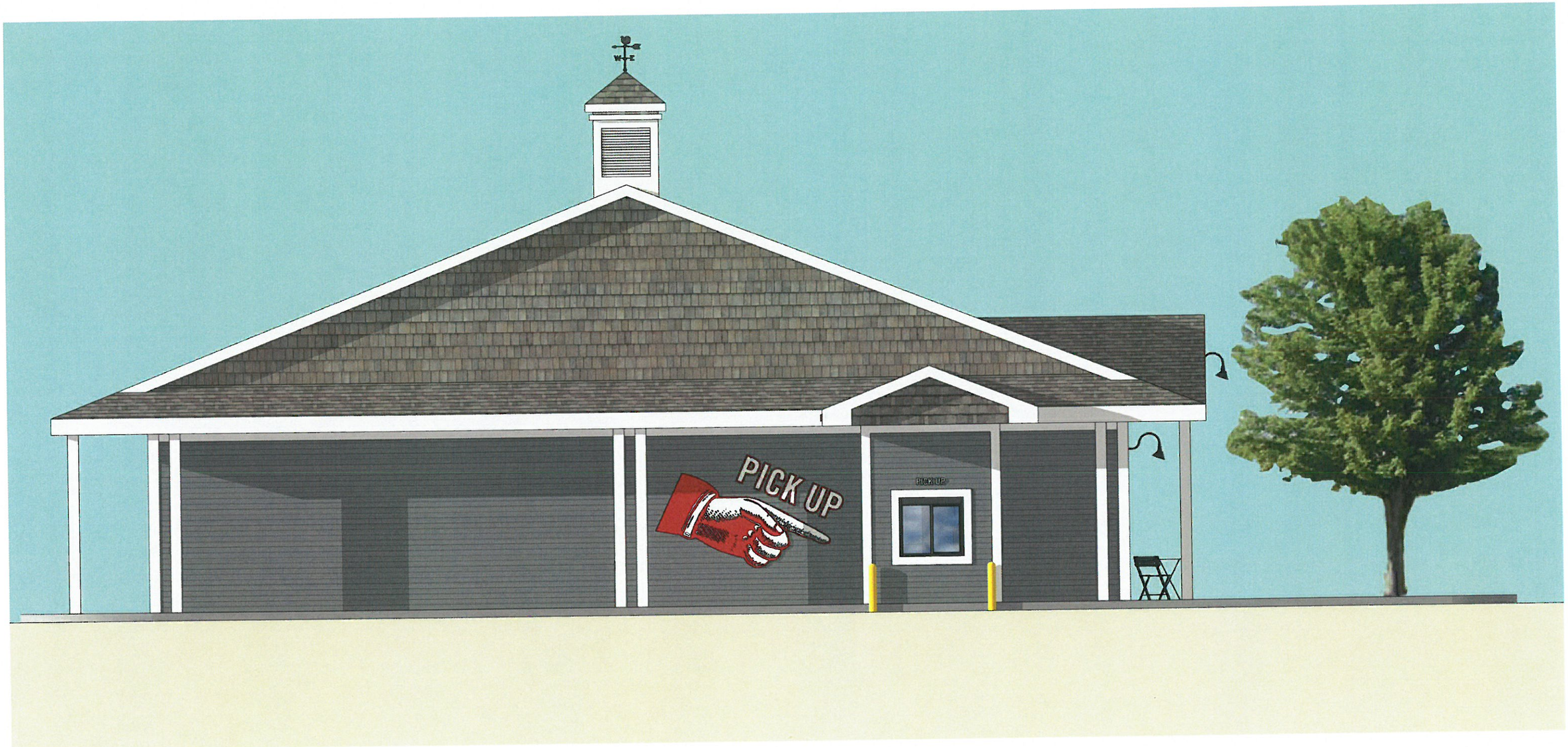
PIZZA THEATER #3003 | BOSTON PIE, INC. | 450 US ROUTE 1 | KITTERY, MAINE

WEST ELEVATION

AUGUST 25, 2016



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SOUTH ELEVATION

AUGUST 25, 2016

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EAST ELEVATION

AUGUST 25, 2016