



December 11, 2023

Maxim Zakian, Town Planner  
Town of Kittery  
200 Rogers Road  
Kittery, Maine 03904

**RE: Town of Kittery, Planning Board Services  
Major Site Plan Review – Review #2  
Rooming House Redevelopment, 17 & 25 Route 236, Tax Map 20, Lot 12 and Tax Map 21, Lot 20  
CMA #591.165**

Dear Max:

CMA Engineers has received the following information for Assignment #165 for review #2 for the proposed redevelopment and rooming house construction at 17 & 25 Route 236 in Kittery (Tax Map 20, Lot 12 and Tax Map 21, Lot 20).

- 1) Response to peer review memorandum by Civil Consultants dated 11/2/2023.
- 2) Plan set entitled “Site Plan Land of 25 & 17 Route 236, LLC” by Civil Consultants dated 8/18/2023 revised 11/22/23.
- 3) Sheet L5 revised 12/06/2023.

The proposed project will construct a new 3-story, 6,789-ft<sup>2</sup> rooming house, with drainage and parking, for the primary use of employees of the property owner. There is an existing 2-story, 3,543-ft<sup>2</sup> seven-unit apartment building with associated parking and drainage on-site. Access to the new building is proposed through the existing apartment building parking lot. There are no wetland impacts proposed.

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

## **16.7 General Development Requirements**

### **16.7.11 Performance Standards and Approval Criteria**

#### *16.7.11.A. Water Supply*

We note that the water supply design is not finalized and that review and coordination with the Kittery Water District is ongoing.

*16.7.11.B Sewage Disposal*

We note that the sewer design is not finalized and that review and coordination with the sewer services department is ongoing.

**Site Plan Comments**

We have the following comments with respect to the site plans.

1. The applicant has indicated that an added sheet, Sheet ECSP, contains all known utility information. This sheet was not provided.
2. The applicant has provided a detail for the detention pond on Sheet L5. Is the overflow weir intended to be below the rim elevation of CB #4?
3. The plans should provide details on the existing on-site sewer components to the extent practicable.

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

Very truly yours,  
CMA ENGINEERS, INC.



Jodie Bray Strickland, P.E.  
Project Manager

Attachment  
cc: Geoffrey Aleva, P.E., Civil Consultants

## CIVIL CONSULTANTS MEMORANDUM

|                 |  |              |                        |              |                   |
|-----------------|--|--------------|------------------------|--------------|-------------------|
| <b>TO:</b>      | <b>CMA Engineers-Jodie Bray Strickland-PE</b>  | <b>FROM:</b> | <b>Geoff Aleva, PE</b> | <b>DATE:</b> | <b>12/11/2023</b> |
| <b>SUBJECT:</b> | <b>Major Site Plan Review – Review #2<br/>Rooming House Redevelopment, 17 &amp; 25 Route 236, Tax Map 20, Lot 12 and Tax Map 21,<br/>Lot 20 CMA #591.165</b> |              |                        |              |                   |
| <b>PROJECT:</b> | <b>Major Site Plan Review<br/>Rooming House Redevelopment, 17 &amp; 25 Route 236 CC Project 2218000)</b>   |              |                        |              |                   |

Following please find CIVIL CONSULTANTS’s responses to the memorandum from CMA Engineers dated 12/11/2023.

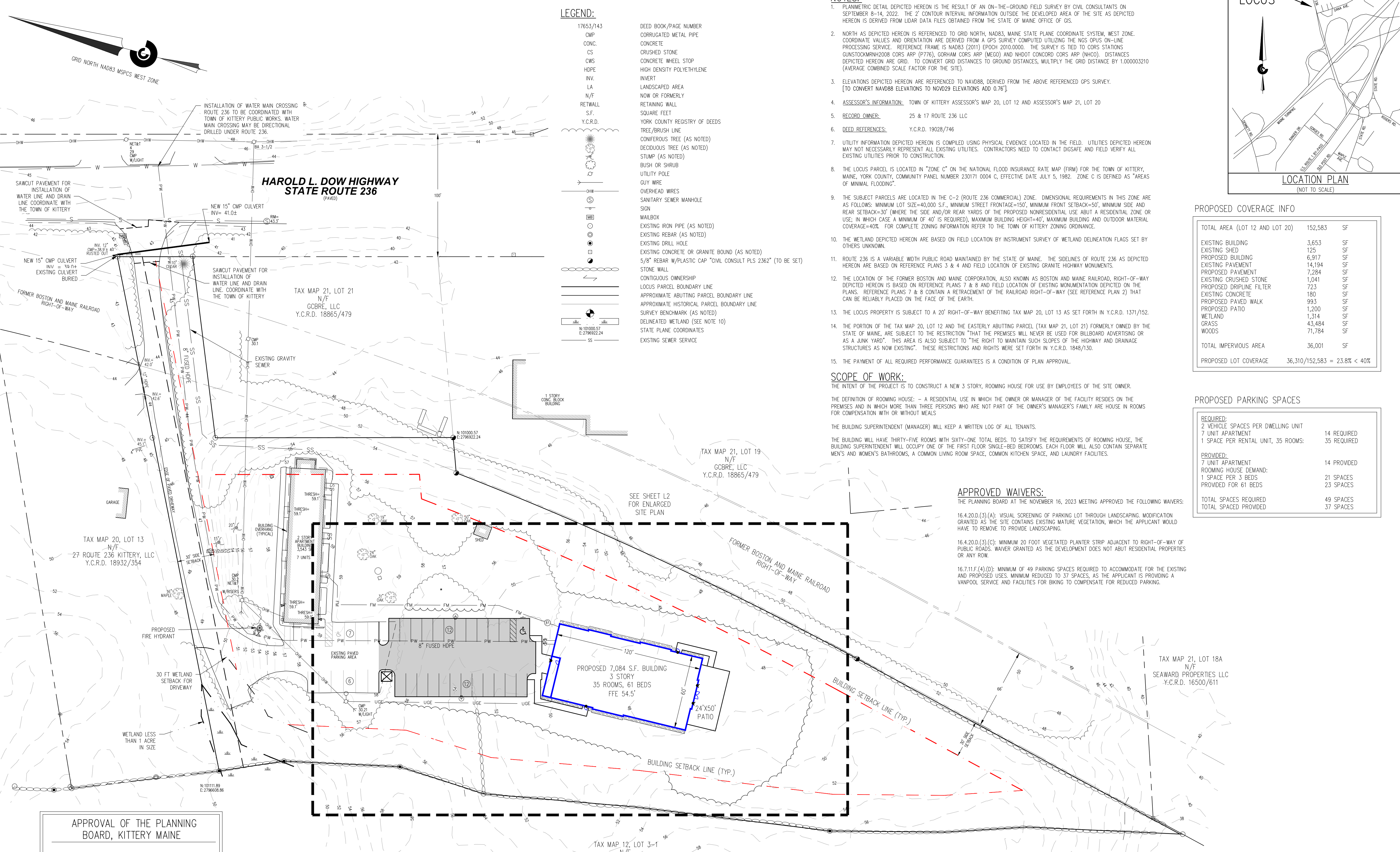
| COMMENT  | RESPONSE   |
|--|--|
| <b>16.7 General Development Requirements</b>   |  |
| <b>16.7.11 Performance Standards and Approval Criteria</b>   |  |
| <i>16.7.11.A. Water Supply</i><br>We note that the water supply design is not finalized and that review and coordination with the Kittery Water District is ongoing.   | <i>No comment required at this time, as the applicant will work with the Kittery Water District on the development of the plans.</i>   |
| <i>16.7.11.B Sewage Disposal</i><br>We note that the sewer design is not finalized and that review and coordination with the sewer services department is ongoing.   | <i>We will work with the Kittery Sewer Department with the connection details for the project.</i>   |
| <b><u>Site Plan Comments</u></b>   |  |
| We have the following comments with respect to the site plans. <ol style="list-style-type: none"> <li>1. The applicant has indicated that an added sheet, Sheet ECSP, contains all known utility information. This sheet was not provided.</li> <li>2. The applicant has provided a detail for the detention pond on Sheet L5. Is the overflow weir intended to be below the rim elevation of CB #4?</li> <li>3. The plans should provide details on the existing on-site sewer components to the extent practicable.</li> </ol> | <ol style="list-style-type: none"> <li>1. <i>Please see the attached plan set that has the existing conditions with known utilities.</i></li> <li>2. <i>CB#4 is set higher than the overflow. The intent is to have the overflow control in the extreme condition. The stormwater analysis indicates that the 50 yr storm does not top the proposed overflow.</i></li> <li>3. <i>Please see attached information provided by the Kittery Sewer District pertaining to the existing sewer on the property.</i></li> </ol> |

J:\aaa\2022\2218000\PLANNING BOARD\PEER REVIEW\20231211-Comment Response Memo.docx

**ATTACHMENTS:**

- Revised Final Plan Set dated 12-11-2023
- Kittery Sewer Department Provided Sewer Information





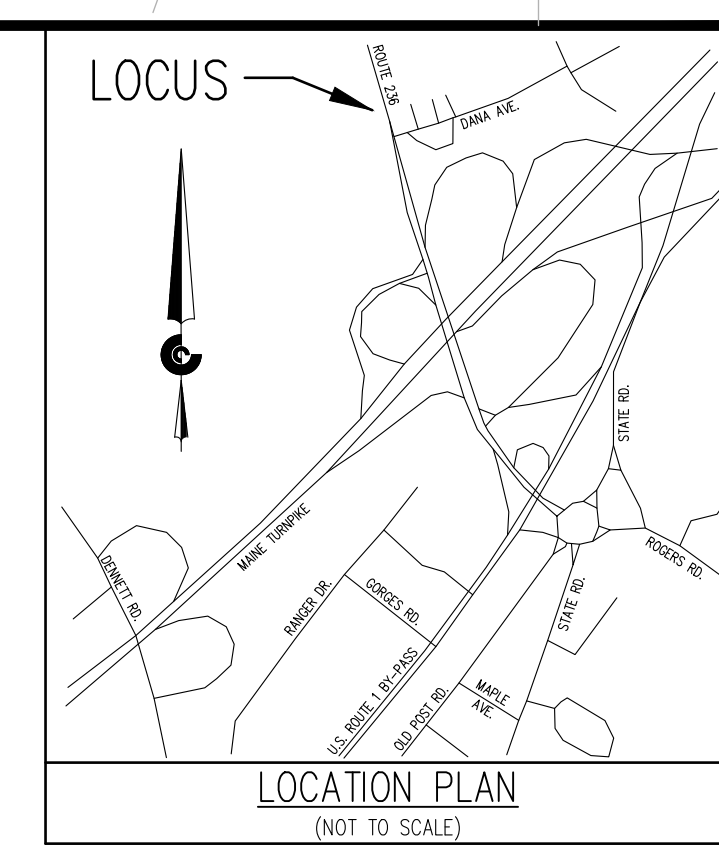
**LEGEND:**

|           |  |
|-----------|--|
| 17653/143 | DEED BOOK/PAGE NUMBER  |
| CMP       | CORRUGATED METAL PIPE  |
| CONC.     | CONCRETE   |
| CS        | CRUSHED STONE  |
| CWS       | CONCRETE WHEEL STOP  |
| HOPE      | HIGH DENSITY POLYETHYLENE                                      |
| INV.      | INVERT   |
| LA        | LANDSCAPED AREA  |
| N/F       | NOW OR FORMERLY  |
| RET/WALL  | RETAINING WALL   |
| S.F.      | SQUARE FEET  |
| Y.C.R.D.  | YORK COUNTY REGISTRY OF DEEDS                                  |
| (Symbol)  | TREE/BRUSH LINE  |
| (Symbol)  | CONIFEROUS TREE (AS NOTED)                                     |
| (Symbol)  | DECIDUOUS TREE (AS NOTED)                                      |
| (Symbol)  | STUMP (AS NOTED)   |
| (Symbol)  | BUSH OR SHRUB  |
| (Symbol)  | UTILITY POLE   |
| (Symbol)  | GUY WIRE   |
| (Symbol)  | OVERHEAD WIRES   |
| (Symbol)  | SANITARY SEWER MANHOLE   |
| (Symbol)  | SIGN   |
| (Symbol)  | MAILBOX  |
| (Symbol)  | EXISTING IRON PIPE (AS NOTED)                                  |
| (Symbol)  | EXISTING REBAR (AS NOTED)                                      |
| (Symbol)  | EXISTING DRILL HOLE  |
| (Symbol)  | EXISTING CONCRETE OR GRANITE BOUND (AS NOTED)                  |
| (Symbol)  | 5/8" REBAR W/PLASTIC CAP "CIVIL CONSULT PLUS 2362" (TO BE SET) |
| (Symbol)  | STONE WALL   |
| (Symbol)  | CONTIGUOUS OWNERSHIP   |
| (Symbol)  | LOCUS PARCEL BOUNDARY LINE                                     |
| (Symbol)  | APPROXIMATE ABUTTING PARCEL BOUNDARY LINE                      |
| (Symbol)  | APPROXIMATE HISTORICAL PARCEL BOUNDARY LINE                    |
| (Symbol)  | SURVEY BENCHMARK (AS NOTED)                                    |
| (Symbol)  | DELINEATED WETLAND (SEE NOTE 10)                               |
| (Symbol)  | STATE PLANE COORDINATES  |
| (Symbol)  | EXISTING SEWER SERVICE   |

- NOTES:**
- PLANIMETRIC DETAIL DEPICTED HEREON IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY BY CIVIL CONSULTANTS ON SEPTEMBER 8-14, 2022. THE 2' CONTOUR INTERVAL INFORMATION OUTSIDE THE DEVELOPED AREA OF THE SITE AS DEPICTED HEREON IS DERIVED FROM LIDAR DATA FILES OBTAINED FROM THE STATE OF MAINE OFFICE OF GIS.
  - NORTH AS DEPICTED HEREON IS REFERENCED TO GRID NORTH, NAD83, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE. COORDINATE VALUES AND ORIENTATION ARE DERIVED FROM A GPS SURVEY COMPUTED UTILIZING THE NGS OPUS ON-LINE PROCESSING SERVICE. REFERENCE FRAME IS NAD83 (2011) EPOCH 2010.0000. THE SURVEY IS TIED TO CORS STATIONS GUNSTOCKMNH2008 CORS ARP (P776), GORHAM CORS ARP (MEO) AND NHDOT CONCORD CORS ARP (MHC). DISTANCES DEPICTED HEREON ARE GRID. TO CONVERT GRID DISTANCES TO GROUND DISTANCES, MULTIPLY THE GRID DISTANCE BY 1.000003210 (AVERAGE COMBINED SCALE FACTOR FOR THE SITE).
  - ELEVATIONS DEPICTED HEREON ARE REFERENCED TO NAVD88, DERIVED FROM THE ABOVE REFERENCED GPS SURVEY. [TO CONVERT NAVD88 ELEVATIONS TO NAVD29 ELEVATIONS ADD 0.76']
  - ASSESSOR'S INFORMATION: TOWN OF KITTELY ASSESSOR'S MAP 20, LOT 12 AND ASSESSOR'S MAP 21, LOT 20
  - RECORD OWNER: 25 & 17 ROUTE 236 LLC
  - DEED REFERENCES: Y.C.R.D. 19028/746
  - UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS NEED TO CONTACT DIGSAFE AND FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
  - THE LOCUS PARCEL IS LOCATED IN "ZONE C" ON THE NATIONAL FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF KITTELY, MAINE, YORK COUNTY, COMMUNITY PANEL NUMBER 230171 0004 C, EFFECTIVE DATE JULY 5, 1982. ZONE C IS DEFINED AS "AREAS OF MINIMAL FLOODING".
  - THE SUBJECT PARCELS ARE LOCATED IN THE C-2 (ROUTE 236 COMMERCIAL) ZONE. DIMENSIONAL REQUIREMENTS IN THIS ZONE ARE AS FOLLOWS: MINIMUM LOT SIZE=40,000 S.F., MINIMUM STREET FRONTAGE=150', MINIMUM FRONT SETBACK=50', MINIMUM SIDE AND REAR SETBACK=30' (WHERE THE SIDE AND/OR REAR YARDS OF THE PROPOSED NONRESIDENTIAL USE ABUT A RESIDENTIAL ZONE OR USE; IN WHICH CASE A MINIMUM OF 40' IS REQUIRED), MAXIMUM BUILDING HEIGHT=40', MAXIMUM BUILDING AND OUTDOOR MATERIAL COVERAGE=40%. FOR COMPLETE ZONING INFORMATION REFER TO THE TOWN OF KITTELY ZONING ORDINANCE.
  - THE WETLAND DEPICTED HEREON ARE BASED ON FIELD LOCATION BY INSTRUMENT SURVEY OF WETLAND DELINEATION FLAGS SET BY OTHERS UNKNOWN.
  - ROUTE 236 IS A VARIABLE WIDTH PUBLIC ROAD MAINTAINED BY THE STATE OF MAINE. THE SIDELINES OF ROUTE 236 AS DEPICTED HEREON ARE BASED ON REFERENCE PLANS 3 & 4 AND FIELD LOCATION OF EXISTING GRANITE HIGHWAY MONUMENTS.
  - THE LOCATION OF THE FORMER BOSTON AND MAINE CORPORATION, ALSO KNOWN AS BOSTON AND MAINE RAILROAD, RIGHT-OF-WAY DEPICTED HEREON IS BASED ON REFERENCE PLANS 7 & 8 AND FIELD LOCATION OF EXISTING MONUMENTATION DEPICTED ON THE PLANS. REFERENCE PLANS 7 & 8 CONTAIN A RETRACEMENT OF THE RAILROAD RIGHT-OF-WAY (SEE REFERENCE PLAN 2) THAT CAN BE RELIABLY PLACED ON THE FACE OF THE EARTH.
  - THE LOCUS PROPERTY IS SUBJECT TO A 20' RIGHT-OF-WAY BENEFITING TAX MAP 20, LOT 13 AS SET FORTH IN Y.C.R.D. 1371/152.
  - THE PORTION OF THE TAX MAP 20, LOT 12 AND THE EASTERLY ABUTTING PARCEL (TAX MAP 21, LOT 21) FORMERLY OWNED BY THE STATE OF MAINE, ARE SUBJECT TO THE RESTRICTION "THAT THE PREMISES WILL NEVER BE USED FOR BILLBOARD ADVERTISING OR AS A JUNK YARD". THIS AREA IS ALSO SUBJECT TO "THE RIGHT TO MAINTAIN SUCH SLOPES OF THE HIGHWAY AND DRAINAGE STRUCTURES AS NOW EXISTING". THESE RESTRICTIONS AND RIGHTS WERE SET FORTH IN Y.C.R.D. 1848/130.
  - THE PAYMENT OF ALL REQUIRED PERFORMANCE GUARANTEES IS A CONDITION OF PLAN APPROVAL.

**SCOPE OF WORK:**  
 THE INTENT OF THE PROJECT IS TO CONSTRUCT A NEW 3 STORY, ROOMING HOUSE FOR USE BY EMPLOYEES OF THE SITE OWNER.  
 THE DEFINITION OF ROOMING HOUSE: - A RESIDENTIAL USE IN WHICH THE OWNER OR MANAGER OF THE FACILITY RESIDES ON THE PREMISES AND IN WHICH MORE THAN THREE PERSONS WHO ARE NOT PART OF THE OWNER'S MANAGER'S FAMILY ARE HOUSE IN ROOMS FOR COMPENSATION WITH OR WITHOUT MEALS.  
 THE BUILDING SUPERINTENDENT (MANAGER) WILL KEEP A WRITTEN LOG OF ALL TENANTS.  
 THE BUILDING WILL HAVE THIRTY-FIVE ROOMS WITH SIXTY-ONE TOTAL BEDS, TO SATISFY THE REQUIREMENTS OF ROOMING HOUSE, THE BUILDING SUPERINTENDENT WILL OCCUPY ONE OF THE FIRST FLOOR SINGLE-BED BEDROOMS. EACH FLOOR WILL ALSO CONTAIN SEPARATE MEN'S AND WOMEN'S BATHROOMS, A COMMON LIVING ROOM SPACE, COMMON KITCHEN SPACE, AND LAUNDRY FACILITIES.

**APPROVED WAIVERS:**  
 THE PLANNING BOARD AT THE NOVEMBER 16, 2023 MEETING APPROVED THE FOLLOWING WAIVERS:  
 16.4.20.D.(3)(A): VISUAL SCREENING OF PARKING LOT THROUGH LANDSCAPING MODIFICATION GRANTED AS THE SITE CONTAINS EXISTING MATURE VEGETATION, WHICH THE APPLICANT WOULD HAVE TO REMOVE TO PROVIDE LANDSCAPING.  
 16.4.20.D.(3)(C): MINIMUM 20 FOOT VEGETATED PLANTER STRIP ADJACENT TO RIGHT-OF-WAY OF PUBLIC ROADS, WAIVER GRANTED AS THE DEVELOPMENT DOES NOT ABUT RESIDENTIAL PROPERTIES OR ANY ROW.  
 16.7.11.F.(4)(D): MINIMUM OF 49 PARKING SPACES REQUIRED TO ACCOMMODATE FOR THE EXISTING AND PROPOSED USES, MINIMUM REDUCED TO 37 SPACES, AS THE APPLICANT IS PROVIDING A VANPOOL SERVICE AND FACILITIES FOR BIKING TO COMPENSATE FOR REDUCED PARKING.



**PROPOSED COVERAGE INFO**

|                                |                              |    |
|--------------------------------|------------------------------|----|
| TOTAL AREA (LOT 12 AND LOT 20) | 152,583                      | SF |
| EXISTING BUILDING              | 3,653                        | SF |
| EXISTING SHED                  | 125                          | SF |
| PROPOSED BUILDING              | 6,917                        | SF |
| EXISTING PAVEMENT              | 14,194                       | SF |
| PROPOSED PAVEMENT              | 7,284                        | SF |
| EXISTING CRUSHED STONE         | 1,041                        | SF |
| PROPOSED DRIFLIME FILTER       | 723                          | SF |
| EXISTING CONCRETE              | 180                          | SF |
| PROPOSED PAVED WALK            | 993                          | SF |
| PROPOSED PATIO                 | 1,200                        | SF |
| WETLAND                        | 1,314                        | SF |
| GRASS                          | 43,484                       | SF |
| WOODS                          | 71,784                       | SF |
| TOTAL IMPERVIOUS AREA          | 36,001                       | SF |
| PROPOSED LOT COVERAGE          | 36,310/152,583 = 23.8% < 40% |    |

**PROPOSED PARKING SPACES**

|                                    |    |          |
|------------------------------------|----|----------|
| <b>REQUIRED:</b>                   |    |          |
| 2 VEHICLE SPACES PER DWELLING UNIT | 14 | REQUIRED |
| 7 UNIT APARTMENT                   | 35 | REQUIRED |
| 1 SPACE PER RENTAL UNIT, 35 ROOMS: |    |          |
| <b>PROVIDED:</b>                   | 14 | PROVIDED |
| 7 UNIT APARTMENT                   |    |          |
| ROOMING HOUSE DEMAND:              | 21 | SPACES   |
| 1 SPACE PER 3 BEDS                 | 23 | SPACES   |
| PROVIDED FOR 61 BEDS               |    |          |
| <b>TOTAL SPACES REQUIRED</b>       | 49 | SPACES   |
| <b>TOTAL SPACED PROVIDED</b>       | 37 | SPACES   |

**APPROVAL OF THE PLANNING BOARD, KITTELY MAINE**

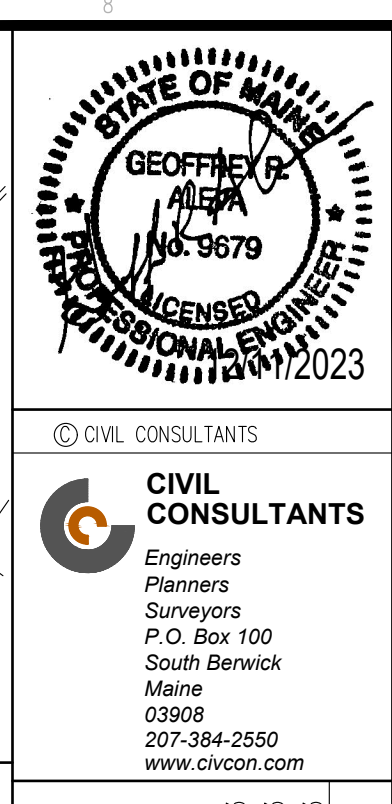
CHAIR \_\_\_\_\_

DATE \_\_\_\_\_

SIGNATURES OF 3 OR MORE PLANNING BOARD MEMBERS INDICATE APPROVAL OF THIS PLAN

**C-2 ZONING INFORMATION:**

|  |                     |                               |
|--|---------------------|-------------------------------|
| PORTION OF LOT TO BE DEVELOPED IS LOCATED IN C-2 (ROUTE 236 COMMERCIAL) ZONE |                     |                               |
| MIN LOT SIZE:  | REQUIRED: 40,000 SF | PROVIDED: 152,583 SF (MERGED) |
| MINIMUM FRONTAGE:  | 150'                | 61.56' (NONCONFORMING)        |
| SETBACKS:  |                     |                               |
| MAX. FRONT YARD:   | 50'                 | 150'+                         |
| SIDE YARD:   | 30'                 | 17.5' EXIST BLDG              |
| REAR YARD:   | 30'                 | 30'+                          |
| MAXIMUM BUILDING HEIGHT:   | 40'                 |                               |
| MAXIMUM BUILDING COVERAGE:   | 40%                 | 23.8%                         |



**CIVIL CONSULTANTS**

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

|     |                                    |          |
|-----|------------------------------------|----------|
| NO. | REVISIONS                          | DATE     |
| 4   | ADD DETENTION POND CROSS SECTIONS  | 12/11/23 |
| 3   | ADD WAIVERS GRANTED                | 11/22/23 |
| 2   | REVISE PER TOWN OF KITTELY REVIEW  | 11/06/23 |
| 1   | REVISED PER TOWN OF KITTELY REVIEW | 10/13/23 |

RECORD OWNER:  
25 & 17 ROUTE 236 LLC

ADDRESS:  
P.O. BOX 630  
KITTELY, ME 03904

**SITE PLAN**

**LAND OF 25 & 17 ROUTE 236 LLC**

**17/25 ROUTE 236**

**KITTELY, YORK COUNTY, MAINE**

PREPARED FOR:  
25 & 17 ROUTE 236 LLC

CLIENT ADDRESS:  
8 PEPPERELL WAY, YORK, ME 03909

1" = 40'

DATE: 08/18/2023  
 DRAWN BY: DRC/JAA  
 CHECKED BY: GRA  
 APPROVED BY:

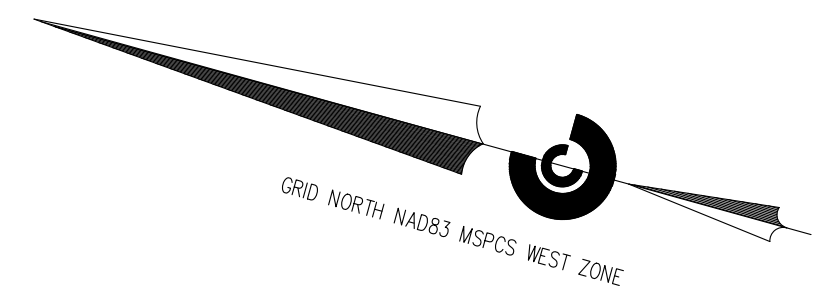
**OVERALL SITE PLAN**

PROJECT NO: 22-180.00

**L1**

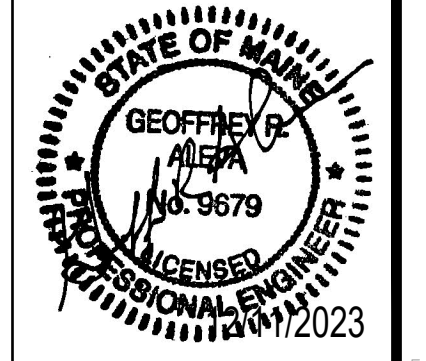
SHEET: 1 OF 5

TAX MAP 20, LOT 12  
TAX MAP 21, LOT 20



**LEGEND:**

|           |                             |
|-----------|-----------------------------|
| — X — X — | CORRUGATED PLASTIC PIPE     |
| —         | EROSION CONTROL FILTER BERM |
| —         | PROPOSED TREE LINE          |
| —         | PROPOSED CONTOUR            |
| —         | RIPRAP OUTLET               |
| —         | PROPOSED DRAIN LINE         |
| —         | PROPOSED FORCE MAIN SEWER   |
| —         | PROPOSED WATER MAIN         |
| ●         | PROPOSED LIGHT POLE         |
| ⊙         | PROPOSED CATCH BASIN        |
| ⊙         | PROPOSED SEWER MANHOLE      |



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**CIVIL CONSULTANTS**  
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 P.O. Box 100  
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 03908  
 207-384-2550  
 www.civcon.com

| NO. | REVISIONS                           | INT. | DATE     |
|-----|-------------------------------------|------|----------|
| 4   | ADD DETENTION POND CROSS SECTIONS   | JAA  | 12/11/23 |
| 3   | ADD WAIVERS GRANTED                 | JAA  | 11/22/23 |
| 2   | REVISE PER TOWN OF KITTEERY REVIEW  | JAA  | 11/06/23 |
| 1   | REVISED PER TOWN OF KITTEERY REVIEW | JAA  | 10/13/23 |

RECORD OWNER:  
 25 & 17 ROUTE 236 LLC  
 ADDRESS:  
 P.O. BOX 630  
 KITTEERY, ME 03904

**SITE PLAN**  
**LAND OF 25 & 17 ROUTE 236 LLC**  
**17/25 ROUTE 236**  
**KITTEERY, YORK COUNTY, MAINE**  
 PREPARED FOR:  
 25 & 17 ROUTE 236 LLC  
 CLIENT ADDRESS:  
 8 PEPPERELL WAY, YORK, ME 03909

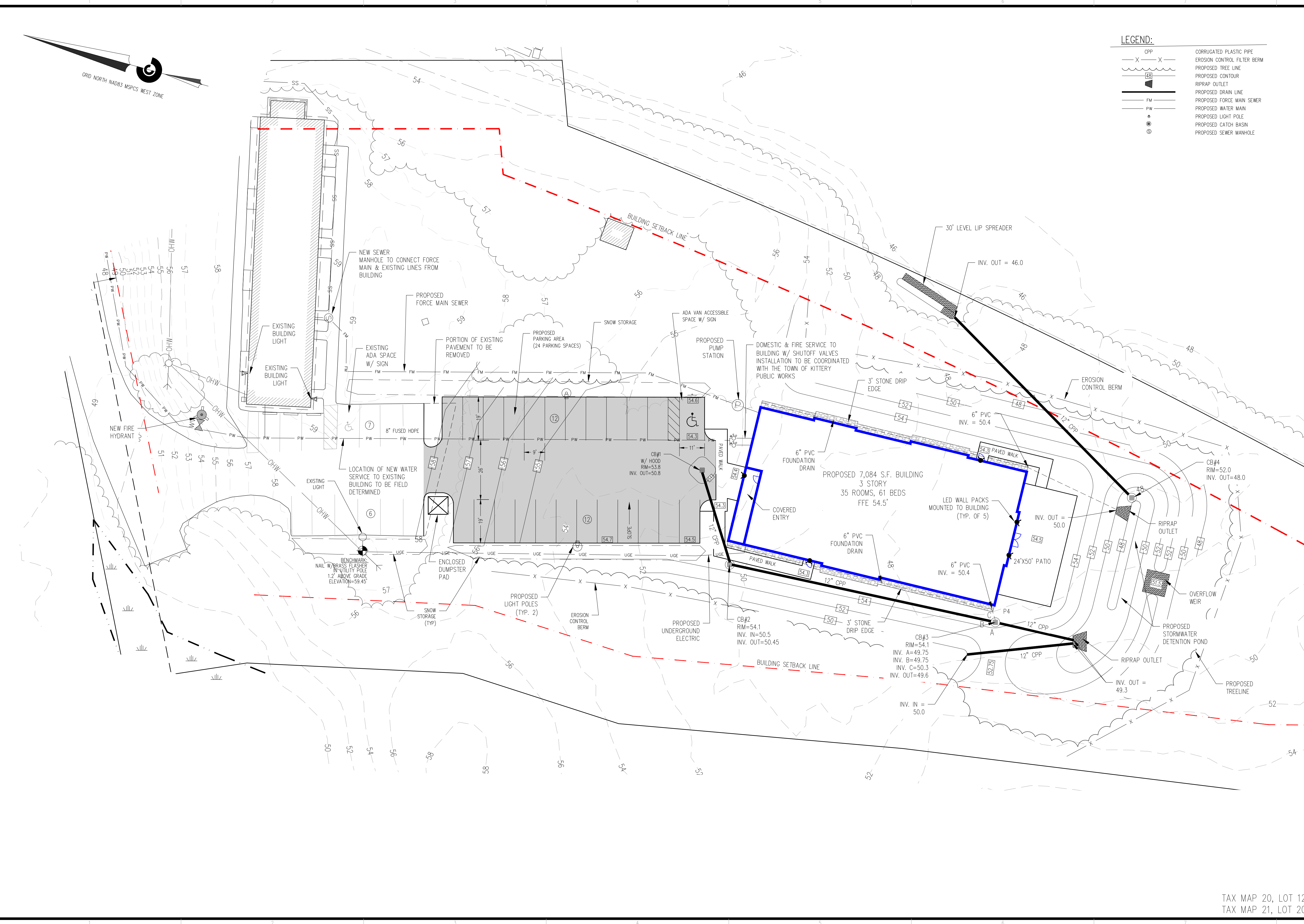
1" = 20'  
 0' 20'

DATE: 08/18/2023  
 DRAWN BY: DRC/JAA  
 CHECKED BY: GRA  
 APPROVED BY:

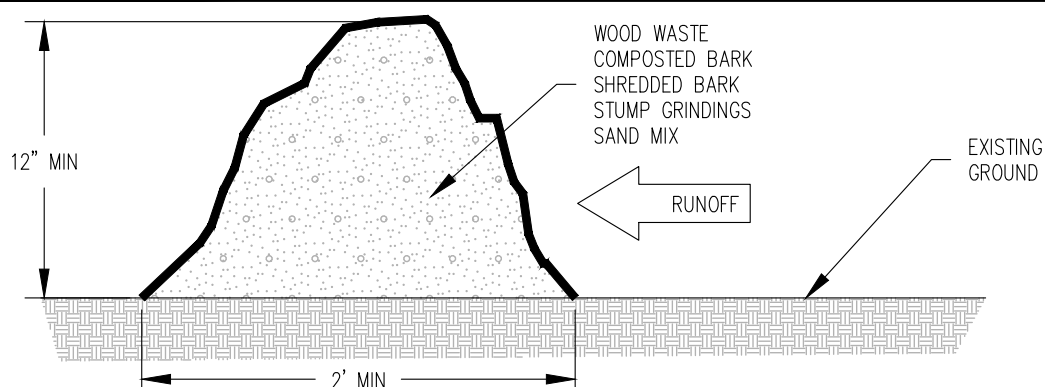
ENLARGED  
 SITE PLAN

PROJECT NO: 22-180.00

**L2**  
 SHEET: 2 OF 5

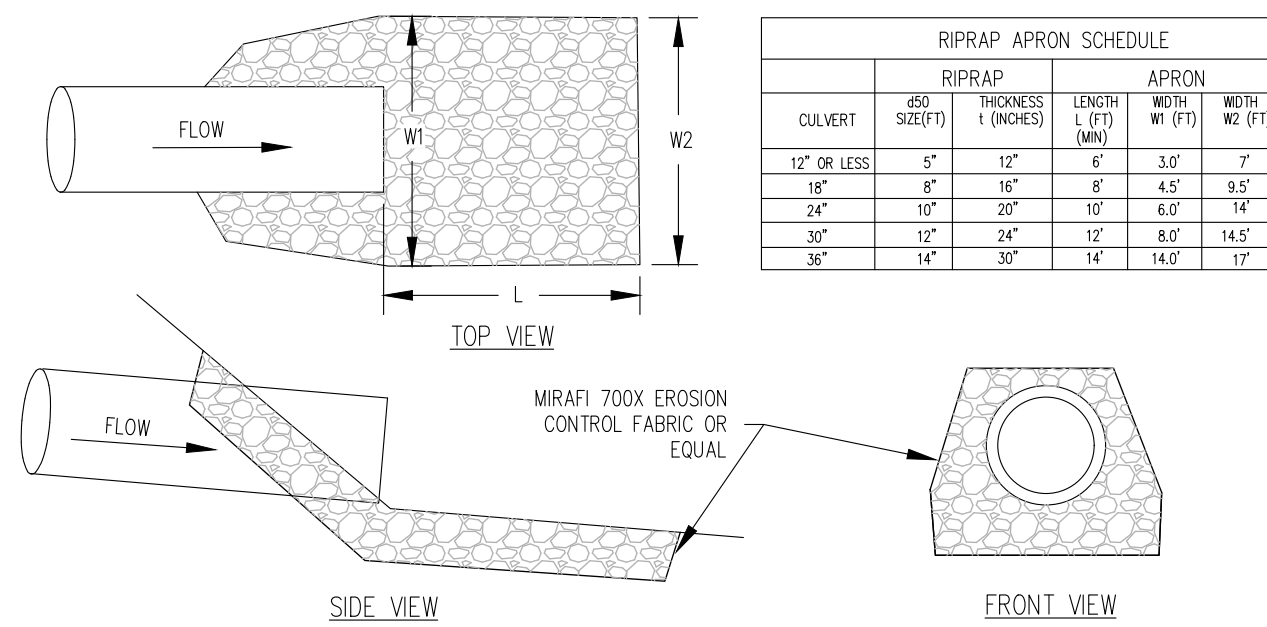


TAX MAP 20, LOT 12  
 TAX MAP 21, LOT 20



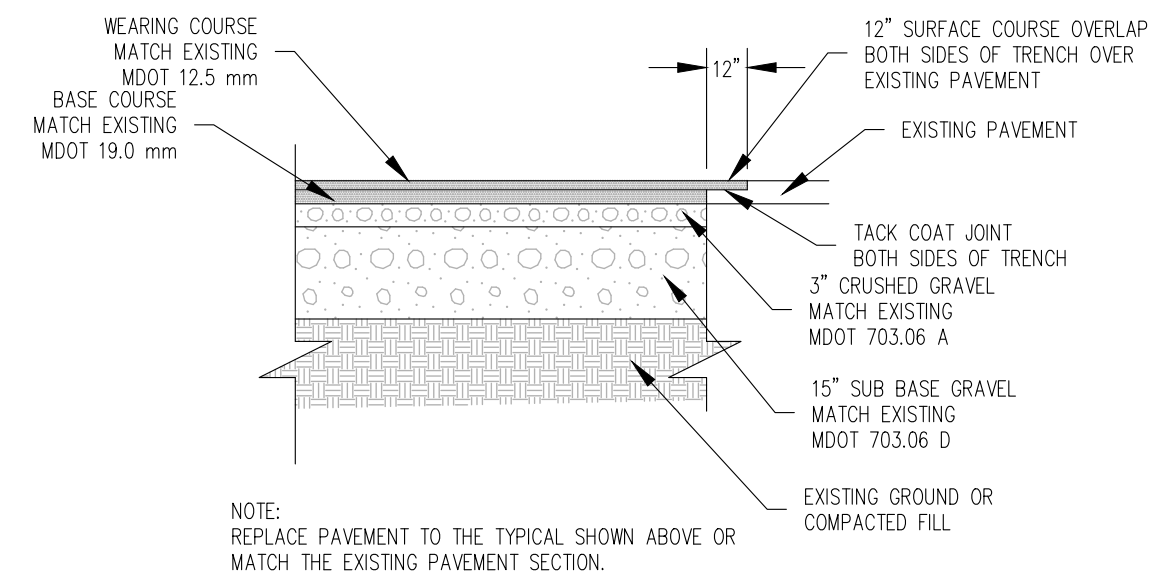
- NOTES:**
- THIS BERM MAY BE USED IN PLACE OF FILTER FENCE WHERE APPLICABLE. THE MIXTURE OF THE BERM MATERIAL NEEDS TO BE A WELL-GRADE BLEND OF ORGANIC & MINERAL SUBSTANCE CONFORMING TO THE FOLLOWING STANDARDS:  
 ORGANIC MATTER CONTENT: BETWEEN 80% AND 100%  
 MOISTURE CONTENT: 30%-60%  
 PH: BETWEEN 5.0 AND 8.0  
 PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 5" SCREEN AND A MINIMUM OF 70% MAXIMUM OF 85%, PASSING A 0.75" SCREEN. LARGE PORTION OF SILTS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE MIX.
  - THE BERM SHALL BE PLACED ALONG A RELATIVELY LEVEL CONTOUR WHEREVER POSSIBLE. THE EXISTING SURFACE MUST BE SCOURED AND THE MIXTURE KEPT IN LIKE ANY OTHER SEDIMENT CONTROL MEASURE.

**FILTER BERM DETAIL**  
NOT TO SCALE

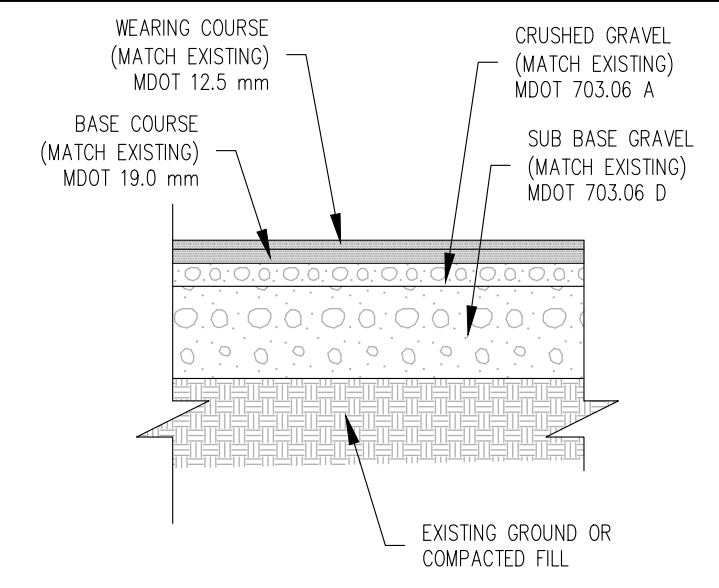


| RIPRAP         | APRON              |
|----------------|--------------------|
| DIAM. (INCHES) | THICKNESS (INCHES) |
| 12" OR LESS    | 6"                 |
| 18"            | 8"                 |
| 24"            | 10"                |
| 30"            | 12"                |
| 36"            | 14"                |

**RIPRAP APRON PIPE OUTLET DETAIL**  
NOT TO SCALE

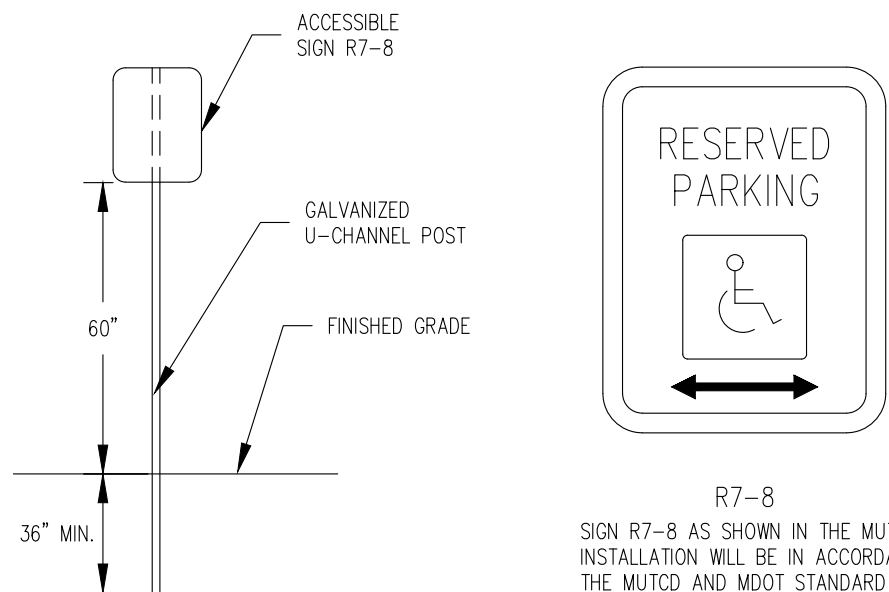


**TYPICAL PAVEMENT REPLACEMENT DETAIL**  
NOT TO SCALE



**PARKING AREA PAVEMENT SECTION**  
NOT TO SCALE

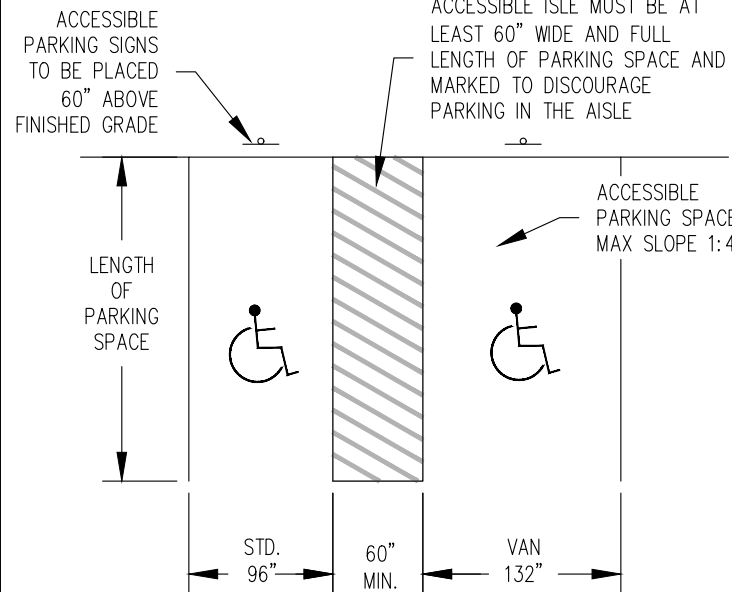
- NOTES:**
- ALL SIGNAGE SHALL BE TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND MDT STANDARDS. SIGN, HARDWARE, AND INSTALLATION TO CONFORM TO MDT STANDARD SPECIFICATIONS, SECTION 719 - SIGNING MATERIAL.
  - THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS/CATALOGUE CUTS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ERECTING SIGNS.



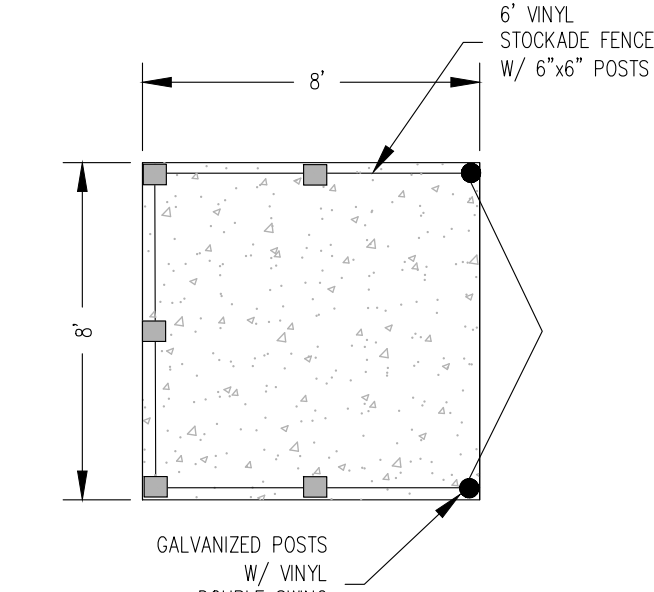
**ACCESSIBLE SIGN & SIGN POST**  
NOT TO SCALE



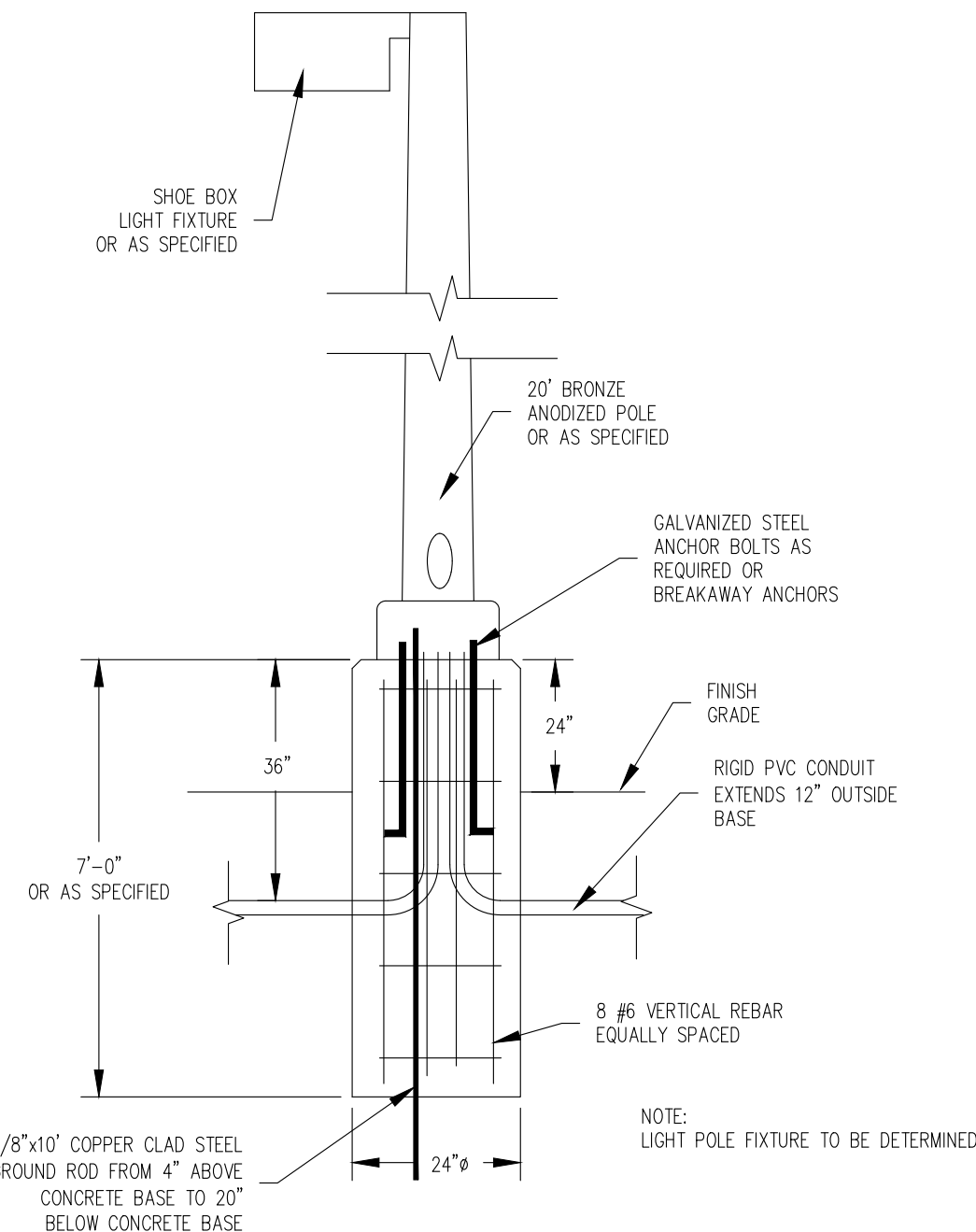
**HANDICAP VAN ACCESSIBLE SIGN**  
NOT TO SCALE



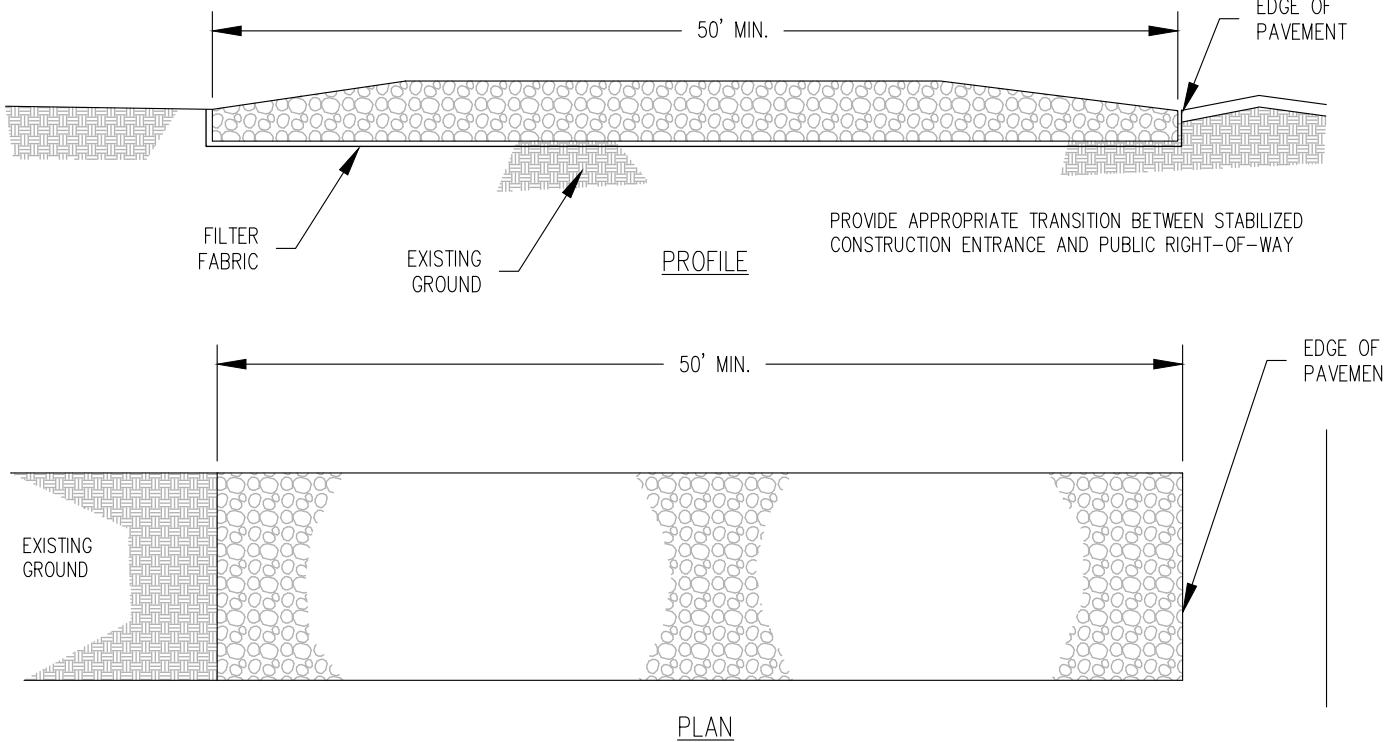
**ACCESSIBLE CAR PARKING DETAIL**  
NOT TO SCALE



**DUMPSTER ENCLOSURE DETAIL**  
NOT TO SCALE

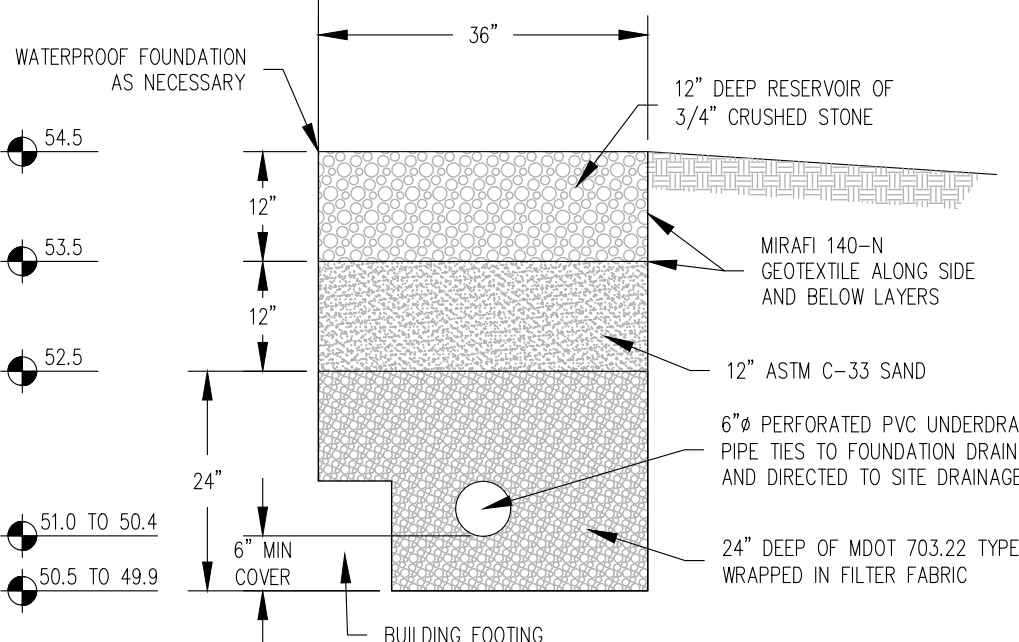


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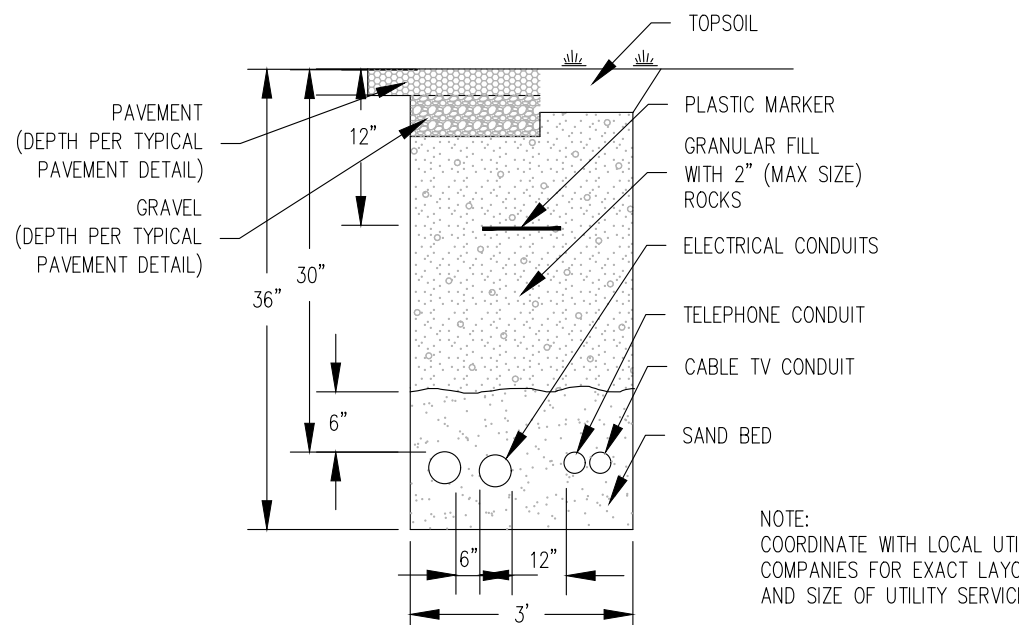


- CONSTRUCTION SPECIFICATIONS**
- STONE SIZE - AASHTO DESIGNATION M43, SIZE NO 2 (2-1/2" TO 1-1/2"). USE CRUSHED STONE.
  - LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
  - THICKNESS - NOT LESS THAN EIGHT (8) INCHES.
  - WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
  - WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATER COURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS, OR OTHER APPROVED METHODS.
  - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR PERIODIC TOP DRESSING WITH ADDITIONAL STONE 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.

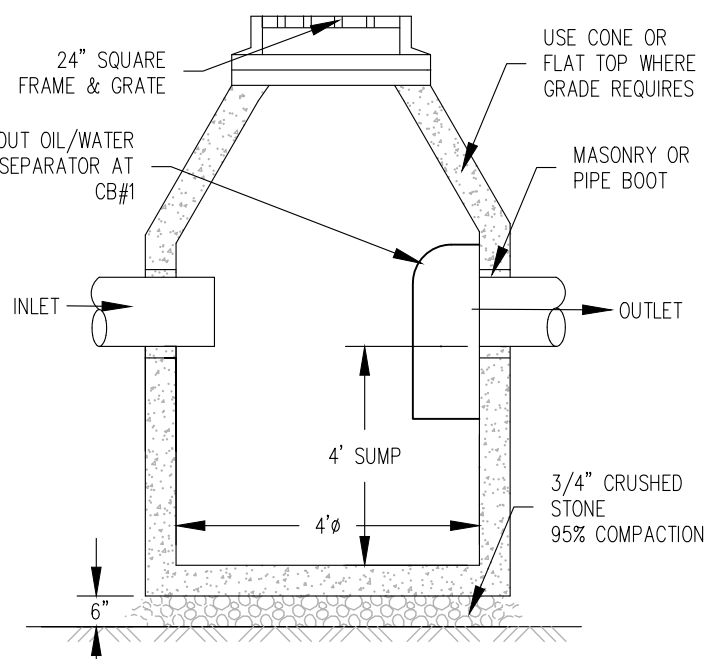
**STABILIZED CONSTRUCTION ENTRANCE**  
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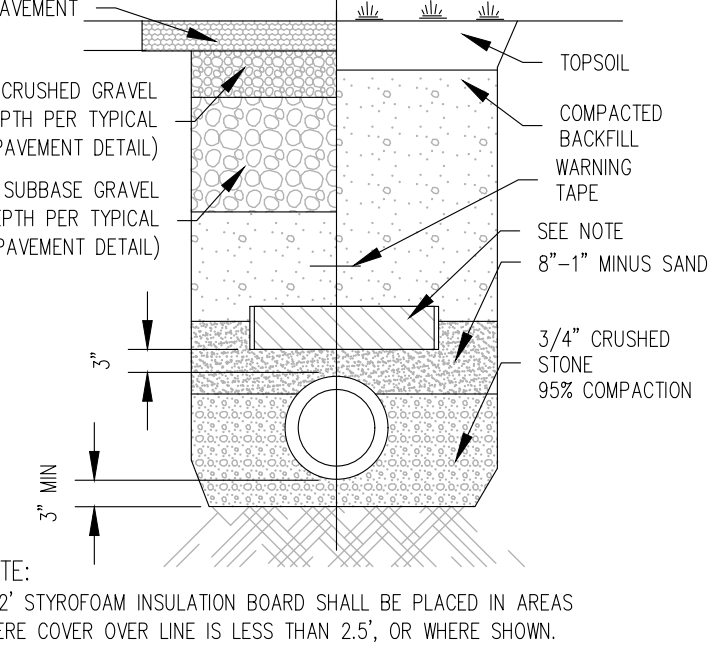
**ROOFLINE DRIPEDGE FILTER**  
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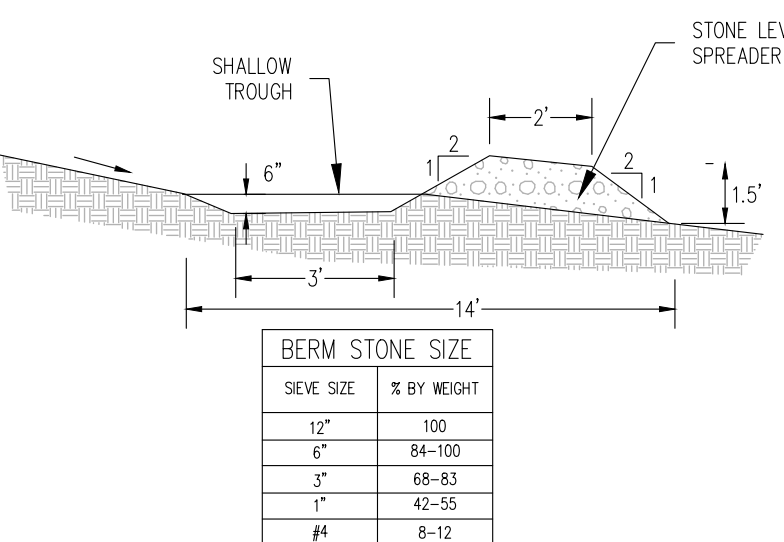
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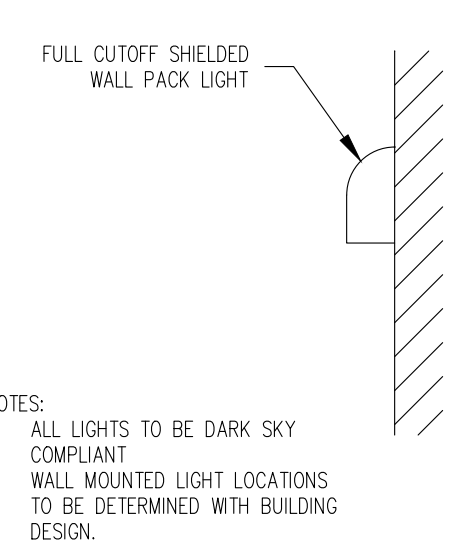
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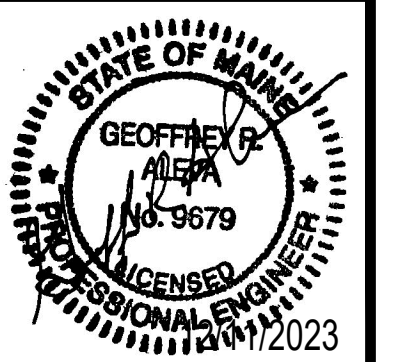
**DRAINLINE TRENCH DETAIL**  
NOT TO SCALE



**STONE LINED LEVEL LIP SPREADER**  
NOT TO SCALE



**WALL-MOUNT LIGHTING DETAIL**  
NOT TO SCALE



**CIVIL CONSULTANTS**  
Engineers  
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Surveyors  
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207-384-2550  
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| NO. | REVISIONS                          | DATE         |
|-----|------------------------------------|--------------|
| 4   | ADD DETENTION POND CROSS SECTIONS  | 12/11/23     |
| 3   | ADD WAIVERS GRANTED                | JAA 11/22/23 |
| 2   | REVISE PER TOWN OF KITTERY REVIEW  | JAA 11/06/23 |
| 1   | REVISED PER TOWN OF KITTERY REVIEW | JAA 10/13/23 |

RECORD OWNER:  
25 & 17 ROUTE 236 LLC  
ADDRESS:  
P.O. BOX 630  
KITTERY, ME 03904

**SITE PLAN**  
**LAND OF 25 & 17 ROUTE 236 LLC**  
**17/25 ROUTE 236**  
**KITTERY, YORK COUNTY, MAINE**  
PREPARED FOR:  
CLIENT ADDRESS:  
25 & 17 ROUTE 236 LLC  
8 PEPPERELL WAY, YORK, ME 03909

SCALE AS NOTED  
0" = 1"  
DATE: 08/18/2023  
DRAWN BY: DRC  
CHECKED BY: GRA  
APPROVED BY:

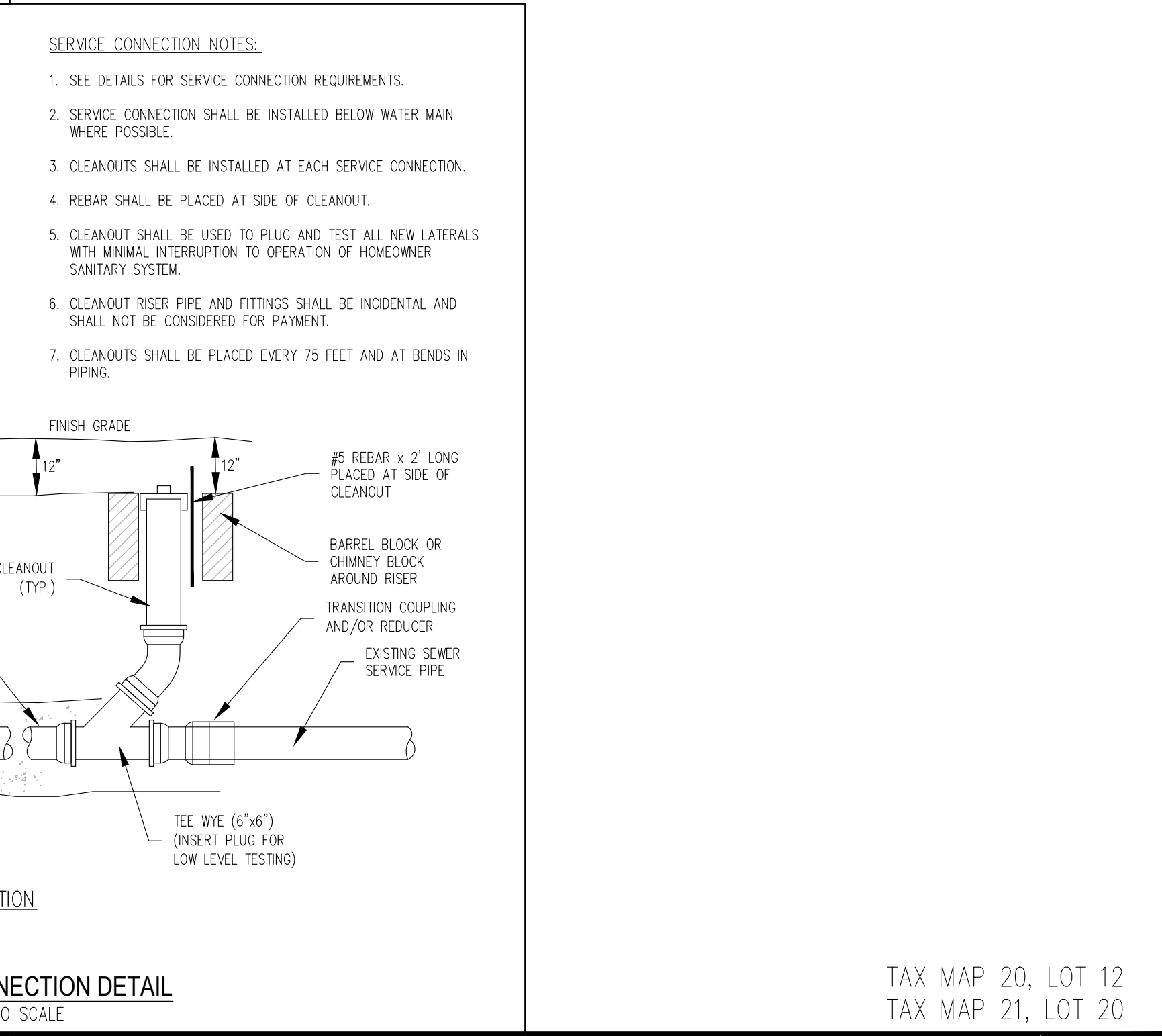
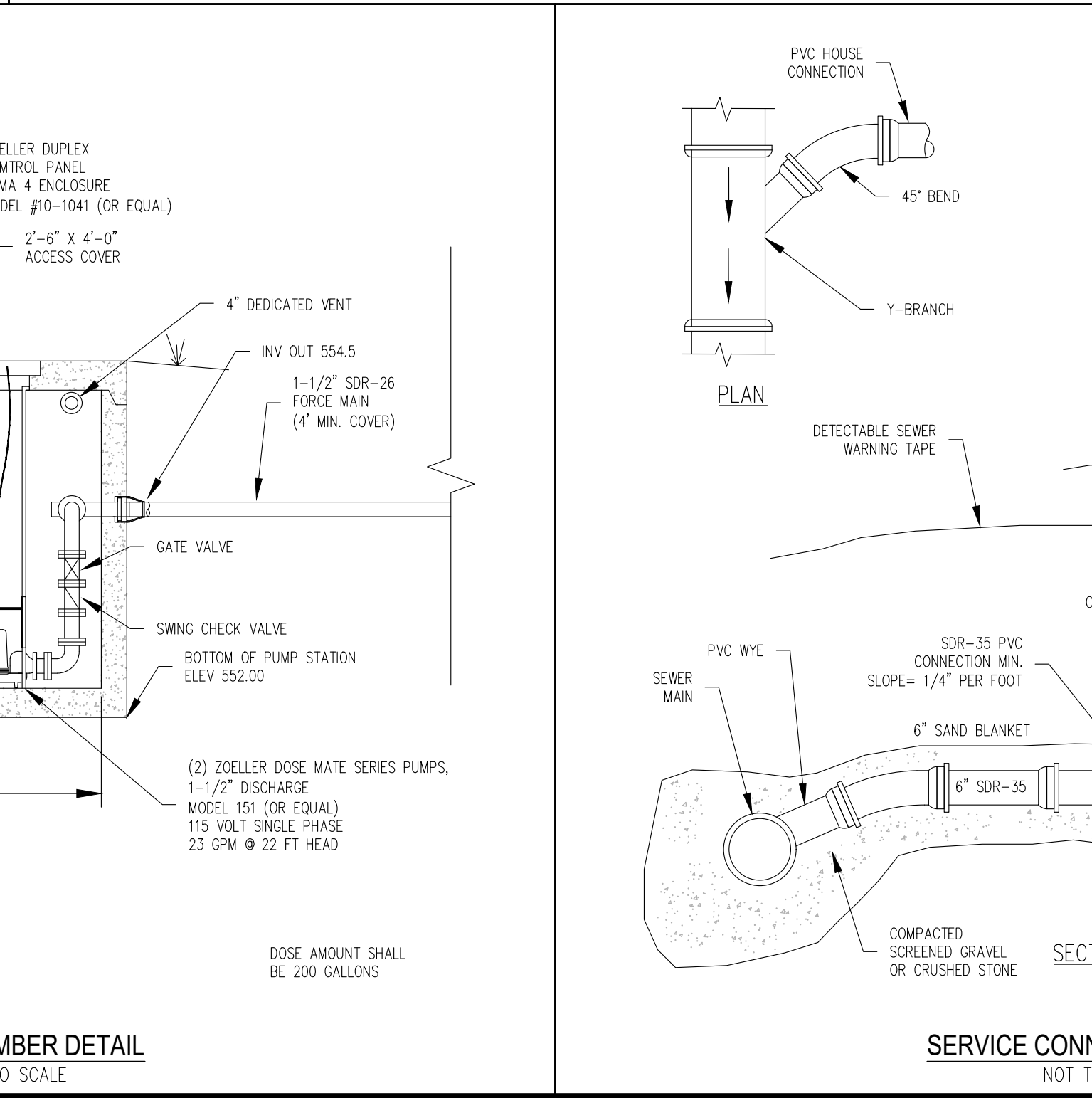
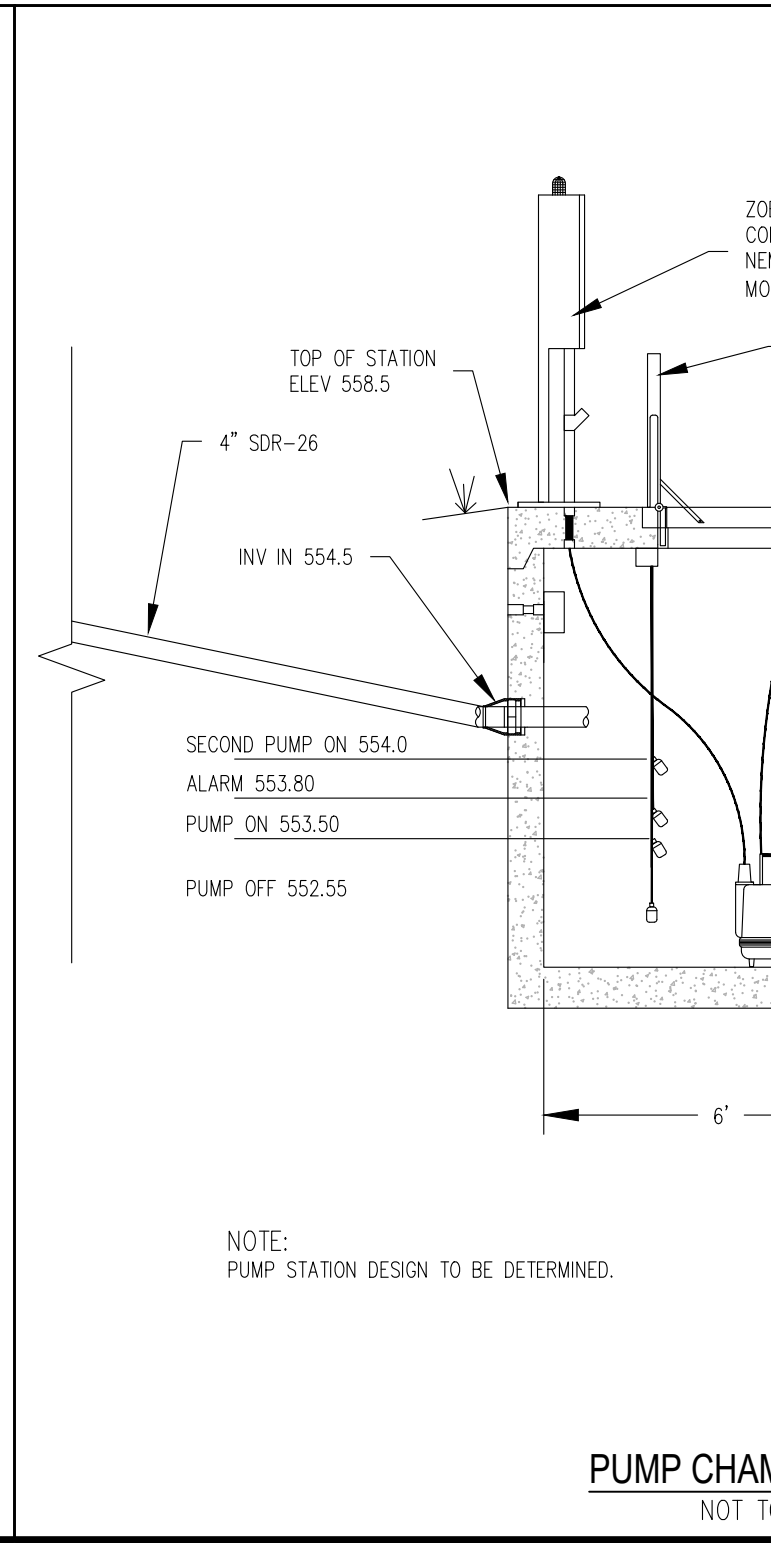
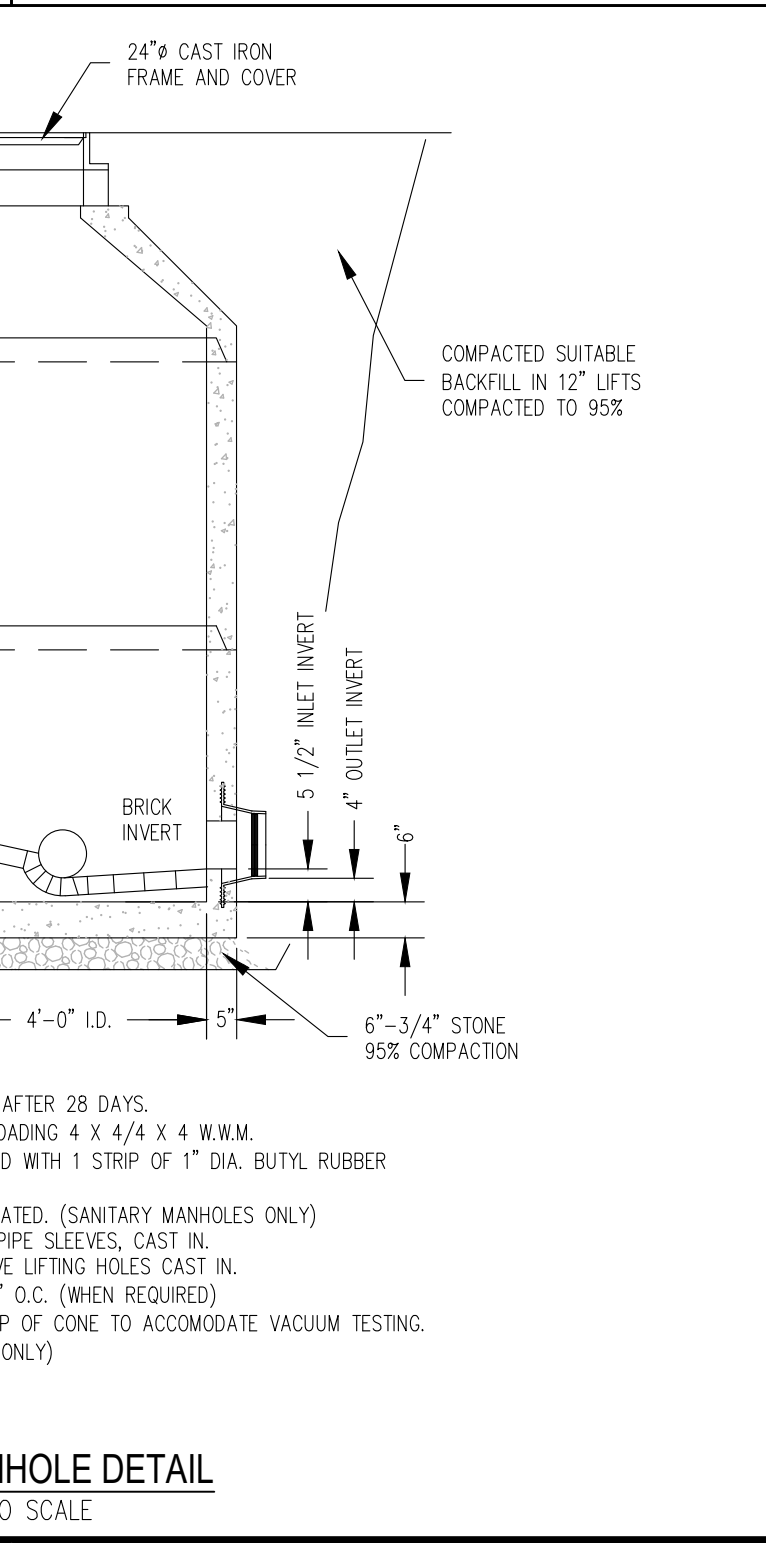
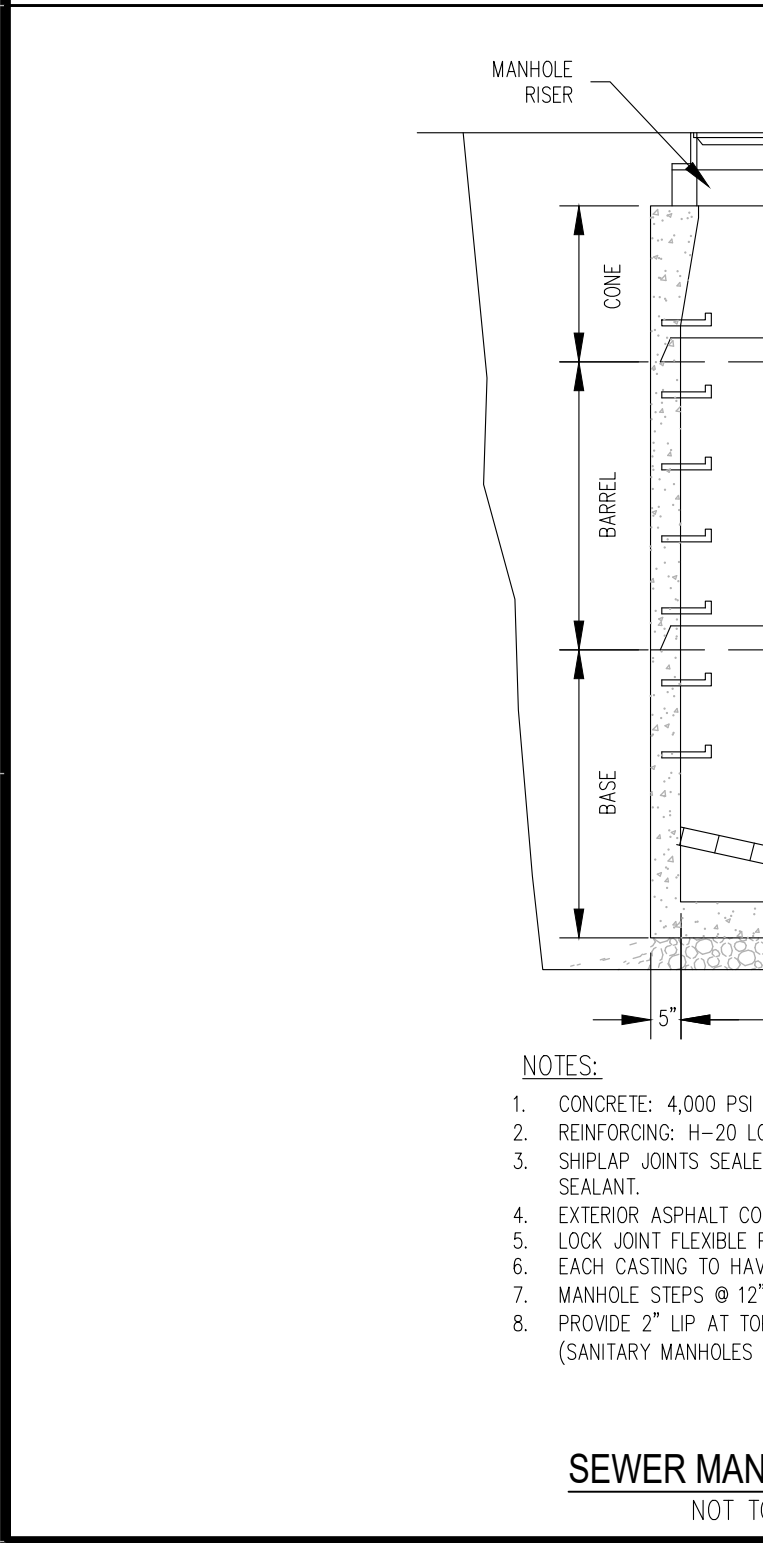
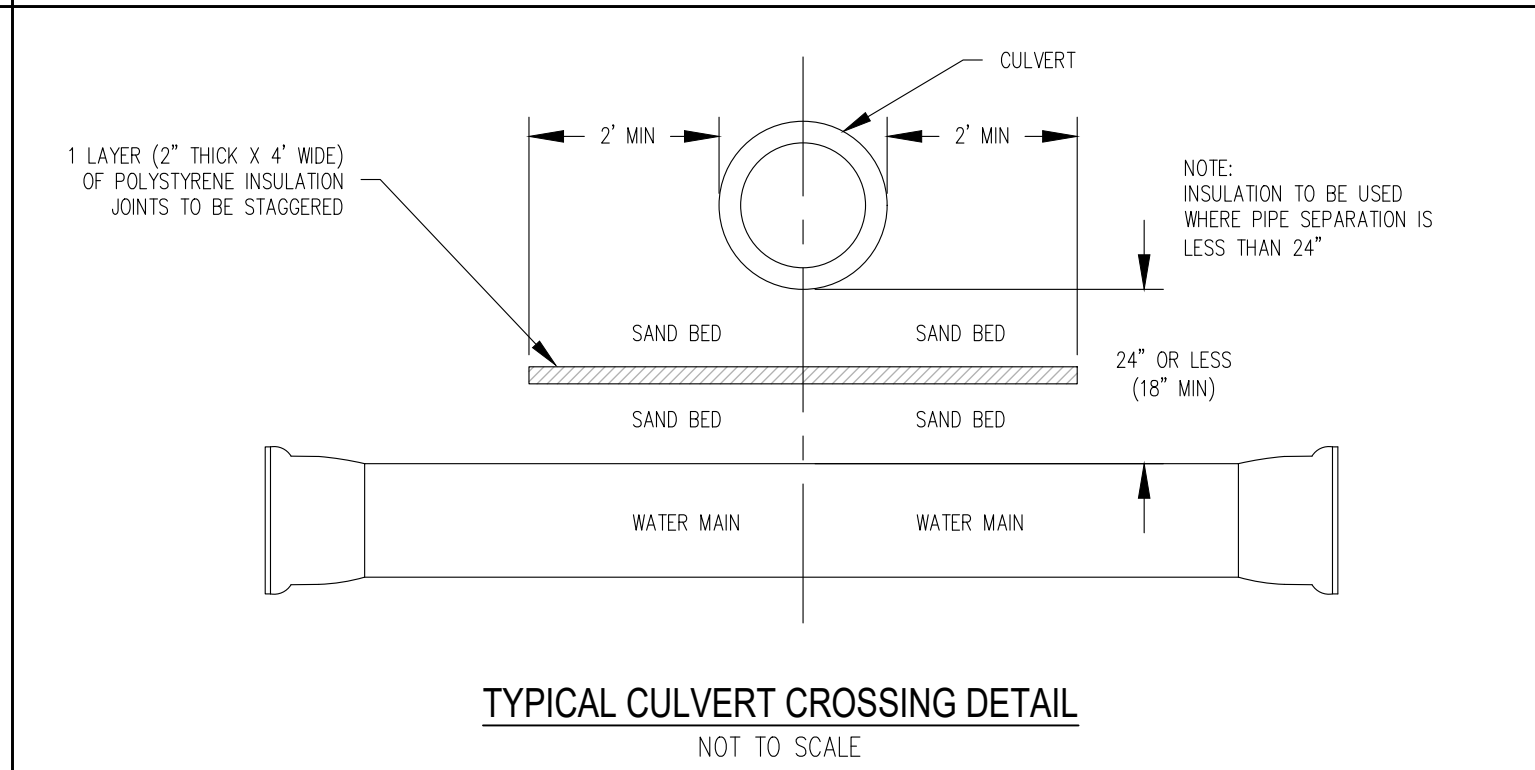
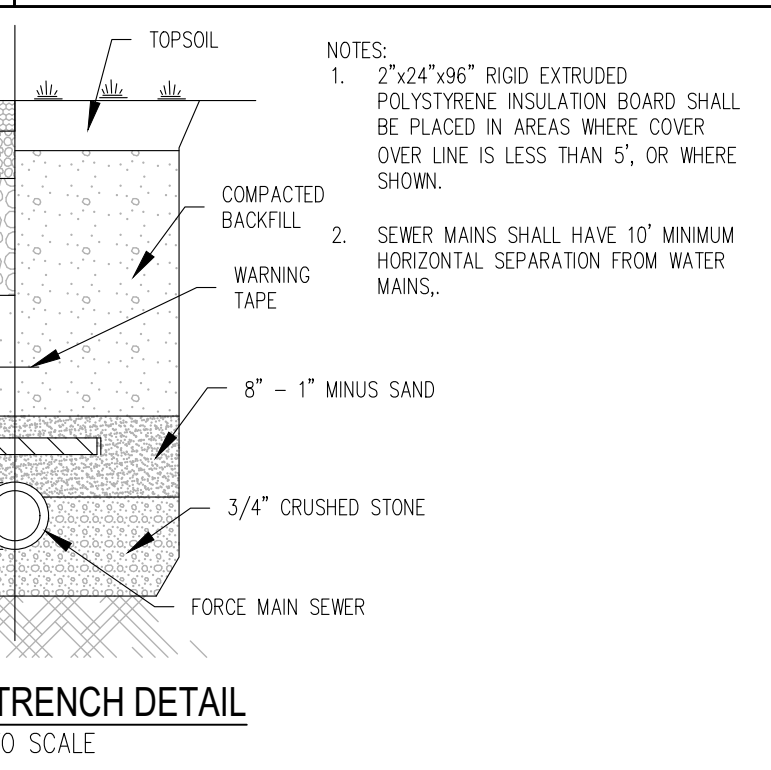
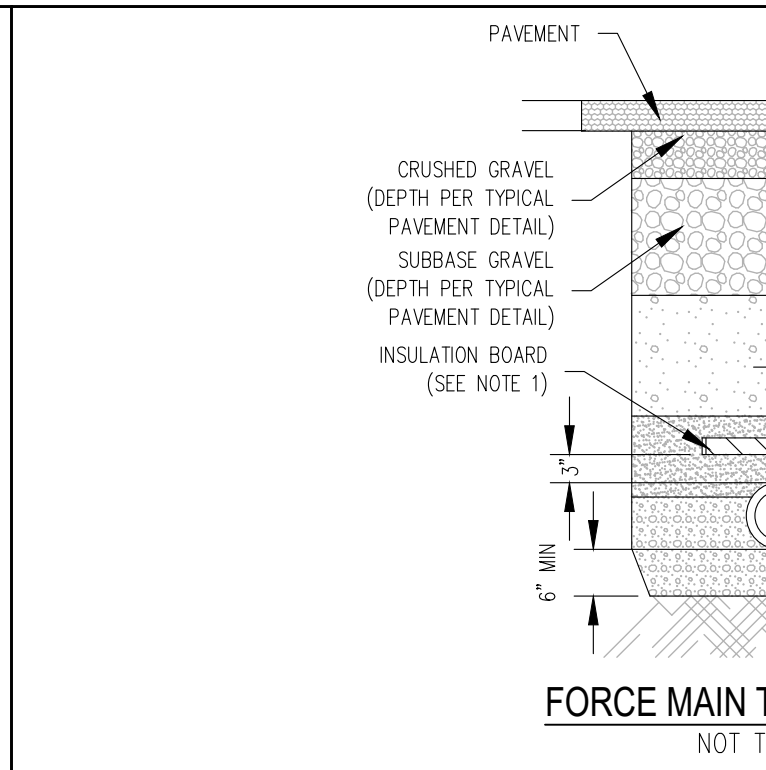
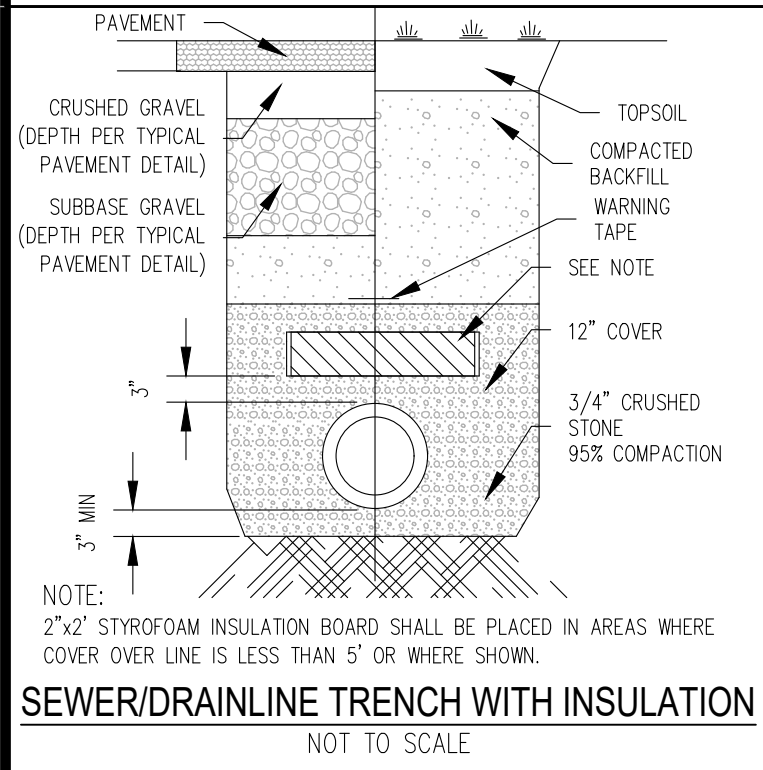
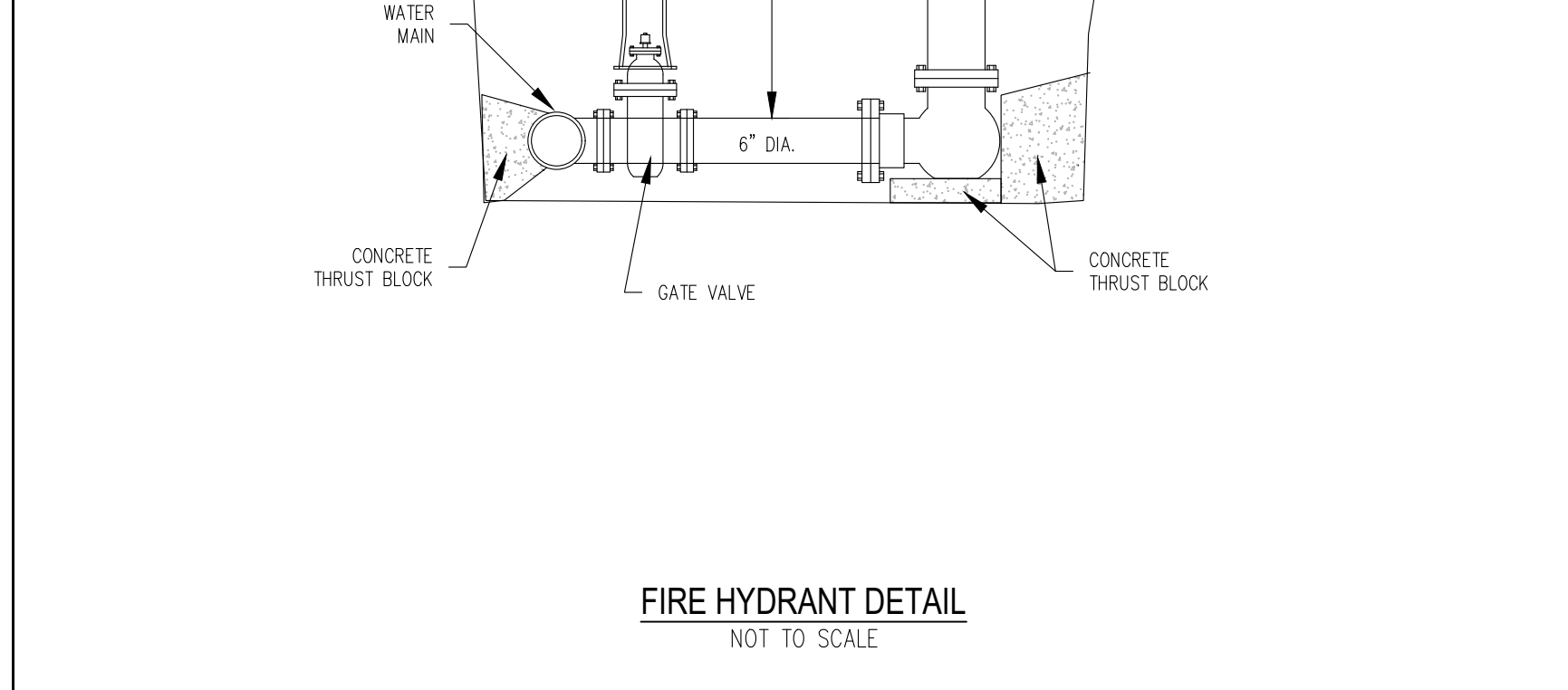
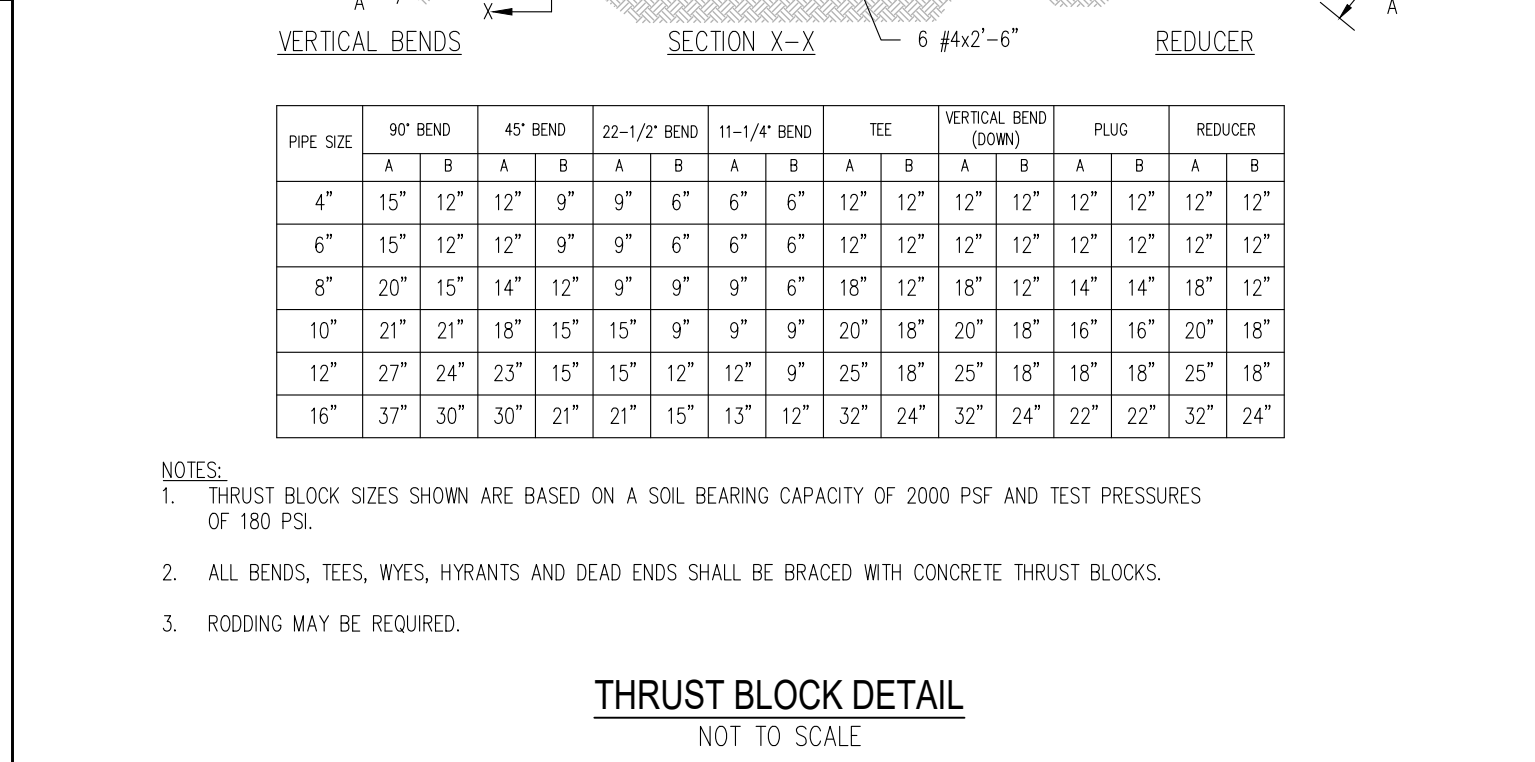
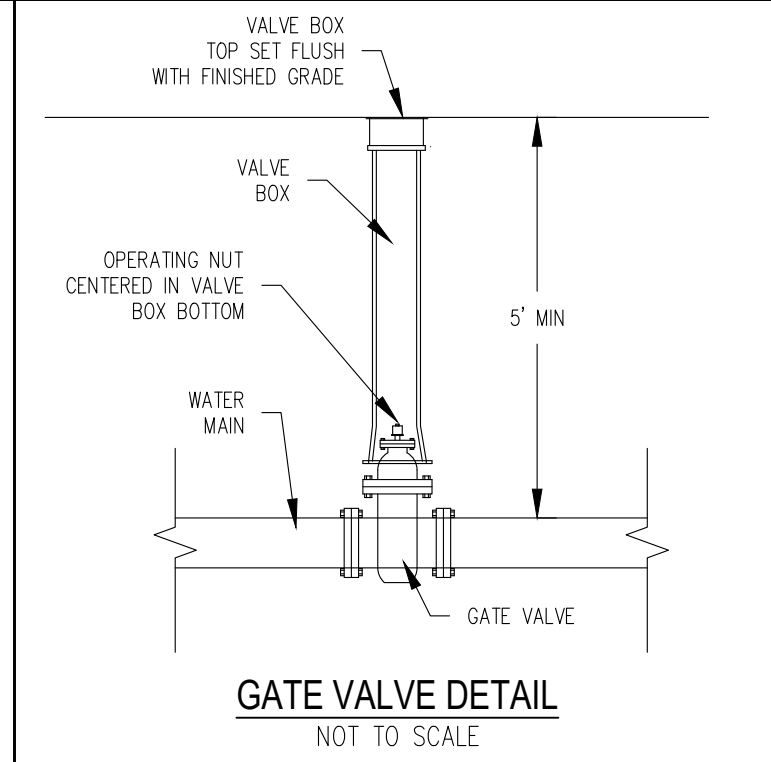
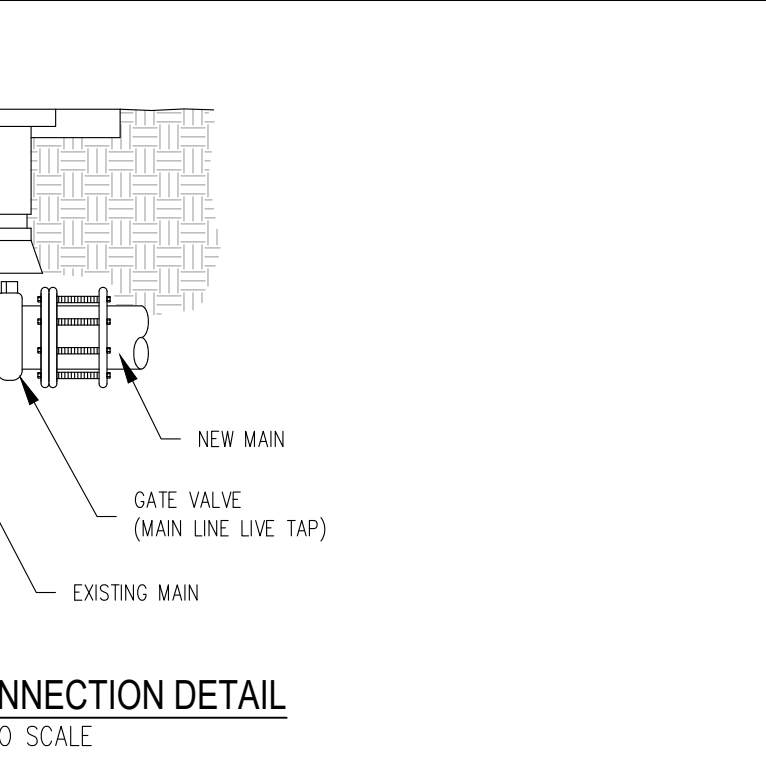
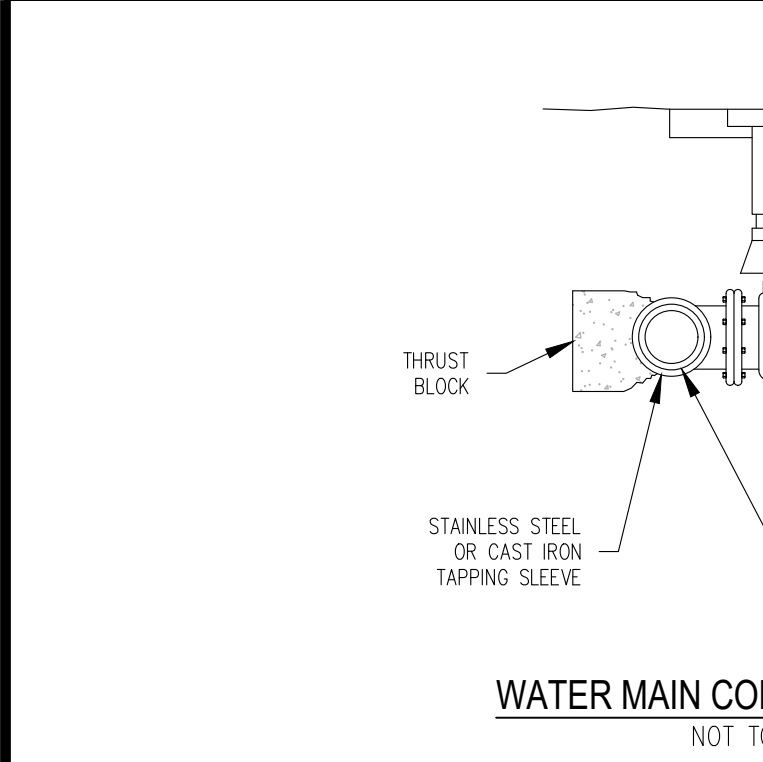
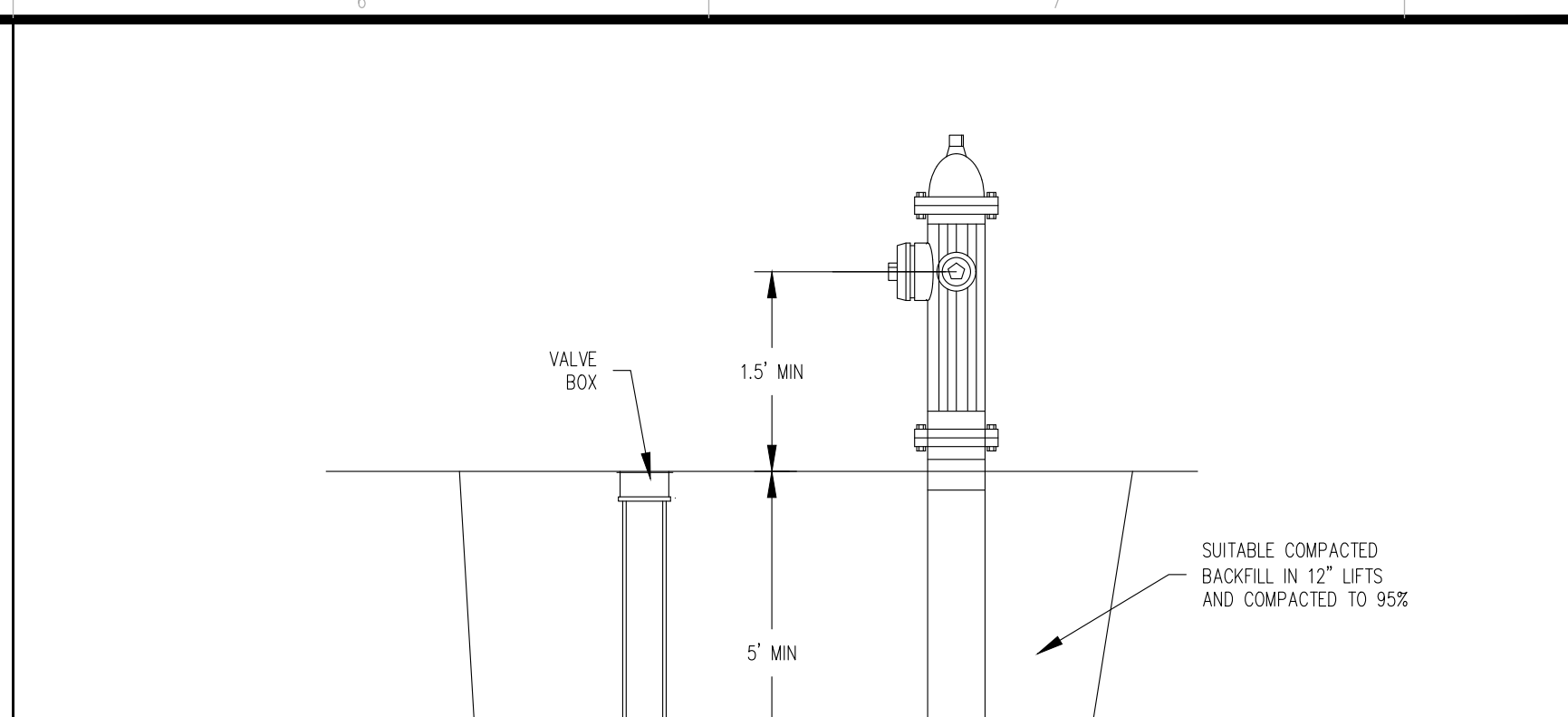
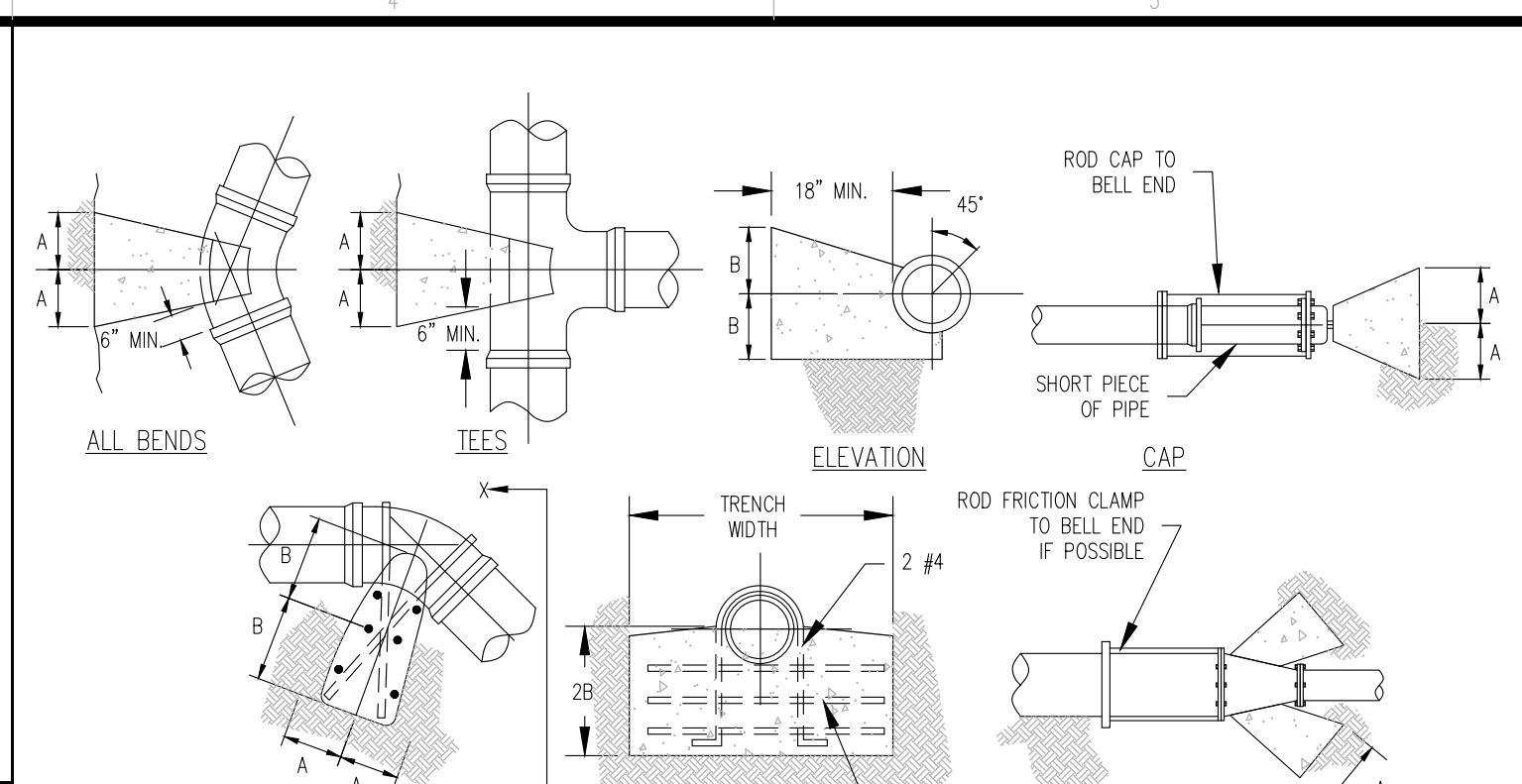
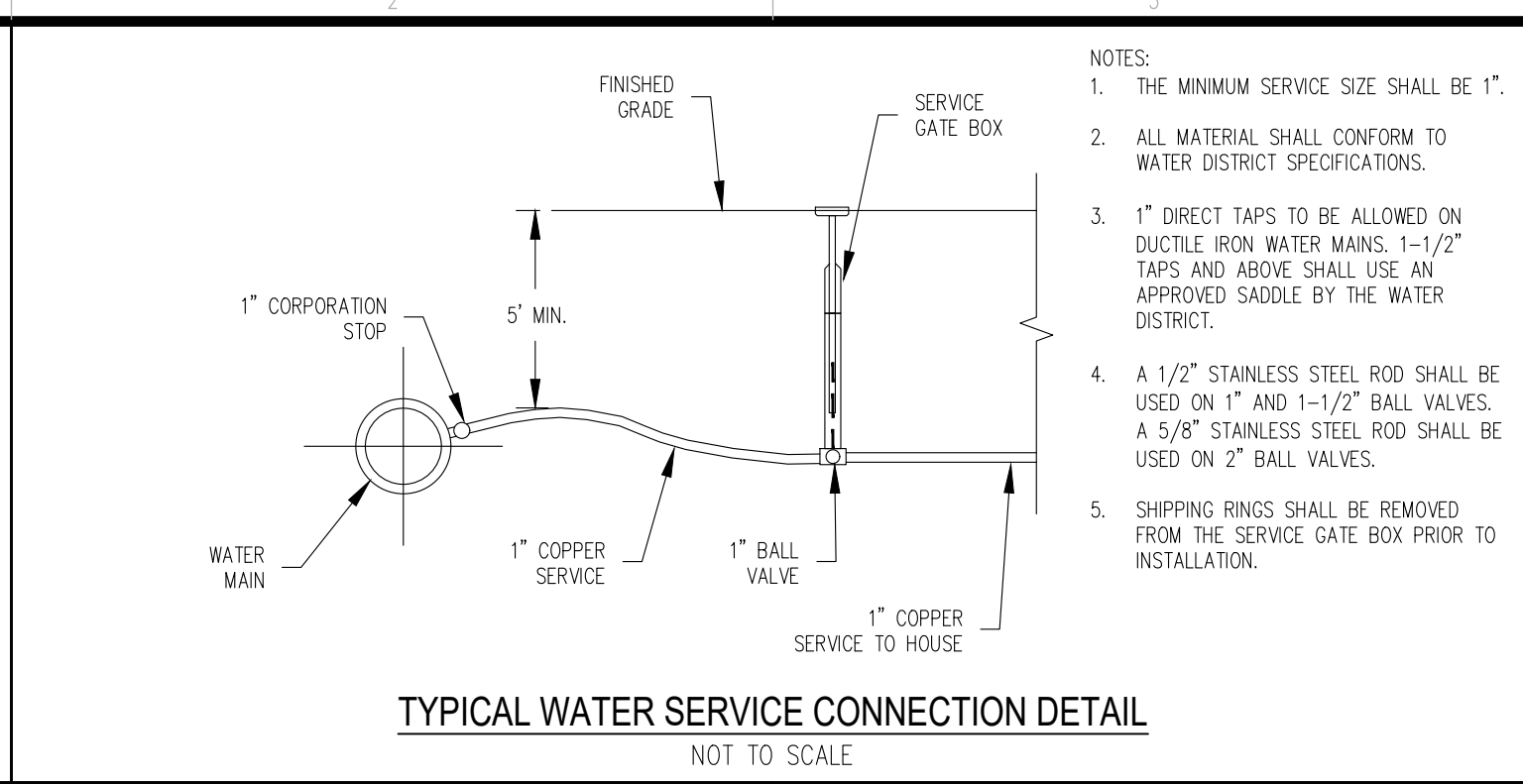
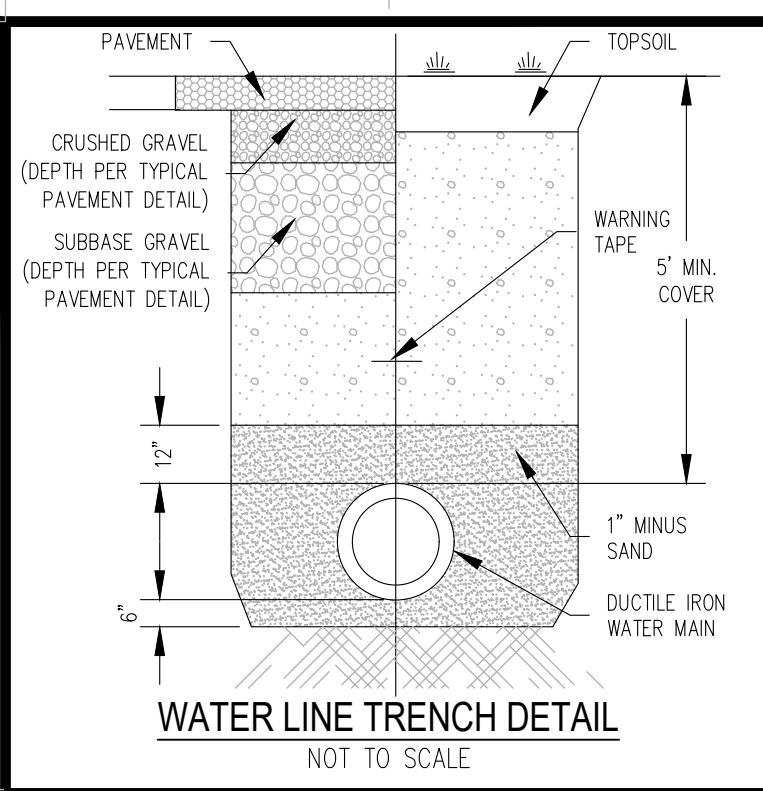
**PROPOSED CONSTRUCTION DETAILS**

PROJECT NO: 22-180.00

**L3**

SHEET: 3 OF 5

TAX MAP 20, LOT 12  
TAX MAP 21, LOT 20



| NO. | REVISIONS                          | DATE     |
|-----|------------------------------------|----------|
| 4   | ADD DETENTION POND CROSS SECTIONS  | 12/11/23 |
| 3   | ADD WAIVERS GRANTED                | 11/22/23 |
| 2   | REVISE PER TOWN OF KITTERY REVIEW  | 11/06/23 |
| 1   | REVISED PER TOWN OF KITTERY REVIEW | 10/13/23 |

RECORD OWNER:  
25 & 17 ROUTE 236 LLC  
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**SITE PLAN**  
**LAND OF 25 & 17 ROUTE 236 LLC**  
**17/25 ROUTE 236**  
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PREPARED FOR:  
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8 PEPPERELL WAY, YORK, ME 03909

SCALE AS NOTED  
0" = 1"  
DATE: 08/18/2023  
DRAWN BY: DRC  
CHECKED BY: GRA  
APPROVED BY:

PROPOSED CONSTRUCTION DETAILS  
PROJECT NO: 22-180.00  
**L4**  
SHEET: 4 OF 5

**MAINTENANCE PROCEDURES**

THE FOLLOWING PROCEDURES ARE BASED ON THE MAINE STORMWATER MANAGEMENT DESIGN MANUAL, TECHNICAL DESIGN MANUAL VOLUME III, MAY 2016. MAINTENANCE PROCEDURES WILL BE FOLLOWED FOR INITIAL AND LONG TERM MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES AT THIS SITE. NOTE: FOR THE PURPOSES OF THESE PROCEDURES, A MAJOR STORM EVENT IS CLASSIFIED AS A RAINFALL EXCEEDING 3.0 INCHES. A SIGNIFICANT RAINFALL IS 1/2" IN A 24 HOUR PERIOD.

**DETENTION BASINS**

DETENTION BASINS SHOULD BE INSPECTED ANNUALLY FOR EROSION, THEREAFTER, DESTABILIZATION OF SIDE SLOPES EMBANKMENT SETTLING AND OTHER SIGNS OF STRUCTURE FAILURE, AND LOSS OF STORAGE VOLUME DUE TO SEDIMENT ACCUMULATION. CORRECTIVE ACTION SHOULD BE TAKEN IMMEDIATELY UPON IDENTIFICATION OF PROBLEMS.

MAINTENANCE AGREEMENT: A LEGAL ENTITY SHOULD BE ESTABLISHED OR INSPECTING AND MAINTAINING ANY DETENTION BASIN. THE LEGAL AGREEMENT SHOULD LIST SPECIFIC MAINTENANCE RESPONSIBILITIES (INCLUDING TIMETABLES) AND PROVIDE FOR THE FUNDING TO OVER LONG-TERM INSPECTION AND MAINTENANCE.

INLET AND OUTLET INSPECTIONS: THE INLET AND OUTLET OF THE BASIN SHOULD BE CHECKED PERIODICALLY TO ENSURE THAT FLOW STRUCTURES ARE NOT BLOCKED BY DEBRIS. INSPECTIONS SHOULD BE CONDUCTED MONTHLY DURING WET WEATHER CONDITIONS (MARCH TO NOVEMBER), FLOW STRUCTURES SHOULD BE EASILY ACCESSIBLE FOR INSPECTION AND THE REMOVAL OF DEBRIS BLOCKAGE DURING STORM CONDITIONS.

EMBANKMENT MAINTENANCE: EMBANKMENTS SHOULD BE MAINTAINED TO PRESERVE THEIR INTEGRITY AS IMPOUNDMENT STRUCTURES, INCLUDING: MOWING, CONTROL OF WOODY VEGETATION, RODENT, AND OUTLET MAINTENANCE AND REPAIR. BASINS SHOULD BE MOWED NO MORE THAN TWICE A YEAR DURING THE GROWING SEASON TO MAINTAIN MAXIMUM GRASS HEIGHTS LESS THAN 12 INCHES. ALL ACCUMULATED TRASH AND DEBRIS SHOULD BE REMOVED.

SEDIMENT REMOVAL: SEDIMENT SHOULD BE REMOVED FROM THE PRETREATMENT STRUCTURE AT LEAST ANNUALLY AND FROM THE BASIN WHEN NECESSARY.

**INFILTRATION BASINS, DRY WELLS AND INFILTRATION TRENCHES**

MAINTENANCE: PREVENTIVE MAINTENANCE IS VITAL FOR THE LONG-TERM EFFECTIVENESS OF AN INFILTRATION SYSTEM. SINCE INFILTRATION IS LESS CONSPICUOUS THAN MOST BMPs, IT IS EASY TO OVERLOOK DURING MAINTENANCE INSPECTIONS. THE FOLLOWING CRITERIA APPLY TO ALL INFILTRATION SYSTEMS.

FERTILIZATION: FERTILIZATION OF THE AREA OVER THE INFILTRATION BED SHOULD BE AVOIDED UNLESS ABSOLUTELY NECESSARY TO ESTABLISH VEGETATION.

SNOW STORAGE: SNOW REMOVED FROM ANY ON-SITE OR OFF-SITE AREAS MAY NOT BE STORED OVER AN INFILTRATION AREA, WITH THE EXCEPTION OF STORAGE ON PERMEABLE PAVEMENT.

MONITORING AND INSPECTIONS: INSPECT THE INFILTRATION SYSTEM SEVERAL TIMES IN THE FIRST YEAR OF OPERATION AND AT LEAST ANNUALLY THEREAFTER. CONDUCT THE INSPECTIONS AFTER LARGE STORMS TO CHECK FOR SURFACE PONDING AT THE INLET THAT MAY INDICATE CLOGGING. WATER LEVELS IN THE OBSERVATION WELL SHOULD BE RECORDED OVER SEVERAL DAYS AFTER THE STORM TO ENSURE THAT THE SYSTEM DRAINS WITHIN 24 TO 48 HOURS AFTER FILLING. THE BASIN WILL NEED TO BE REHABILITATED IF IT FAILS TO DRAIN BEFORE THE NEXT RAIN EVENT OF 72 HOURS.

POLLUTION-CONTROL DEVICES: POLLUTION-CONTROL DEVICES SUCH AS OIL-WATER SEPARATORS, SKIMMERS, AND BOOMS SHOULD BE INSPECTED REGULARLY TO DETERMINE IF THEY NEED TO BE CLEANED OR REPLACED.

SEDIMENT REMOVAL AND MAINTENANCE OF SYSTEM PERFORMANCE: SEDIMENT MUST BE REMOVED FROM THE SYSTEM AT LEAST ANNUALLY TO PREVENT DETERIORATION OF SYSTEM PERFORMANCE. THE PRE-TREATMENT INLETS SHOULD BE CHECKED AND CLEANED OUT WHEN ACCUMULATED SEDIMENT OCCUPIES MORE THAN 10% OF THE AVAILABLE CAPACITY. THIS CAN BE DONE MANUALLY OR BY A VACUUM PUMP. INLET AND OUTLET PIPES SHOULD BE CHECKED FOR CLOGGING. ACCUMULATED GREASE AND OIL FROM SEPARATOR DEVICES SHOULD BE FREQUENTLY AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL REGULATIONS. THE SYSTEM MUST BE REHABILITATED OR REPLACED IF ITS PERFORMANCE IS DEGRADED TO THE POINT THAT APPLICABLE STORMWATER STANDARDS ARE NOT MET.

PRETREATMENT BUFFER STRIPS: IF A GRASS BUFFER STRIP IS USED IN CONJUNCTION WITH THE INFILTRATION BMP IT SHOULD HAVE VIGOROUS AND DENSE VEGETATION. BARE SPOTS OR ERODED AREAS SHOULD BE REPAIRED AND/OR RE-SEEDED OR RE-SOODED. WATERING AND/OR FERTILIZATION SHOULD BE PROVIDED DURING THE FIRST FEW MONTHS AFTER THE STRIP IS ESTABLISHED, AND MAY BE NEEDED IN TIMES OF DROUGHT. GRASS FILTER STRIPS SHOULD BE MOWED REGULARLY TO PREVENT THE UNCONTROLLED GROWTH OF WEEDS, BUT FILTER STRIP PERFORMANCE WILL BE IMPAIRED IF THE GRASS IS CUT TOO SHORT.

**ROOF DRIPLINE FILTERS**

MAINTENANCE: A DRIPLINE FILTER BED NEEDS TO BE MAINTAINED LIKE ANY OTHER FILTER BASIN. THE MAINTENANCE ACTIVITIES FOR FILTRATION BMPs LISTED IN CHAPTER 7.2 OF THE BMP MANUAL APPLY EQUALLY TO THIS TYPE OF STRUCTURE. ANY DEBRIS MUST BE REMOVED FROM THE RESERVOIR COURSE. THE MAINTENANCE PLAN NEEDS TO ADDRESS THAT THESE STRUCTURES ARE PART OF THE STORMWATER MANAGEMENT PLAN FOR THE PROJECT, CANNOT BE PAVED OVER OR ALTERED IN ANYWAY. NO GUTTER MAY BE INSTALLED ON THE ROOF LINE.

**VEGETATED SWALE**

MAINTENANCE: THE AREA SHOULD BE INSPECTED FOR FAILURES FOLLOWING HEAVY RAINFALL AND REPAIRED AS NECESSARY FOR NEWLY FORMED CHANNELS OR GULLIES. BARE SPOTS SHOULD BE RESEEDED OR RESOODED. TRASH, LEAVES AND/OR ACCUMULATED SEDIMENTS SHOULD BE REMOVED. WOODY OR OTHER UNDESIRABLE VEGETATION SHOULD BE CONTROLLED. CHECK DAM INTEGRITY SHOULD BE CHECKED.

- AERATION: THE BUFFER STRIP MAY REQUIRE PERIODIC MECHANICAL AERATION (BY ROTOTILLING OR OTHER) TO RESTORE INFILTRATION CAPACITY. THIS AERATION MUST BE DONE DURING A TIME WHEN THE AREA CAN BE RESEEDED AND MULCHED PRIOR TO ANY SIGNIFICANT RAINFALL.
- MOWING: GRASS SHOULD NOT BE TRIMMED EXTREMELY SHORT, AS THIS WILL REDUCE THE FILTERING EFFECT OF THE SWALE (MPCA, 1989). THE CUT VEGETATION SHOULD BE REMOVED TO PREVENT THE DECAYING ORGANIC LITTER FROM ADDING POLLUTANTS TO THE DISCHARGE FROM THE SWALE. MOWED HEIGHT OF THE GRASS SHOULD BE 2-4 INCHES TALLER THAN THE MAXIMUM FLOW DEPTH OF THE DESIGN WATER QUALITY STORM. A MINIMUM MOW HEIGHT OF 6 INCHES IS GENERALLY RECOMMENDED (CALL, 1993).
- EROSION: IT IS IMPORTANT TO INSTALL EROSION AND SEDIMENT CONTROL MEASURES TO STABILIZE THIS AREA AS SOON AS POSSIBLE AND RETAIN ANY ORGANIC MATTER IN THE BOTTOM OF THE TRENCH.
- FERTILIZATION: ROUTINE FERTILIZATION AND/OR PESTICIDE USE IS STRONGLY DISCOURAGED. IF COMPLETE RESEEDING IS NECESSARY, HALF THE ORIGINAL RECOMMENDED RATE OF FERTILIZER SHOULD BE APPLIED WITH A FULL RATE OF SEED.
- SEDIMENT REMOVAL: LEVEL OF SEDIMENT DEPOSITION IN THE CHANNEL SHOULD BE MONITORED REGULARLY, AND REMOVED FROM GRASSED CHANNELS BEFORE PERMANENT DAMAGE IS DONE TO THE GRASSED VEGETATION, OR IF INFILTRATION TIMES ARE LONGER THAN 12 HOURS. SEDIMENT SHOULD BE REMOVED FROM A CHANNEL WHEN IT REDUCES THE CAPACITY OF THE CHANNEL.

**LEVEL SPREADERS**

MAINTENANCE: LONG TERM MAINTENANCE OF THE LEVEL SPREADER IS ESSENTIAL TO ENSURE ITS EFFECTIVENESS. SPREADERS CONSTRUCTED OF WOOD, ASPHALT, STONE OR CONCRETE CURBING ALSO REQUIRE INSPECTION AND MAINTENANCE.

- INSPECTIONS: AT LEAST ONCE A YEAR AND FOLLOWING MAJOR STORMS, THE LEVEL SPREADER POOL SHOULD BE INSPECTED FOR SAND ACCUMULATION AND DEBRIS THAT MAY REDUCE ITS CAPACITY.
- SEDIMENT REMOVAL: SEDIMENT BUILD-UP WITHIN THE SWALE SHOULD BE REMOVED WHEN IT HAS ACCUMULATED TO APPROXIMATELY 25% OF DESIGN VOLUME OR CHANNEL CAPACITY. DISPOSE OF THE SEDIMENTS APPROPRIATELY.
- DEBRIS: REMOVE DEBRIS SUCH AS LEAF LITTER, BRANCHES AND TREE GROWTH FROM THE SPREADER.
- MOWING: VEGETATED SPREADERS MAY REQUIRE MOWING.
- SNOW STORAGE: DO NOT STORE SNOW WITHIN THE AREA OF THE LEVEL SPREADER.
- LEVEL SPREADER REPLACEMENT: THE RECONSTRUCTION OF THE LEVEL SPREADER MAY BE NECESSARY WHEN SHEET FLOW FROM THE SPREADER CHANNELIZES INTO THE BUFFER.

**WATER QUALITY INLET**

MAINTENANCE: SEDIMENT REMOVAL FROM THE SUMP AND ANY FLOATING DEBRIS AND PRODUCTS IS IMPERATIVE FOR THE CONTINUITY OF THE EFFECTIVENESS OF THE STRUCTURE. THE SUMP NEEDS CLEANING WHEN SEDIMENTS ARE VISIBLE AT THE BOTTOM OF THE OUTLET PIPE.

- INSPECTION: WATER QUALITY INLETS SHOULD BE INSPECTED THREE TO FOUR TIMES ANNUALLY.
- SEDIMENT REMOVAL: SEDIMENT SHOULD BE REMOVED WHEN ACCUMULATION IS WITHIN 6 INCHES OF THE BOTTOM OF THE HOOD.

**OVERWINTER STABILIZATION**

MAINE EROSION AND SEDIMENT CONTROL BMP (3/2016)

**1. STABILIZATION OF DITCHES AND CHANNELS**

ALL STONE-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15. ALL GRASS-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY SEPTEMBER 1. IF A DITCH OR CHANNEL IS NOT GRASS-LINED BY SEPTEMBER 1, THEN ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE DITCH FOR LATE FALL AND WINTER MUST BE TAKEN.

**SOIL LINING:** A DITCH OR CHANNEL MUST BE LINED WITH PROPERLY INSTALLED SOO BY OCTOBER 1. PROPER INSTALLATION INCLUDES: PINNING THE SOO ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOO TO GUARANTEE CONTACT BETWEEN THE SOO AND UNDERLYING SOIL. WATERING THE SOO TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL, AND ANCHORING THE SOO AT THE BASE OF THE DITCH WITH JUTE OR PLASTIC MESH TO PREVENT THE SOO FROM SLOUGHING DURING FLOW CONDITIONS.

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

**2. STABILIZATION OF DISTURBED SLOPES**

ALL STONE-COVERED SLOPES MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15. ALL SLOPES TO BE VEGETATED MUST BE SEEDED AND MULCHED BY SEPTEMBER 1. THE DEPARTMENT WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% TO BE A SLOPE. IF A SLOPE TO BE VEGETATED IS NOT STABILIZED BY SEPTEMBER 1, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.

**TEMPORARY VEGETATION AND EROSION CONTROL MATS:** BY OCTOBER 1, THE DISTURBED SLOPE MUST BE SEEDED WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1,000 SQUARE FEET FOLLOWED BY INSTALLATION OF EROSION CONTROL MATS OR ANCHORED MULCH OVER THE SEEDING. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE SLOPE BY NOVEMBER 1, THEN THE CONTRACTOR WILL COVER THE SLOPE WITH A LAYER OF EROSION CONTROL MIX OR STONE RIPRAP AS DESCRIBED IN THE FOLLOWING STANDARDS.

**SOO:** THE DISTURBED SLOPE MUST BE STABILIZED WITH PROPERLY INSTALLED SOO BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE CONTRACTOR PINNING THE SOO ONTO THE SOO WITH WIRE PINS, ROLLING THE SOO TO GUARANTEE CONTACT BETWEEN THE SOO AND UNDERLYING SOIL, AND WATERING THE SOO TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE CONTRACTOR WILL NOT USE LATE-SEASON SOO INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% (3H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.

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

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

**3. STABILIZATION OF DISTURBED SOILS**

**TEMPORARY VEGETATION:** BY OCTOBER 1, SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3-LBS PER 1,000 SQUARE FEET. LIGHTLY MULCH THE SEEDING SOIL WITH HAY OR STRAW AT 15-LBS PER 1,000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 1, THEN MULCH THE AREA FOR OVERWINTER PROTECTION AS FOLLOWS.

**MULCH:** BY NOVEMBER 15, MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150-LBS PER 1,000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. IMMEDIATELY AFTER APPLYING THE MULCH, ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.

**MAINTENANCE**

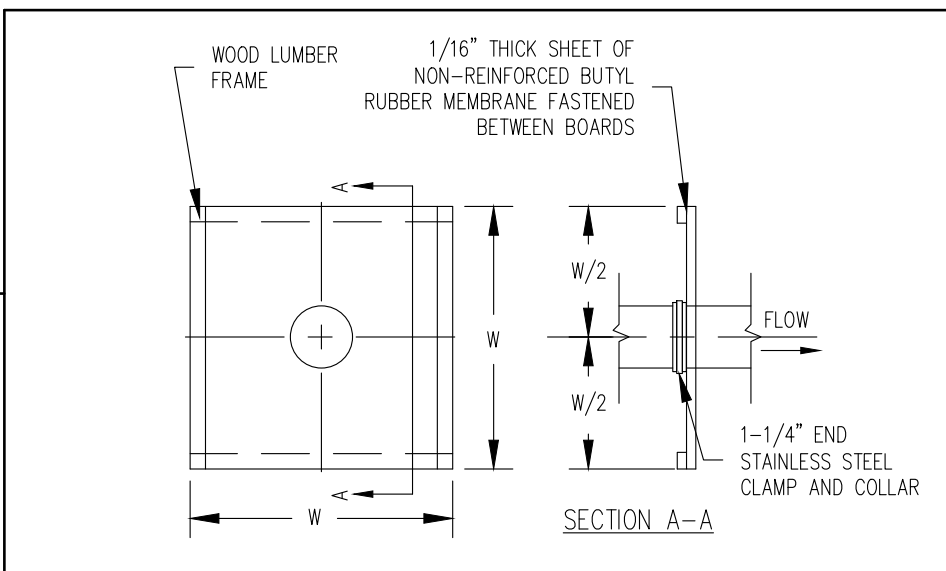
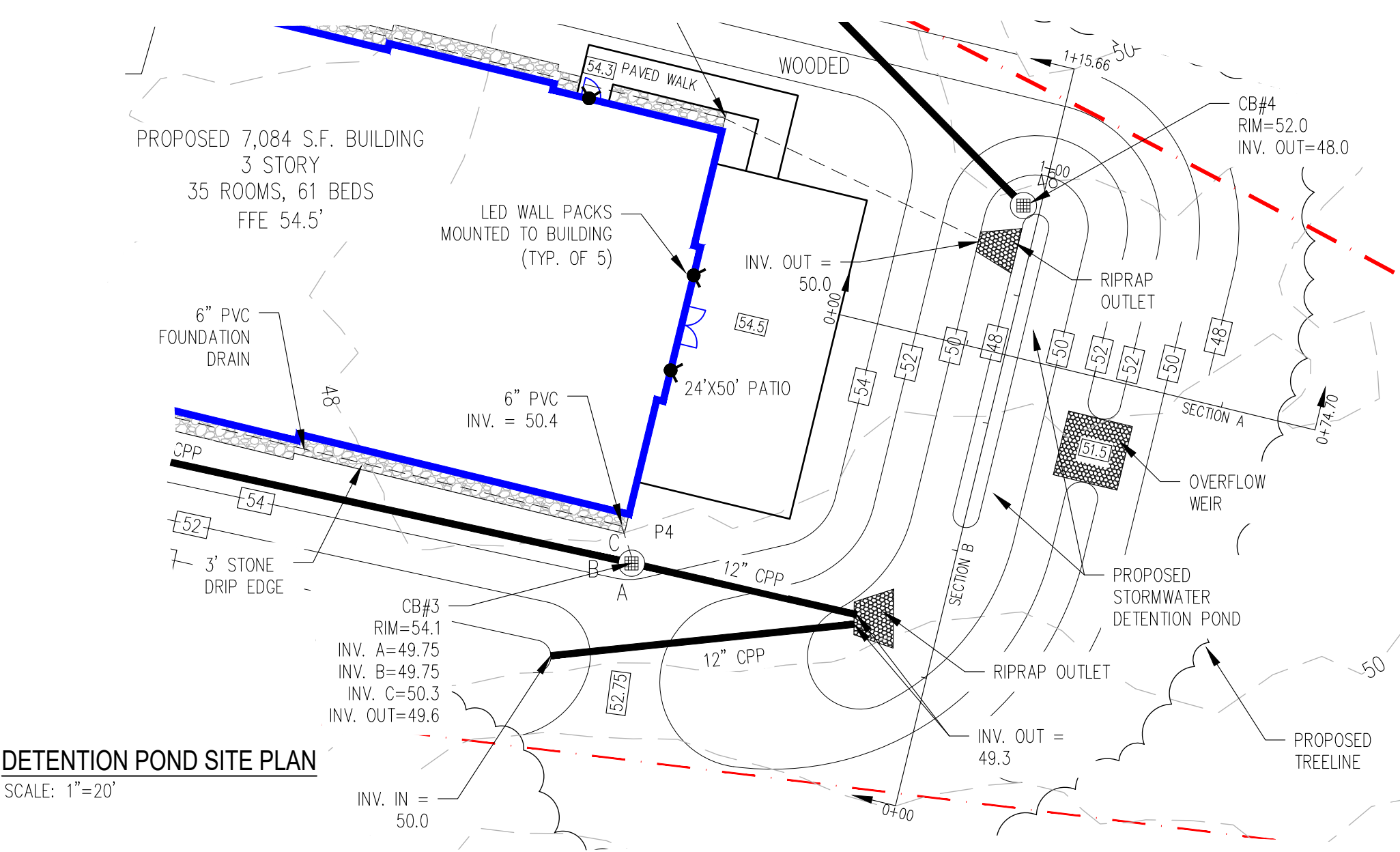
MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION SEASON. AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, THE SITE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO INSURE THEIR CONTINUOUS FUNCTION. FOLLOWING THE TEMPORARY AND OR FINAL SEEDING AND MULCHING, THE CONTRACTOR SHALL IN THE SPRING INSPECT AND REPAIR ANY DAMAGES AND/OR BARE SPOTS. AN ESTABLISHED VEGETATIVE COVER MEANS A MINIMUM OF 85% TO 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH.

**STABILIZATION SCHEDULE BEFORE WINTER**  
SEPTEMBER 15 ALL DISTURBED AREAS MUST BE SEEDED AND MULCHED. ALL SLOPES MUST BE STABILIZED. SEEDING AND MULCHED. ALL GRASS-LINED DITCHES AND CHANNELS MUST BE STABILIZED WITH MULCH OR AN EROSION CONTROL BLANKET.

**OCTOBER 1** IF THE SLOPE IS STABILIZED WITH AN EROSION CONTROL BLANKET AND SEEDING, ALL DISTURBED AREAS TO BE PROTECTED WITH ANNUAL GRASS MUST BE SEED AT A SEEDING RATE OF 3-LBS PER 1,000 SQUARE FEET AND MULCHED.

**NOVEMBER 15** ALL STONE-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED. SLOPES THAT ARE COVERED WITH RIPRAP MUST BE CONSTRUCTED BY THIS DATE.

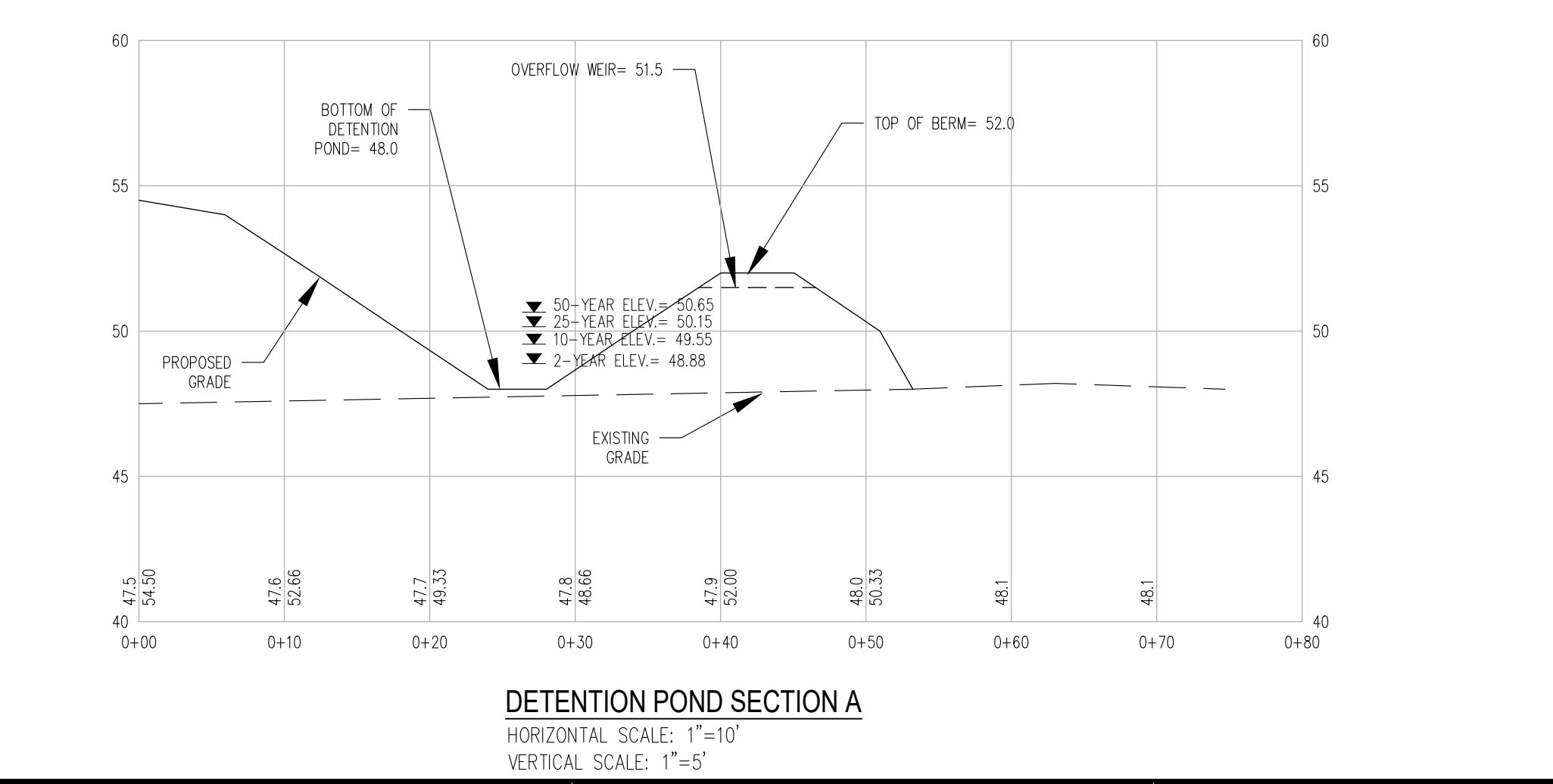
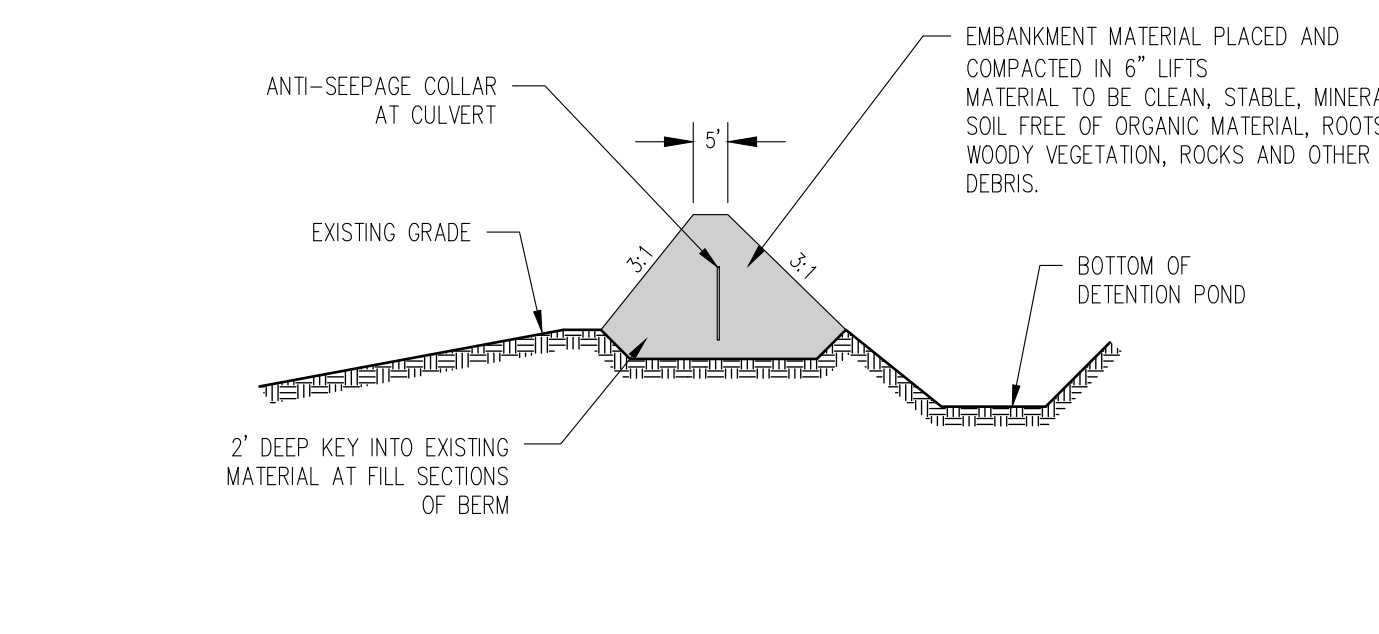
**DECEMBER 1** ALL DISTURBED AREAS WHERE GROWTH OF VEGETATION FAILS TO BE AT LEAST THREE INCHES TALL OR AT LEAST 75% OF THE DISTURBED SOIL IS COVERED VEGETATION, MUST BE PROTECTED FOR OVER-WINTER.  
NOTE: THE DATES GIVEN ARE FOR PROJECTS IN SOUTH-CENTRAL MAINE.



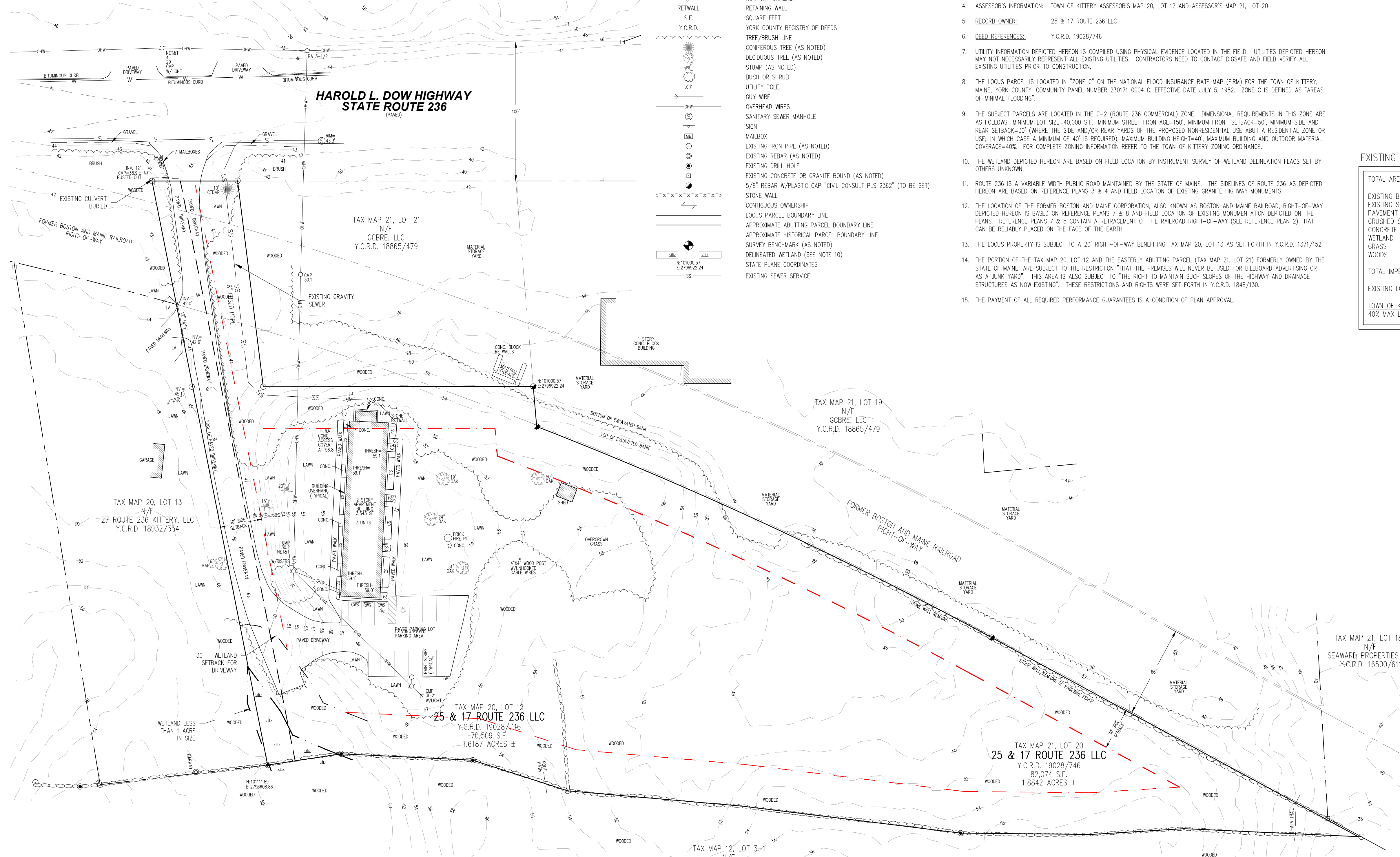
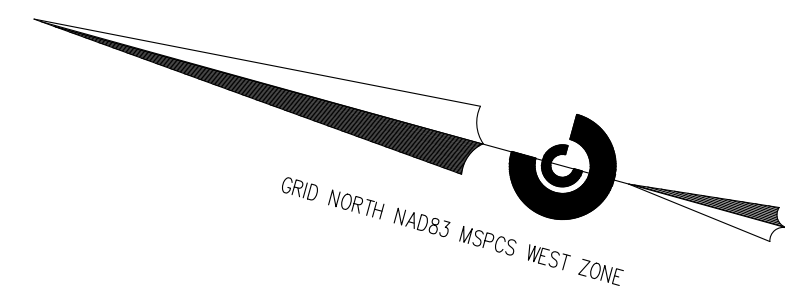
**TABLE OF QUANTITIES (PER COLLAR)**

| PIPE DIA. (INCHES) | W (FEET) | BUTYL SHEET (SQ.FT.) | STAINLESS STEEL STRAP | LUMBER FOR FRAME (LN. FEET) |
|--------------------|----------|----------------------|-----------------------|-----------------------------|
| LESS THAN 6"       | 2.5      | 6.3                  | 1                     | 10                          |
| 6" TO 15"          | 5.0      | 25.0                 | 1                     | 20                          |

- NOTES:**
- COAT PIPE AT COLLAR WITH BUTYL RUBBER ROOF PATCH CEMENT SEALER OR OTHER BUTYL RUBBER SEALER. (DO NOT USE ASPHALT ROOF PATCH). COMPLETED INSTALLATION MUST BE WATER TIGHT.
  - FORCE BUTYL RUBBER SHEET OVER UPSTREAM END OF PIPE AND OVER BUTYL RUBBER SEALER.
  - INSTALL A 1-1/4" WIDE STAINLESS STEEL STRAP. CLAMP AROUND PIPE OVER BUTYL RUBBER SHEET AND TIGHTEN UNTIL SEALER IS FORCED OUT.
  - STAPLE BUTYL RUBBER SHEET TO LUMBER FRAME.
  - FOR PIPE DIAMETER OF LESS THAN 6" CUT A HOLE (CENTERED) IN BUTYL RUBBER SHEET, APPROXIMATELY 1/2" DIAMETER, AND FOR PIPE DIAMETER 6" TO 15" CUT A HOLE 3" SMALLER THAN THE PIPE DIAMETER AND FORCE BUTYL RUBBER SHEET OVER UPSTREAM END OF PIPE AND OVER BUTYL RUBBER SEALER.
  - THE WOOD FRAME SHALL BE CONSTRUCTED FROM EITHER 1"x4" OR 2"x2" LUMBER AND SHALL BE GOOD ENOUGH TO WITHSTAND BACKFILL OPERATIONS.



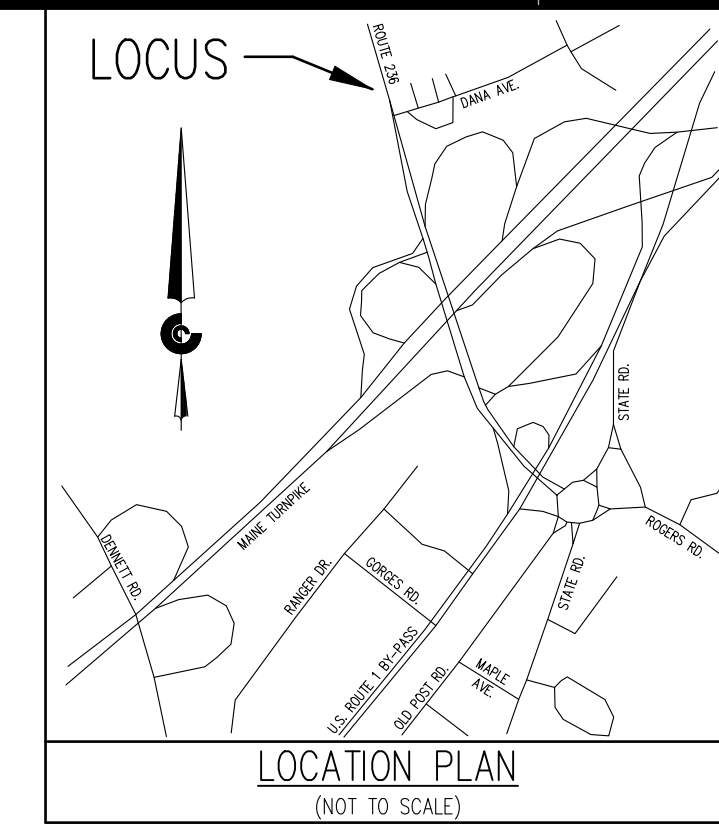




**LEGEND:**

|           |   |
|-----------|---|
| 17653/143 | DEED BOOK/PAGE NUMBER   |
| CMP       | CORRUGATED METAL PIPE   |
| CONC.     | CONCRETE  |
| CS        | CRUSHED STONE   |
| CWS       | CONCRETE WHEEL STOP   |
| HOPE      | HIGH DENSITY POLYETHYLENE                                     |
| INV.      | INVERT  |
| LA        | LANDSCAPED AREA   |
| N/F       | NOW OR FORMERLY   |
| RET/WALL  | RETAINING WALL  |
| S.F.      | SQUARE FEET   |
| Y.C.R.D.  | YORK COUNTY REGISTRY OF DEEDS                                 |
|           | TREE/BRUSH LINE   |
|           | CONIFEROUS TREE (AS NOTED)                                    |
|           | DECIDUOUS TREE (AS NOTED)                                     |
|           | STUMP (AS NOTED)  |
|           | BUSH OR SHRUB   |
|           | UTILITY POLE  |
|           | GUY WIRE  |
|           | OVERHEAD WIRES  |
|           | SANITARY SEWER MANHOLE  |
|           | SIGN  |
|           | MAILBOX   |
|           | EXISTING IRON PIPE (AS NOTED)                                 |
|           | EXISTING REBAR (AS NOTED)                                     |
|           | EXISTING DRILL HOLE   |
|           | EXISTING CONCRETE OR GRANITE BOUND (AS NOTED)                 |
|           | 5/8" REBAR W/PLASTIC CAP "CIVIL CONSULT PLS 2362" (TO BE SET) |
|           | STONE WALL  |
|           | CONTIGUOUS OWNERSHIP  |
|           | LOCUS PARCEL BOUNDARY LINE                                    |
|           | APPROXIMATE ABUTTING PARCEL BOUNDARY LINE                     |
|           | APPROXIMATE HISTORICAL PARCEL BOUNDARY LINE                   |
|           | SURVEY BENCHMARK (AS NOTED)                                   |
|           | DELINEATED WETLAND (SEE NOTE 10)                              |
|           | STATE PLANE COORDINATES                                       |
|           | EXISTING SEWER SERVICE  |

- NOTES:**
- PLANIMETRIC DETAIL DEPICTED HEREON IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY BY CIVIL CONSULTANTS ON SEPTEMBER 8-14, 2022. THE 2' CONTOUR INTERVAL INFORMATION OUTSIDE THE DEVELOPED AREA OF THE SITE AS DEPICTED HEREON IS DERIVED FROM LIDAR DATA FILES OBTAINED FROM THE STATE OF MAINE OFFICE OF GIS.
  - NORTH AS DEPICTED HEREON IS REFERENCED TO GRID NORTH, NAD83, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE. COORDINATE VALUES AND ORIENTATION ARE DERIVED FROM A GPS SURVEY COMPUTED UTILIZING THE NGS OPUS ON-LINE PROCESSING SERVICE. REFERENCE FRAME IS NAD83 (2011) EPOCH 2010.0000. THE SURVEY IS TIED TO CORS STATIONS GUNSTOCKMNH2008 CORS ARP (P776), GORHAM CORS ARP (MEO) AND NHDOT CONCORD CORS ARP (MHC). DISTANCES DEPICTED HEREON ARE GRID. TO CONVERT GRID DISTANCES TO GROUND DISTANCES, MULTIPLY THE GRID DISTANCE BY 1.000003210 (AVERAGE COMBINED SCALE FACTOR FOR THE SITE).
  - ELEVATIONS DEPICTED HEREON ARE REFERENCED TO NAVD88. DERIVED FROM THE ABOVE REFERENCED GPS SURVEY. [TO CONVERT NAVD88 ELEVATIONS TO NGVD29 ELEVATIONS ADD 0.76']
  - ASSESSOR'S INFORMATION:** TOWN OF KITTEERY ASSESSOR'S MAP 20, LOT 12 AND ASSESSOR'S MAP 21, LOT 20
  - RECORD OWNER:** 25 & 17 ROUTE 236 LLC
  - DEED REFERENCES:** Y.C.R.D. 19028/746
  - UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS NEED TO CONTACT DIGSAFE AND FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
  - THE LOCUS PARCEL IS LOCATED IN "ZONE C" ON THE NATIONAL FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF KITTEERY, MAINE, YORK COUNTY, COMMUNITY PANEL NUMBER 230711 0004 C, EFFECTIVE DATE JULY 5, 1982. ZONE C IS DEFINED AS "AREAS OF MINIMAL FLOODING".
  - THE SUBJECT PARCELS ARE LOCATED IN THE C-2 (ROUTE 236 COMMERCIAL) ZONE. DIMENSIONAL REQUIREMENTS IN THIS ZONE ARE AS FOLLOWS: MINIMUM LOT SIZE=40,000 S.F., MINIMUM STREET FRONTAGE=150', MINIMUM FRONT SETBACK=50', MINIMUM SIDE AND REAR SETBACK=30' (WHERE THE SIDE AND/OR REAR YARDS OF THE PROPOSED NONRESIDENTIAL USE ADJUT A RESIDENTIAL ZONE OR USE; IN WHICH CASE A MINIMUM OF 40' IS REQUIRED), MAXIMUM BUILDING HEIGHT=40', MAXIMUM BUILDING AND OUTDOOR MATERIAL COVERAGE=40%. FOR COMPLETE ZONING INFORMATION REFER TO THE TOWN OF KITTEERY ZONING ORDINANCE.
  - THE WETLAND DEPICTED HEREON ARE BASED ON FIELD LOCATION BY INSTRUMENT SURVEY OF WETLAND DELINEATION FLAGS SET BY OTHERS UNKNOWN.
  - ROUTE 236 IS A VARIABLE WIDTH PUBLIC ROAD MAINTAINED BY THE STATE OF MAINE. THE SIDELINES OF ROUTE 236 AS DEPICTED HEREON ARE BASED ON REFERENCE PLANS 3 & 4 AND FIELD LOCATION OF EXISTING GRANITE HIGHWAY MONUMENTS.
  - THE LOCATION OF THE FORMER BOSTON AND MAINE CORPORATION, ALSO KNOWN AS BOSTON AND MAINE RAILROAD, RIGHT-OF-WAY DEPICTED HEREON IS BASED ON REFERENCE PLANS 7 & 8 AND FIELD LOCATION OF EXISTING MONUMENTATION DEPICTED ON THE PLANS. REFERENCE PLANS 7 & 8 CONTAIN A RETRACEMENT OF THE RAILROAD RIGHT-OF-WAY (SEE REFERENCE PLAN 2) THAT CAN BE RELIABLY PLACED ON THE FACE OF THE EARTH.
  - THE LOCUS PROPERTY IS SUBJECT TO A 20' RIGHT-OF-WAY BENEFITING TAX MAP 20, LOT 13 AS SET FORTH IN Y.C.R.D. 1371/152.
  - THE PORTION OF THE TAX MAP 20, LOT 12 AND THE EASTERLY ABUTTING PARCEL (TAX MAP 21, LOT 21) FORMERLY OWNED BY THE STATE OF MAINE, ARE SUBJECT TO THE RESTRICTION "THAT THE PREMISES WILL NEVER BE USED FOR BILLBOARD ADVERTISING OR AS A JUNK YARD". THIS AREA IS ALSO SUBJECT TO "THE RIGHT TO MAINTAIN SUCH SLOPES OF THE HIGHWAY AND DRAINAGE STRUCTURES AS NOW EXISTING". THESE RESTRICTIONS AND RIGHTS WERE SET FORTH IN Y.C.R.D. 1848/130.
  - THE PAYMENT OF ALL REQUIRED PERFORMANCE GUARANTEES IS A CONDITION OF PLAN APPROVAL.



**STATE OF MAINE**  
**PROFESSIONAL ENGINEER**  
**GEORGE J. ALLEN**  
 No. 9679  
 LICENSE EXPIRES 12/31/2023

CIVIL CONSULTANTS

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

**EXISTING COVERAGE INFO**

|                                |                              |    |
|--------------------------------|------------------------------|----|
| TOTAL AREA (LOT 12 AND LOT 20) | 152,583                      | SF |
| EXISTING BUILDING              | 3,653                        | SF |
| EXISTING SHED                  | 125                          | SF |
| PAYEMENT                       | 14,414                       | SF |
| CRUSHED STONE                  | 1,041                        | SF |
| CONCRETE                       | 180                          | SF |
| WETLAND                        | 1,314                        | SF |
| GRASS                          | 25,507                       | SF |
| WOODS                          | 106,349                      | SF |
| TOTAL IMPERVIOUS AREA          | 19,413                       | SF |
| EXISTING LOT COVERAGE          | 19,413/152,583 = 12.7% < 40% |    |

TOWN OF KITTEERY C-2 ZONE  
 40% MAX LOT COVERAGE

**C-2 ZONING INFORMATION:**

PORTION OF LOT TO BE DEVELOPED IS LOCATED IN C-2 (ROUTE 236 COMMERCIAL) ZONE

| MIN LOT SIZE:              | REQUIRED  | PROVIDED               |
|----------------------------|-----------|------------------------|
| MIN LOT SIZE:              | 40,000 SF | 152,583 SF (MERGED)    |
| MINIMUM FRONTAGE:          | 150'      | 61.56' (NONCONFORMING) |
| SETBACKS:                  |           |                        |
| MAX. FRONT YARD:           | 50'       | 150'+                  |
| SIDE YARD:                 | 30'       | 17.5' EXIST BLDG       |
| REAR YARD:                 | 30'       | 30'+                   |
| MAXIMUM BUILDING HEIGHT:   | 40'       |                        |
| MAXIMUM BUILDING COVERAGE: | 40%       | 23.6%                  |

| NO. | REVISIONS                           | DATE     |
|-----|-------------------------------------|----------|
| 4   | ADD DETENTION POND CROSS SECTIONS   | 12/11/23 |
| 3   | ADD WAIVERS GRANTED                 | 11/22/23 |
| 2   | REVISE PER TOWN OF KITTEERY REVIEW  | 11/06/23 |
| 1   | REVISED PER TOWN OF KITTEERY REVIEW | 10/13/23 |

RECORD OWNER:  
 25 & 17 ROUTE 236 LLC

ADDRESS:  
 P.O. BOX 630  
 KITTEERY, ME 03904

**EXISTING CONDITIONS PLAN**  
**LAND OF 25 & 17 ROUTE 236 LLC**  
**17/25 ROUTE 236**  
**KITTEERY, YORK COUNTY, MAINE**

PREPARED FOR:  
 25 & 17 ROUTE 236 LLC

CLIENT ADDRESS:  
 8 PEPPERELL WAY, YORK, ME 03909

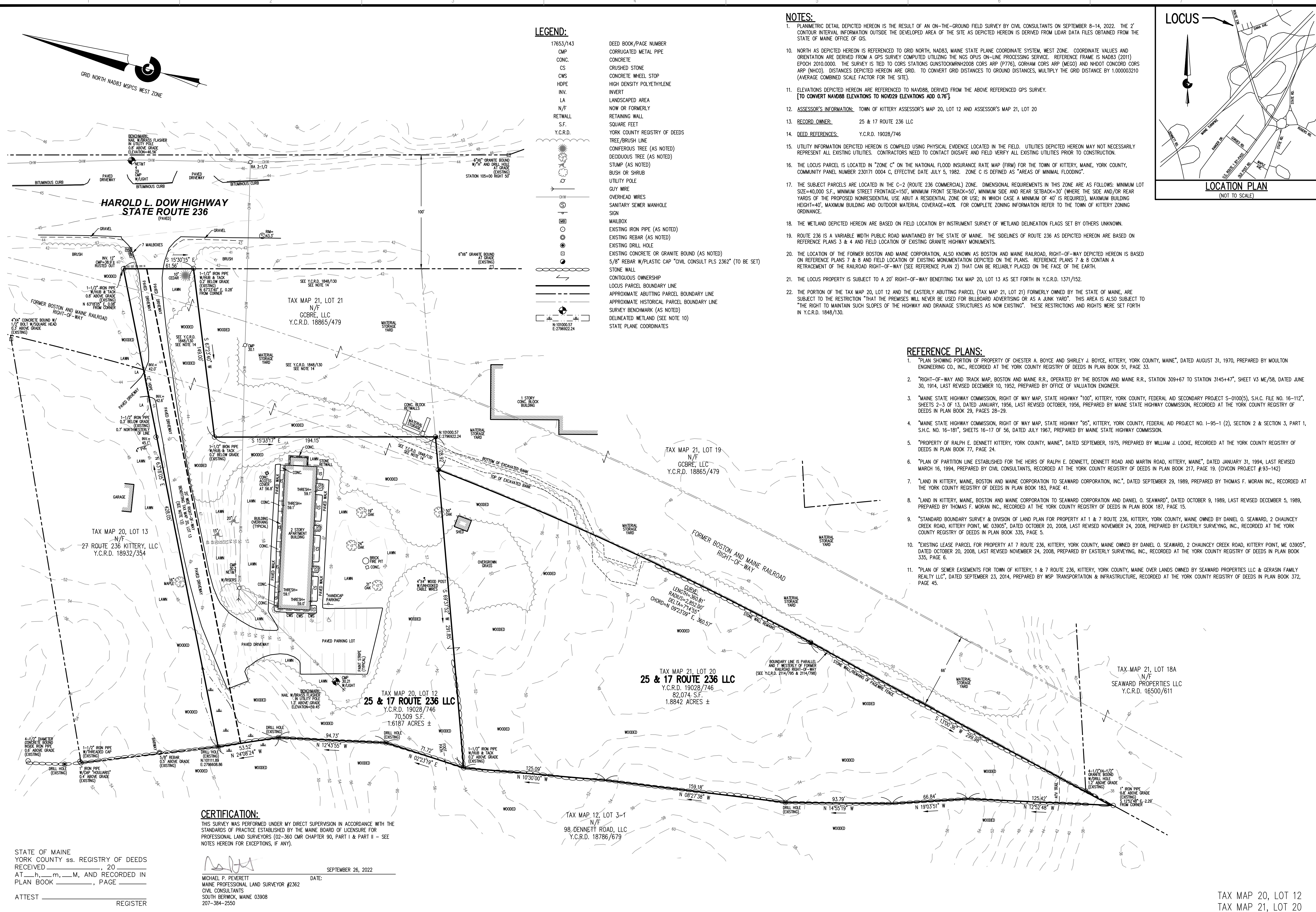
DATE: 08/18/2023  
 DRAWN BY: DRC/JAA  
 CHECKED BY: GRA  
 APPROVED BY:

**EXISTING CONDITIONS SITE PLAN**

PROJECT NO: 22-180.00

**EC-SP**  
 SHEET: 1 OF 1

TAX MAP 20, LOT 12  
 TAX MAP 21, LOT 20



**LEGEND:**

|           |   |
|-----------|---|
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| INV.      | INVERT  |
| LA        | LANDSCAPED AREA   |
| N/F       | NOW OR FORMERLY   |
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| Y.C.R.D.  | YORK COUNTY REGISTRY OF DEEDS                                 |
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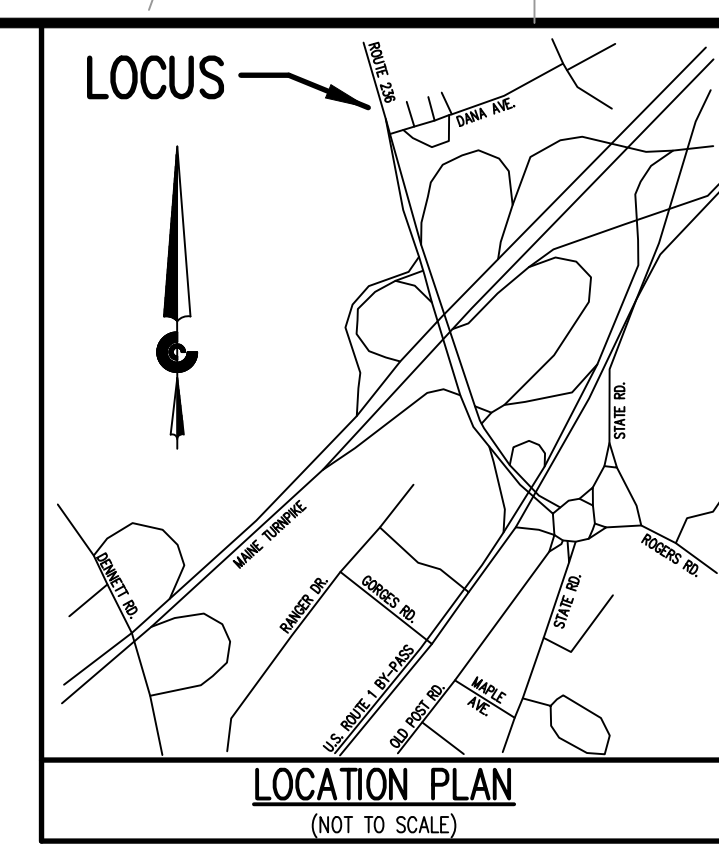
- REFERENCE PLANS:**
- "PLAN SHOWING PORTION OF PROPERTY OF CHESTER A. BOYCE AND SHIRLEY J. BOYCE, KITTERY, YORK COUNTY, MAINE", DATED AUGUST 31, 1970, PREPARED BY MOULTON ENGINEERING CO., INC., RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 51, PAGE 33.
  - "RIGHT-OF-WAY AND TRACK MAP, BOSTON AND MAINE R.R., OPERATED BY THE BOSTON AND MAINE R.R., STATION 309+67 TO STATION 3145+47", SHEET V3 ME/58, DATED JUNE 30, 1914, LAST REVISED DECEMBER 10, 1952, PREPARED BY OFFICE OF VALUATION ENGINEER.
  - "MAINE STATE HIGHWAY COMMISSION, RIGHT OF WAY MAP, STATE HIGHWAY "100", KITTERY, YORK COUNTY, FEDERAL AID SECONDARY PROJECT S-0100(S), S.H.C. FILE NO. 16-112", SHEETS 2-3 OF 13, DATED JANUARY, 1956, LAST REVISED OCTOBER, 1956, PREPARED BY MAINE STATE HIGHWAY COMMISSION, RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 29, PAGES 28-29.
  - "MAINE STATE HIGHWAY COMMISSION, RIGHT OF WAY MAP, STATE HIGHWAY "95", KITTERY, YORK COUNTY, FEDERAL AID PROJECT NO. 1-95-1 (2), SECTION 2 & SECTION 3, PART 1, S.H.C. NO. 16-101", SHEETS 16-17 OF 56, DATED JULY 1967, PREPARED BY MAINE STATE HIGHWAY COMMISSION.
  - "PROPERTY OF RALPH E. DENNETT KITTERY, YORK COUNTY, MAINE", DATED SEPTEMBER, 1975, PREPARED BY WILLIAM J. LOOKE, RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 77, PAGE 24.
  - "PLAN OF PARTITION ESTABLISHED FOR THE HEIRS OF RALPH E. DENNETT, DENNETT ROAD AND MARTIN ROAD, KITTERY, MAINE", DATED JANUARY 31, 1994, LAST REVISED MARCH 16, 1994, PREPARED BY CIVIL CONSULTANTS, RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 217, PAGE 19. (CIVCON PROJECT #93-142)
  - "LAND IN KITTERY, MAINE, BOSTON AND MAINE CORPORATION TO SEAWARD CORPORATION, INC.", DATED SEPTEMBER 29, 1989, PREPARED BY THOMAS F. MORAN INC., RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 183, PAGE 41.
  - "LAND IN KITTERY, MAINE, BOSTON AND MAINE CORPORATION TO SEAWARD CORPORATION AND DANIEL O. SEAWARD", DATED OCTOBER 9, 1989, LAST REVISED DECEMBER 5, 1989, PREPARED BY THOMAS F. MORAN INC., RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 187, PAGE 15.
  - "STANDARD BOUNDARY SURVEY & DIVISION OF LAND PLAN FOR PROPERTY AT 1 & 7 ROUTE 236, KITTERY, YORK COUNTY, MAINE OWNED BY DANIEL O. SEAWARD, 2 CHAUNCEY CREEK ROAD, KITTERY POINT, ME 03905", DATED OCTOBER 20, 2008, LAST REVISED NOVEMBER 24, 2008, PREPARED BY EASTERLY SURVEYING, INC., RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 335, PAGE 5.
  - "EXISTING LEASE PARCEL FOR PROPERTY AT 7 ROUTE 236, KITTERY, YORK COUNTY, MAINE OWNED BY DANIEL O. SEAWARD, 2 CHAUNCEY CREEK ROAD, KITTERY POINT, ME 03905", DATED OCTOBER 20, 2008, LAST REVISED NOVEMBER 24, 2008, PREPARED BY EASTERLY SURVEYING, INC., RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 372, PAGE 6.
  - "PLAN OF SEWER EASEMENTS FOR TOWN OF KITTERY, 1 & 7 ROUTE 236, KITTERY, YORK COUNTY, MAINE OVER LANDS OWNED BY SEAWARD PROPERTIES LLC & GERASIN FAMILY REALTY LLC", DATED SEPTEMBER 23, 2014, PREPARED BY WSP TRANSPORTATION & INFRASTRUCTURE, RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 372, PAGE 45.

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

STATE OF MAINE  
 YORK COUNTY ss. REGISTRY OF DEEDS  
 RECEIVED \_\_\_\_\_ 20\_\_\_\_  
 AT \_\_\_\_\_ m., AND RECORDED IN  
 PLAN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

ATTEST \_\_\_\_\_ REGISTER

DATE: SEPTEMBER 26, 2022  
 MICHAEL P. PEVERETT  
 MAINE PROFESSIONAL LAND SURVEYOR #2362  
 CIVIL CONSULTANTS  
 SOUTH BERWICK, MAINE 03908  
 207-384-2550



STATE OF MAINE  
 MICHAEL P. PEVERETT  
 2362  
 PROFESSIONAL LAND SURVEYOR

© CIVIL CONSULTANTS

**CIVIL CONSULTANTS**  
 Engineers  
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 P.O. Box 100  
 South Berwick  
 Maine  
 03908  
 207-384-2550  
 www.civcon.com

| NO. | REVISIONS | INT. | DATE |
|-----|-----------|------|------|
|     |           |      |      |

RECORD OWNER:  
 25 & 17 ROUTE 236 LLC

ADDRESS:  
 P.O. BOX 630  
 KITTERY, ME 03904

**BOUNDARY / EXISTING CONDITIONS SURVEY  
 LAND OF 25 & 17 ROUTE 236 LLC  
 17/25 ROUTE 236  
 KITTERY, YORK COUNTY, MAINE**

PREPARED FOR:  
 SONNY NATARAJAN  
 8 PEPPERELL WAY, YORK, ME 03909

1" = 40'

DATE: SEPTEMBER 26, 2022  
 DRAWN BY: MPP  
 CHECKED BY: CHM  
 APPROVED BY: MPP

**BOUNDARY/EXISTING  
 CONDITIONS  
 PLAN**

PROJECT NO: 2218000

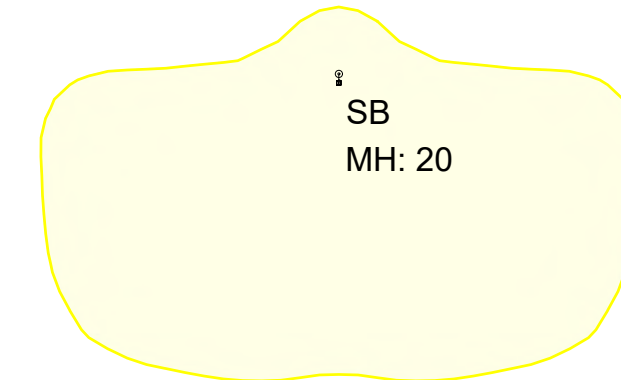
**EC1**

SHEET: 1 OF 1

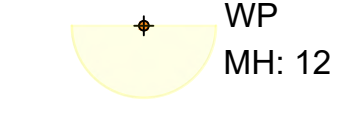
STATE OF MAINE  
 YORK COUNTY ss. REGISTRY OF DEEDS  
 RECEIVED \_\_\_\_\_ 20\_\_\_\_  
 AT \_\_\_\_\_ m., AND RECORDED IN  
 PLAN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

ATTEST \_\_\_\_\_ REGISTER

LIGHT SYMBOLS



AREA LIGHT POLE:  
BEACON VIPER, LED,  
COLOR TEMP 3K  
FIXTURE HEIGHT: 20 FT  
MOUNT: POLE ARM  
FINISH: BRONZE



WALL PACK:  
BEACON LIGHTING LED  
COLOR TEMP 3K  
FIXTURE HEIGHT: 12 FT  
MOUNT: WALL  
FINISH: BRONZE

PREPARED FOR  
PUBLIC HEARING  
NOT FOR  
CONSTRUCTION  
11/13/2023

Scott Strynar  
Landscape Architect, LLC.  
98 Meehan Lane  
North Berwick, ME 03906  
(t) 207-957-4441  
  
Registered Landscape Architect  
Maine, New Hampshire & Mass.  
www.scottstrynar.com

| NO. | REVISIONS                          | INT. | DATE     |
|-----|------------------------------------|------|----------|
| 2   | REVISE PER TOWN OF KITTERY REVIEW  | JAA  | 10/27/23 |
| 1   | REVISED PER TOWN OF KITTERY REVIEW | JAA  | 10/13/23 |

RECORD OWNER:  
25 & 17 ROUTE 236 LLC  
  
ADDRESS:  
P.O. BOX 630  
KITTERY, ME 03904

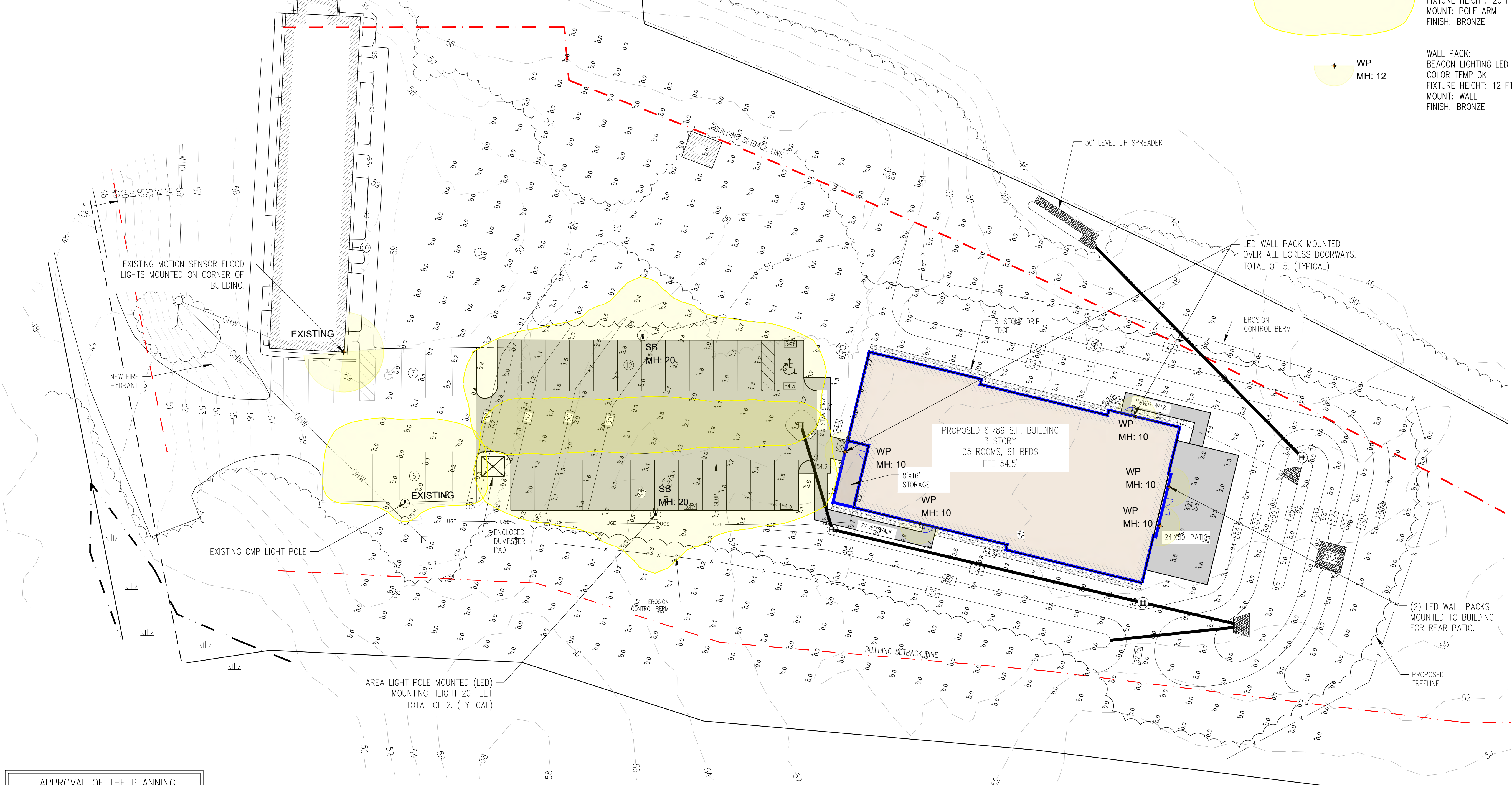
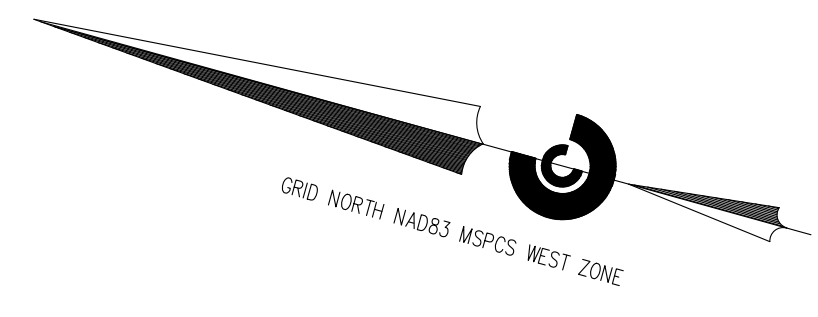
**SITE PLAN**  
**LAND OF 25 & 17 ROUTE 236 LLC**  
**17/25 ROUTE 236**  
**KITTERY, YORK COUNTY, MAINE**  
  
PREPARED FOR:  
25 & 17 ROUTE 236 LLC  
CLIENT ADDRESS:  
8 PEPPERELL WAY, YORK, ME 03909

DATE: 08/18/2023  
DRAWN BY: DRC/JAA  
CHECKED BY: GRA  
APPROVED BY:

**SITE LIGHTING PLAN**

PROJECT NO: 22-180.00

**LL1**  
SHEET: 2 OF 5



APPROVAL OF THE PLANNING BOARD, KITTERY MAINE

CHAIR \_\_\_\_\_

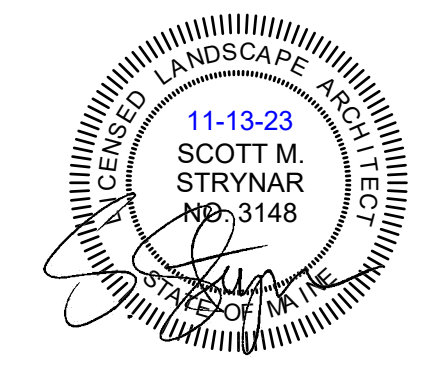
DATE \_\_\_\_\_

SIGNATURES OF 3 OR MORE PLANNING BOARD MEMBERS INDICATE APPROVAL OF THIS PLAN

| Tag | Qty | Watts | Lumens | LLF   | Description               | Mounting Height |
|-----|-----|-------|--------|-------|---------------------------|-----------------|
| W1  | 5   | 19.9  | 2489   | 0.900 | GEO1-24L-20-3K7-3-UNV-DBT | 10              |
| SA  | 2   | 83.6  | 9214   | 0.900 | VP-ST-1-36L-85-3K7-3      | 20              |

| Label   | CalcType    | Units | Avg  | Max | Min | Avg/Min | Max/Min |
|---------|-------------|-------|------|-----|-----|---------|---------|
| SITE    | ILLUMINANCE | Fc    | 0.40 | 5.7 | 0.0 | N.A.    | N.A.    |
| PARKING | ILLUMINANCE | Fc    | 1.84 | 3.8 | 0.6 | 3.07    | 6.33    |



TAX MAP 20, LOT 12  
TAX MAP 21, LOT 20

DATE: LOCATION: MAINE  
TYPE: PROJECT: 17/25 RTE 236, KITTERY  
CATALOG #:

### RSA-A Series

ROUND STRAIGHT ALUMINUM POLE

### AAL Poles

**SPECIFICATIONS**

- Lighting installations for side and top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowable loading of the specified pole in its installed geographic location

**CONSTRUCTION**

- SHAFT: One-piece straight aluminum with round cross section; Extruded shafts of 6061-T6 aluminum in .875", .9375", or 1.041" thickness. Base plate of 356 cast aluminum.
- BOLT COVERS: Four (4) individual bolt covers provided, painted to match pole and base finish.
- POLE CAP: Pole shaft supplied with removable cover when applicable; Tenon and post-top configurations also available.
- HAND HOLE: Rectangular 3x5 aluminum hand hole frame (2.38" x 4.38" opening); Mounting provisions for grounding lug located behind gasketed cover
- ANCHOR BOLTS: Four galvanized anchor bolts provided per pole with minimum yield of 55,000 psi (ASTM F1554); Galvanized hardware with two washers and two nuts per bolt for leveling/rigging.

**ORDERING GUIDE**

Example: PRN-4R2-125-PCR-GR-SBC-PTF-BLT

| POLE  | SHAFT                        | THICKNESS       | FINISH           | BLT              | WHAZ |
|-------|------------------------------|-----------------|------------------|------------------|------|
| RSA-A | Round Straight Aluminum Pole | Ordering matrix | Reference matrix | Reference matrix |      |
| RSA-A | Round Straight Aluminum Pole | Ordering matrix | Reference matrix | Reference matrix |      |

**Accessories**

VMS30X 2nd mode vibration damper ordered separately

**MOUNTING ORIENTATION**

1 2 2L 3T 3Y 4 - Denotes handhole location

**Current** currentlighting.com/beacon Page 1 of 5  
Rev 03/02/22  
aSL-RSA-A spec sheet\_201

DATE: LOCATION: 17/25 RTE 236, KITTERY, MAINE  
TYPE: PROJECT:  
CATALOG #:

### VIPER Area/Site

VIPER LUMINAIRE

**FEATURES**

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. Sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls<sup>®</sup>, LightGRD<sup>®</sup> and 7 Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped

**CONTROL TECHNOLOGY**

UL us IP65, DLC LISTED, DLC PREMIUM, nra, BAA, TAA

**SERVICE PROGRAMS**

LightGRD, STOCK, QS10

**SPECIFICATIONS**

**CONSTRUCTION**

- Die cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

**OPTICS**

- Micro Strike Optics (80, 320, 480, or 720 lumens) provide uniform beam profiles and come standard with glare shields which evenly illuminate the roadway surface while providing a glare appearance. Catalog logic found on page 2
- Strike Optics (80, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics. Both solutions can be combined on the same application. Catalog logic found on page 2
- Both optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional bezel/control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero uplight @ 0 degrees of tilt
- Field rotatable optics

**INSTALLATION**

- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASGU) and necessary for square and round poles
- All mounting hardware included
- Knuckle arm filter option available for 2.38" OD tenon
- For products with EPA less than 1 mounted to a pole greater than 20ft, a vibration damper is recommended

**ELECTRICAL**

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature: -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI ESE C10.24.2 Category C High and Surge Location Category C3. Automatically isolates faulted line for protection when device is compromised
- Dual Drive option available 2 drivers with 2000 lumens under the Bay American Act (P48 52 225-8) and Trade Agreements Act (P48 52 225-18. See Bay American Solutions link for more information)
- 15 G rated for ANSI C136.31 high vibration applications
- Feature is RFI/EMI rated
- Meets IEC recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement bid requirements under the Bay American Act (P48 52 225-8) and Trade Agreements Act (P48 52 225-18. See Bay American Solutions link for more information)

**WARRANTY**

- 5 year warranty

**Current** currentlighting.com/beacon Page 1 of 4  
Rev 03/02/22  
BEA-VIPER-PCB\_201

DATE: LOCATION: 17/25 RTE 236, KITTERY, MAINE  
TYPE: PROJECT:  
CATALOG #:

### GEOPAK SERIES 1

SIZE 1 - TRP1QSP1R01

**FEATURES**

- Geopak Series consists of three compact Geometric wall-pack shapes in four popular finishes
- 24 mid-power LEDs create 3175 lumens in AC and 1628 lumens in emergency mode
- Environmentally friendly, long-life Lithium Iron Phosphate battery
- Standard Battery Temperature Range: 0°C to 40°C, Optional Heater: -30°C to 40°C
- Zero uplight distributions

**SPECIFICATIONS**

**CONSTRUCTION**

- Housing is made from die-cast aluminum with a hinged back-plate for ease of installation and maintenance
- Powder paint finish provides durability in outdoor environments. Tested to meet 1000 hour salt spray rating.
- Wet Location Listed to UL924 and UL508 Standard
- 24 mid power LEDs delivering up to 3,000 lumens
- Up to 118 lumens per watt
- Type III and IV distributions for a wide variety of applications
- Zero uplight (0% dark sky neighbor friendly)

**INSTALLATION**

- Universal plate for mounting to standard 3 1/2" and 4" square electrical boxes. All connectors are made from connections at the rear of the unit
- Optional back-box accessory available for surface conduit application.

**ELECTRICAL**

- 120-277 and 347-480V operation, 50/60Hz
- 0-10V dimming driver standard. Dimming leads are extended from the product.
- 10A surge protector
- Protocell and occupancy sensor options available for complete on/off and dimming control
- Integral Battery Backup provides emergency lighting for the required 90 minute path of egress
- Includes a long-life Lithium Iron Phosphate battery with optional battery heater for cold temperature application
- Ambient operating temperature: -40°C to 40°C
- Button photocell control is suitable for 120-277V operation
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application.

**CERTIFICATIONS**

- Drivers IP66 and RoHS compliant
- Listed to UL1598 and CSA C22.2 #250.24 for wet locations and 40°C ambient temperature
- Listed to UL1598 and CSA C22.2 #250.24 for wet locations and 40°C ambient temperature
- Meets IEC recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement bid requirements under the Bay American Act (P48 52 225-8) and Trade Agreements Act (P48 52 225-18. See Bay American Solutions link for more information)

**WARRANTY**

- 5 year warranty

**KEY DATA**

|                      |                     |
|----------------------|---------------------|
| Lumen Range          | 1720-2896           |
| Wattage Range        | 15-25               |
| Efficacy Range (LPW) | 107-131             |
| Weights lbs. (kg)    | 10.5-11.5 (4.8-5.2) |

**Current** currentlighting.com/beacon Page 1 of 5  
Rev 03/02/22  
Geopak TRP1 QSP1 R01 SpecSheet\_201

DATE: LOCATION: MAINE  
TYPE: PROJECT: 17/25 RTE 236, KITTERY  
CATALOG #:

### RSA-A Series

ROUND STRAIGHT ALUMINUM POLE

**PRODUCTS EXCEPTIONS & DETAILS**

**ORDERING MATRIX**

| Catalog Number | Height Feet | Nominal Shaft Dimensions | Wall Thickness | Base Plate Diameter | Anchor bolt size | Pole weight |
|----------------|-------------|--------------------------|----------------|---------------------|------------------|-------------|
| RSA-A-10-40-A  | 10          | 3.0                      | 0.125          | 6.75"               | 3/4" x 30" x 3"  | 2.75        |
| RSA-A-12-40-A  | 12          | 3.7                      | 0.125          | 6.75"               | 3/4" x 30" x 3"  | 3.1         |
| RSA-A-14-40-A  | 14          | 4.3                      | 0.125          | 6.75"               | 3/4" x 30" x 3"  | 3.6         |
| RSA-A-16-40-A  | 16          | 4.9                      | 0.125          | 6.75"               | 3/4" x 30" x 3"  | 4.0         |
| RSA-A-18-40-A  | 18          | 5.5                      | 0.125          | 6.75"               | 3/4" x 30" x 3"  | 4.5         |
| RSA-A-20-40-A  | 20          | 6.1                      | 0.125          | 6.75"               | 3/4" x 30" x 3"  | 5.0         |

**MOUNTING ORIENTATION**

1 2 2L 3T 3Y 4 - Denotes handhole location

**Current** currentlighting.com/beacon Page 2 of 5  
Rev 03/02/22  
aSL-RSA-A spec sheet\_201

DATE: LOCATION: 17/25 RTE 236, KITTERY, MAINE  
TYPE: PROJECT:  
CATALOG #:

### VIPER Area/Site

VIPER LUMINAIRE

**STRIKE OPTIC - ORDERING GUIDE**

Example: VP-ST-1-36L-39-3K7-2-UNV-A-BLT

| Series | Optic Platform | Size | Light Engine | CCT/CRI       | Distribution | Optic Rotation    | Voltage      |
|--------|----------------|------|--------------|---------------|--------------|-------------------|--------------|
| VP     | VP1            | 1    | 36L-39*      | 5500 lumens   | ACT/CR1      | BLANK No Rotation | UNV 120/277V |
|        |                |      | 36L-39*      | 7500 lumens   | FR           | Blank             | 120/277V     |
|        |                |      | 36L-39*      | 9000 lumens   | 4F           | Left              | 120/277V     |
|        |                |      | 36L-39*      | 10500 lumens  | 4F           | Right             | 120/277V     |
|        |                |      | 36L-39*      | 12000 lumens  | 4W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 13500 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 15000 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 16500 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 18000 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 19500 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 21000 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 22500 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 24000 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 25500 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 27000 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 28500 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 30000 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 31500 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 33000 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 34500 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 36000 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 37500 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 39000 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 40500 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 42000 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 43500 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 45000 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 46500 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 48000 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 49500 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 51000 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 52500 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 54000 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 55500 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 57000 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 58500 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 60000 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 61500 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 63000 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 64500 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 66000 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 67500 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 69000 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 70500 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 72000 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 73500 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 75000 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 76500 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 78000 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 79500 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 81000 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 82500 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 84000 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 85500 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 87000 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 88500 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 90000 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 91500 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 93000 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 94500 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 96000 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 97500 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 99000 lumens  | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 100500 lumens | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 102000 lumens | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 103500 lumens | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 105000 lumens | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 106500 lumens | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 108000 lumens | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 109500 lumens | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 111000 lumens | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 112500 lumens | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 114000 lumens | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 115500 lumens | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 117000 lumens | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 118500 lumens | 5W           | Optic rotation    | 120/277V     |
|        |                |      | 36L-39*      | 120000 lumens | 5W           | Optic rotation    | 120/277V     |

**Current** currentlighting.com/beacon Page 3 of 4  
Rev 03/02/22  
BEA-VIPER-PCB\_201

DATE: LOCATION: 17/25 RTE 236, KITTERY, MAINE  
TYPE: PROJECT:  
CATALOG #:

### GEOPAK SERIES 1

SIZE 1 - TRP1QSP1R01

**ORDERING GUIDE**

Example: TRP1-24L-25-4K3-UINV-DBT

| Series | LEDs       | Wattage     | CCT/CRI           | Distribution | Voltage      |
|--------|------------|-------------|-------------------|--------------|--------------|
| TRP1   | 24L 24LEDs | 15 15 watts | 3K7 3000K, 70 CRI | 5 TYPE III   | UNV 120/277V |
| RD1    | Optic      | 20 20 watts | 4K7 4000K, 70 CRI | 4W TYPE IV   | 120 120V     |
| RS1    | Optic      | 25 25 watts | 5K7 5000K, 70 CRI | 4W TYPE IV   | 208 208V     |
|        |            |             | 4K8 4000K, 80 CRI |              | 240 240V     |
|        |            |             | 5K8 5000K, 80 CRI |              | 277 277V     |
|        |            |             | 4K8 4000K, 80 CRI |              | 347 347V     |
|        |            |             | 5K8 5000K, 80 CRI |              | 480 480V     |

**Accessories (ORDERED SEPARATELY)**

SCP-REMOTE Remote control for SCP option. Order at least one per luminaire.

WP-BB-XXX Accessory for conduit entry, replace "xxx" with color option

**Current** currentlighting.com/beacon Page 4 of 5  
Rev 03/02/22  
Geopak TRP1 QSP1 R01 SpecSheet\_201

APPROVAL OF THE PLANNING BOARD, KITTERY MAINE

CHAIR

DATE

SIGNATURES OF 3 OR MORE PLANNING BOARD MEMBERS INDICATE APPROVAL OF THIS PLAN

POSTS FOR POLE MOUNTED AREA LIGHTS

POLE MOUNTED LED AREA LIGHT

LED WALL PACK

TAX MAP 20, LOT 12  
TAX MAP 21, LOT 20

PREPARED FOR PUBLIC HEARING NOT FOR CONSTRUCTION 11/13/2023

Scott Strynar Landscape Architect, LLC. 98 Meehan Lane North Berwick, ME 03906 (t) 207-957-4441

Registered Landscape Architect Maine, New Hampshire & Mass. www.scottsrynar.com

RECORD OWNER: 25 & 17 ROUTE 236 LLC  
ADDRESS: P.O. BOX 630 KITTERY, ME 03904

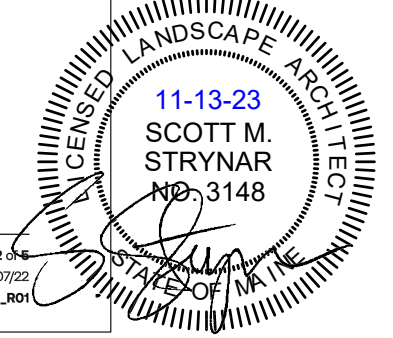
REVISIONS

| NO. | DATE         | DESCRIPTION                        |
|-----|--------------|------------------------------------|
| 1   | JAA 10/27/23 | REVISED PER TOWN OF KITTERY REVIEW |
| 2   | JAA 10/13/23 | REVISED PER TOWN OF KITTERY REVIEW |

SITE PLAN  
LAND OF 25 & 17 ROUTE 236 LLC  
17/25 ROUTE 236  
KITTERY, YORK COUNTY, MAINE  
25 & 17 ROUTE 236 LLC  
8 PEPPERELL WAY, YORK, ME 03909

DATE: 08/18/2023  
DRAWN BY: DRC/JAA  
CHECKED BY: GRA  
APPROVED BY:

SITE LIGHTING DETAILS  
PROJECT NO: 22-180.00  
SHEET: 2 OF 5



| UNIT COUNT     |           |           |           |        |
|----------------|-----------|-----------|-----------|--------|
| DWELLING UNITS | 1ST FLOOR | 2ND FLOOR | 3RD FLOOR | TOTAL  |
| 1 BD ROOM      | 2         | 3         | 3         | 8 23%  |
| ADA 1 BD ROOM  | 1         | 0         | 0         | 1 3%   |
| 2 BD ROOM      | 7         | 9         | 9         | 25 71% |
| ADA 2 BD ROOM  | 1         | 0         | 0         | 1 3%   |
| TOTAL          | 11        | 12        | 12        | 35     |

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# KITTERY HOUSING

25 & 17 ROUTE 236, ME

ISSUE:

**NOT FOR CONSTRUCTION**

SA PROJECT TEAM: PRINCIPAL P. Silvestri  
 PROJ. ARCH. \_\_\_\_\_ DRAFTER \_\_\_\_\_  
 JOB CAPT. J. Somers INTERIORS K. Hamann

SEAL:

TITLE:

**FIRST FLOOR PLAN**

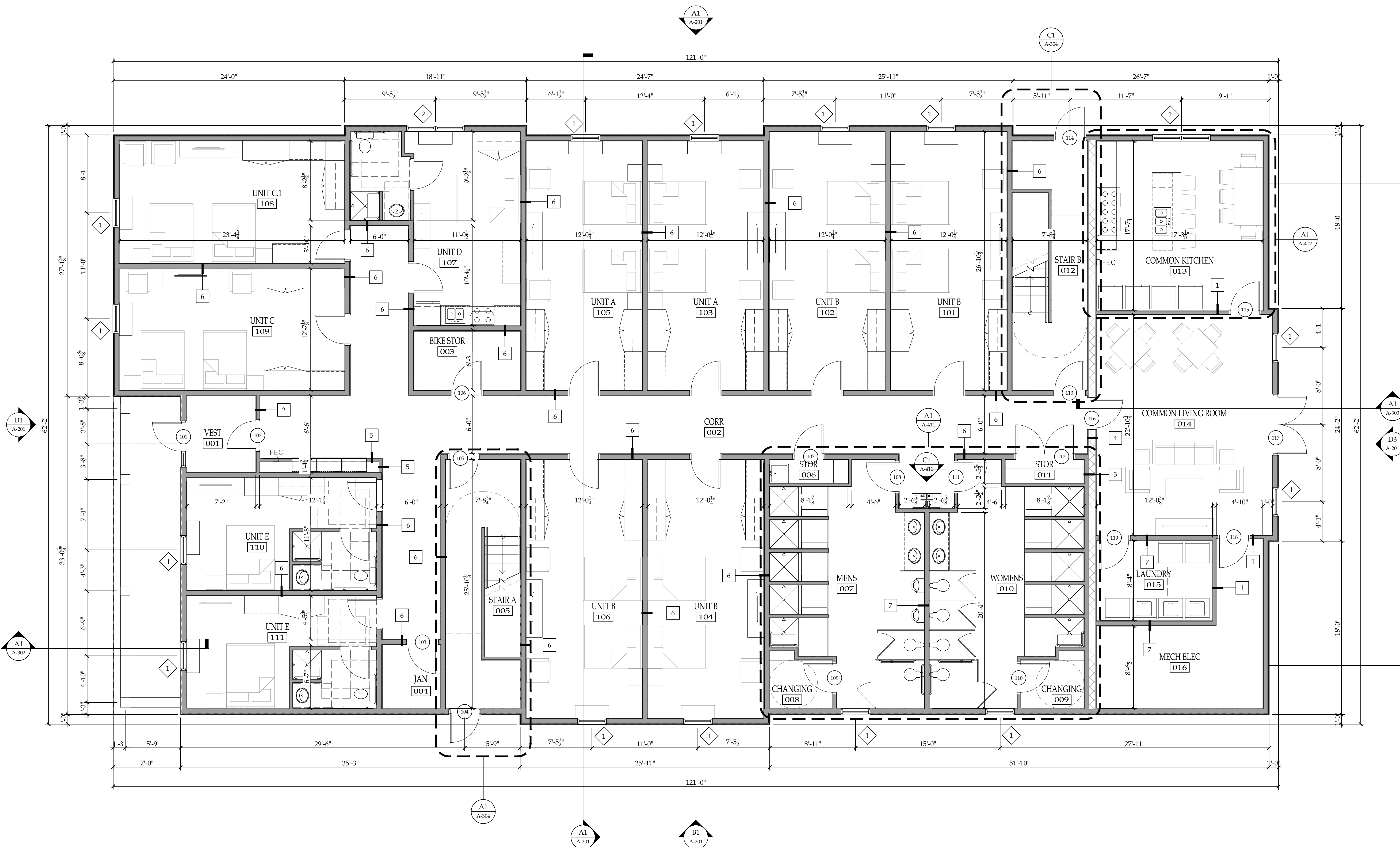


**SILVESTRI ARCHITECTS · PC**

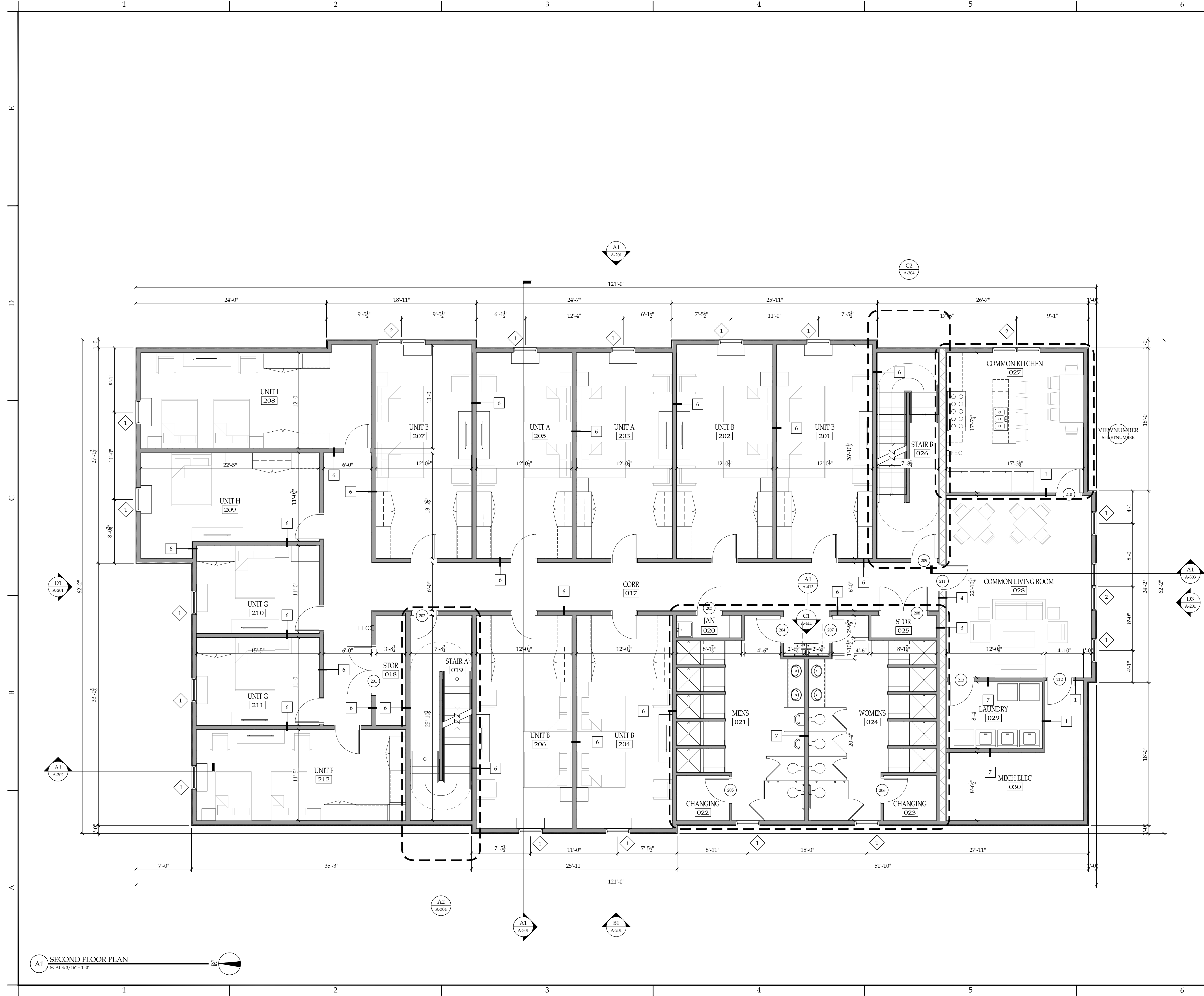
1321 MILLERSPORT HWY PH. 716.691.0900  
 AMHERST, NY 14221 FAX 716.691.4773

SA JOB #: 23063.01 DATE: 11-02-23

DRAWING #: **A-101**



**A1** FIRST FLOOR PLAN  
 SCALE: 3/16" = 1'-0"



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**KITTERY HOUSING**

25 & 17 ROUTE 236, ME

ISSUE:  
**NOT FOR CONSTRUCTION**

SA PROJECT TEAM: PRINCIPAL P. Silvestri  
 PROJ. ARCH. \_\_\_\_\_ DRAFTER \_\_\_\_\_  
 JOB CAPT. J. Somers INTERIORS K. Hamann

SEAL:

TITLE:  
**SECOND FLOOR PLAN**

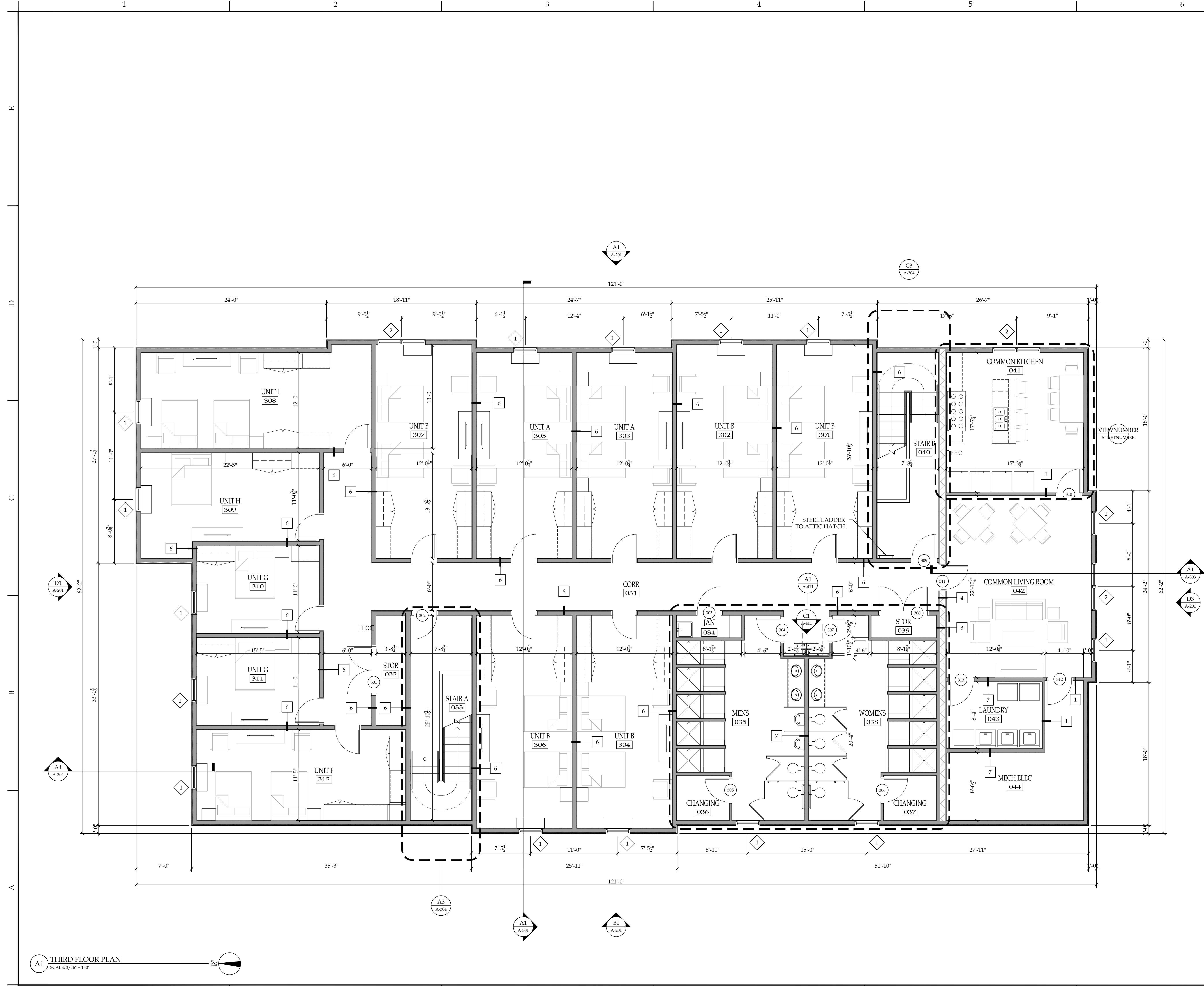


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 AMHERST, NY 14221 FAX 716.691.4773

SA JOB #: 23063.01 DATE: 11-02-23

DRAWING #: **A-102**

A1 SECOND FLOOR PLAN  
 SCALE: 3/16" = 1'-0"



A1 THIRD FLOOR PLAN  
SCALE: 3/16" = 1'-0"

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**KITTERY HOUSING**  
25 & 17 ROUTE 236, ME

ISSUE:  
**NOT FOR CONSTRUCTION**

SA PROJECT TEAM: PRINCIPAL P. Silvestri  
PROJ. ARCH. \_\_\_\_\_ DRAFTER \_\_\_\_\_  
JOB CAPT. J. Somers INTERIORS K. Hamann

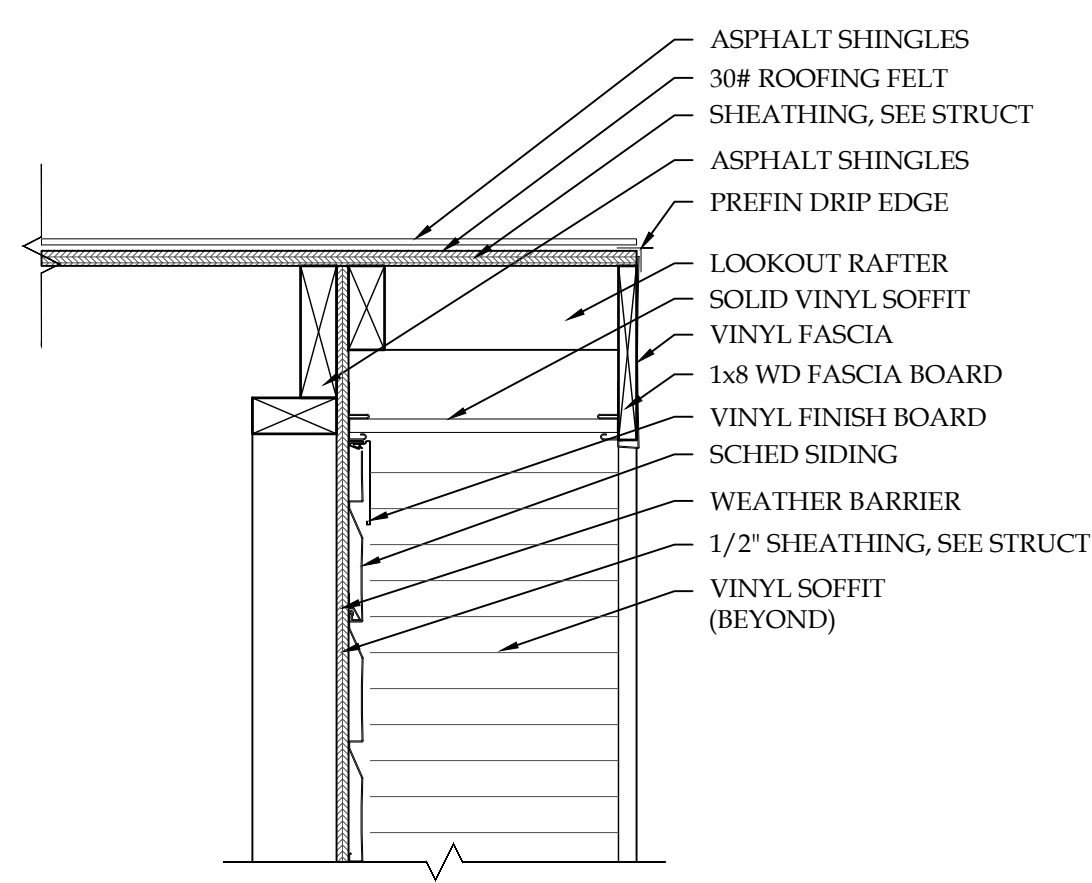
SEAL:

TITLE:  
**THIRD FLOOR PLAN**

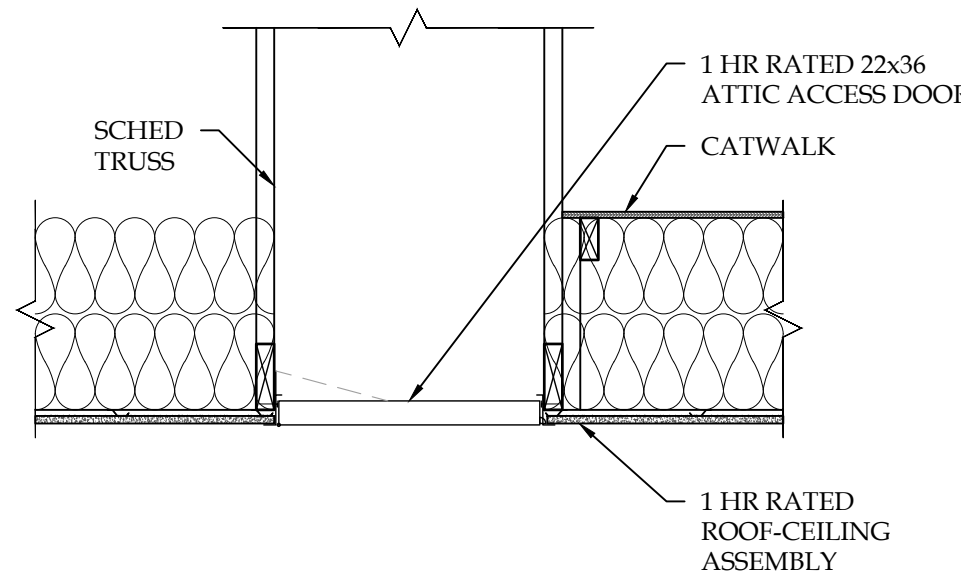
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AMHERST, NY 14221 FAX 716.691.4773

SA JOB #: 23063.01 DATE: 11-02-23

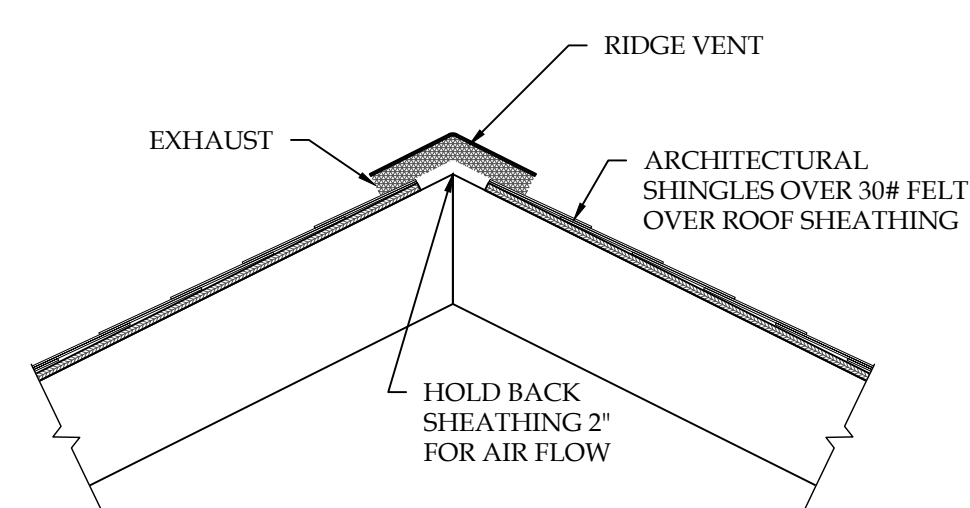
DRAWING #: **A-103**



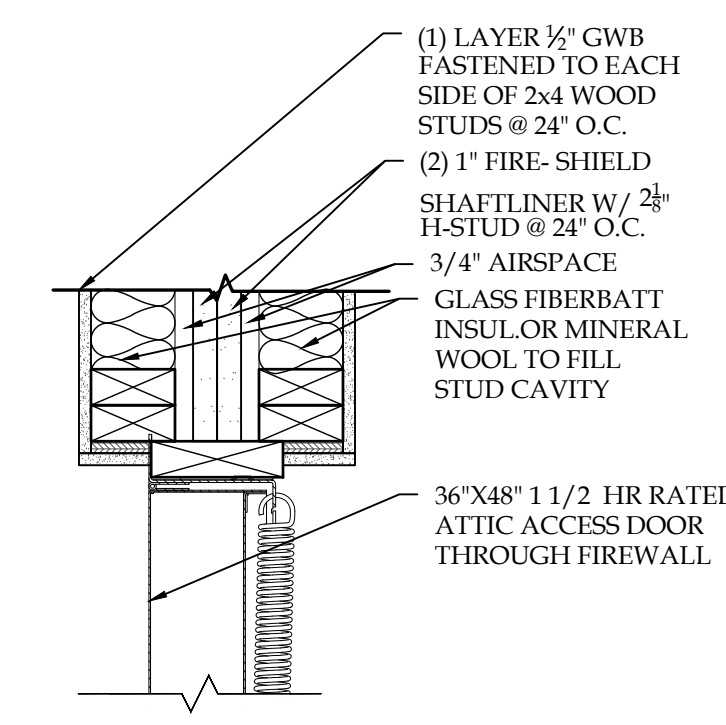
E1 GABLE END DETAIL  
1/2" = 1'-0"



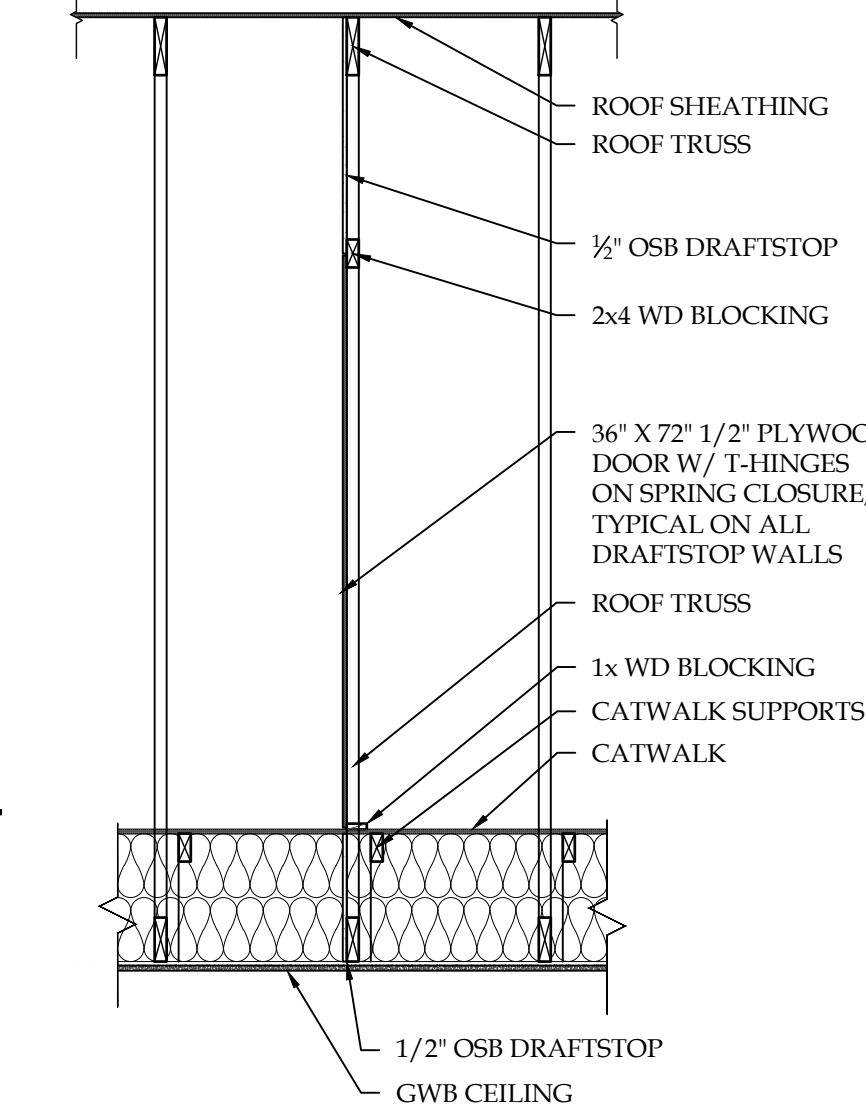
E2 1 HR RATED ATTIC ACCESS DOOR DETAIL  
3/4" = 1'-0"



E3 RIDGE VENT DETAIL  
1" = 1'-0"



E4 RATED WALL DOOR DETAIL  
1 1/2" = 1'-0"



E5 DRAFTSTOP DOOR DETAIL  
1/2" = 1'-0"

**ROOF LEGEND**

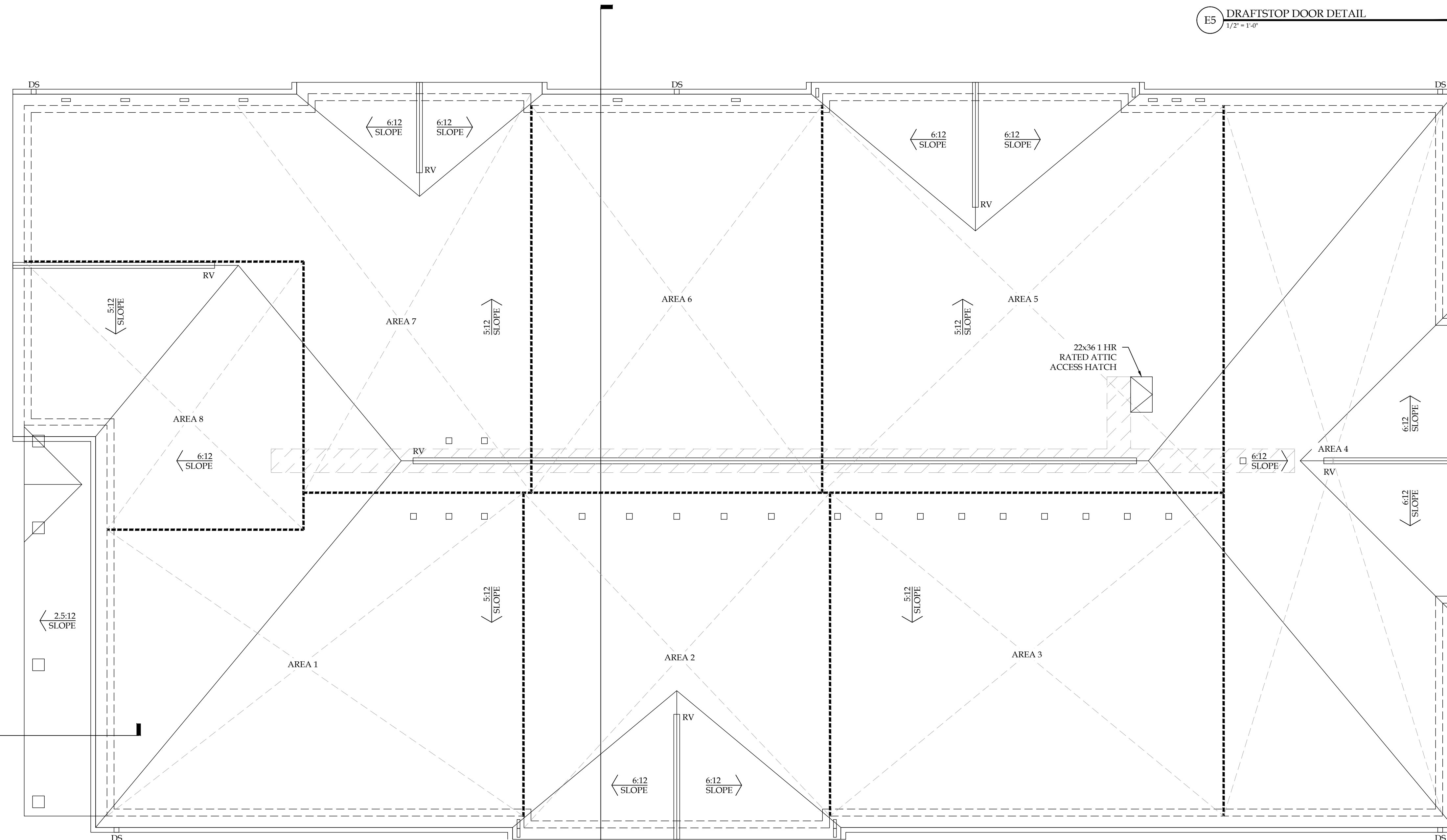
|                 |            |
|-----------------|------------|
| SHEAR WALL      | ██████████ |
| DRAFTSTOP       | -----      |
| ROOF VENTILATOR | □          |
| SOFFIT VENT     | ▭          |
| CATWALK         | ▨          |

**NOTES:**  
 NFPA 13R SYSTEM: SPRINKLERS IN ATTIC NOT REQUIRED BECAUSE DRAFTSTOPS PROVIDED.  
 SEE MEP DRAWINGS FOR ALL MECHANICAL EQUIPMENT AND VENT DETAILS.  
 SEE STRUCTURAL DRAWINGS FOR COMPLETE SHEAR WALL LOCATIONS.

**MINIMUM FIRE VENTILATION AREA**

| AREA      | REQUIRED          |         | PROVIDED |  |
|-----------|-------------------|---------|----------|--|
|           | ATTIC VENTILATION | RIDGE   | SOFFIT   |  |
| 7,068 SF  | 47.12 SF          | 26.2 SF | 23.21 SF |  |
| 1 911 SF  | 6.07 SF           | 4.82 SF | 1.25 SF  |  |
| 2 734 SF  | 4.89 SF           | 1.81 SF | 3.41 SF  |  |
| 3 910 SF  | 6.07 SF           | 2.31 SF | 3.75 SF  |  |
| 4 1137 SF | 7.58 SF           | 5.87 SF | 1.92 SF  |  |
| 5 1137 SF | 7.58 SF           | 3.10 SF | 4.64 SF  |  |
| 6 805 SF  | 5.37 SF           | 2.61 SF | 3.07 SF  |  |
| 7 961 SF  | 6.41 SF           | 3.62 SF | 3.04 SF  |  |
| 8 473 SF  | 3.15 SF           | 1.10 SF | 2.13 SF  |  |

ROOF VENTILATORS SHALL HAVE A MIN. 60 SQ.IN. OF FREE VENTILATION AREA EACH.  
 RIDGE VENT SHALL HAVE A MIN. 18 SQ.IN. OF FREE VENTILATION AREA PER LINEAR FOOT.  
 CONTINUOUS SOFFIT VENT SHALL HAVE A MIN. 10 SQ.IN. OF FREE VENTILATION AREA PER LINEAR FOOT.  
 INDIVIDUAL SOFFIT VENTS SHALL HAVE A MIN. 65 SQ.IN. OF FREE VENTILATION AREA.



D1 A-201

D3 A-201

A1 A-302

A1 A-301

B1 A-201

A1 ROOF PLAN  
SCALE: 3/16" = 1'-0"

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**KITTERY HOUSING**

25 & 17 ROUTE 236, ME

ISSUE:  
**NOT FOR CONSTRUCTION**

SA PROJECT TEAM: PRINCIPAL P. Silvestri  
 PROJ. ARCH. \_\_\_\_\_ DRAFTER \_\_\_\_\_  
 JOB CAPT. J. Somers INTERIORS K. Hamann

SEAL:

TITLE:  
**ROOF PLAN**



**SILVESTRI ARCHITECTS · PC**

1321 MILLERSPORT HWY PH. 716.691.0900  
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SA JOB #: 23063.01 DATE: 11-02-23

DRAWING #: **A-104**





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**KITTERY HOUSING**  
 25 & 17 ROUTE 236, ME

ISSUE:  
**NOT FOR CONSTRUCTION**

SA PROJECT TEAM: PRINCIPAL P.Silvestri  
 PROJ. ARCH. \_\_\_\_\_ DRAFTER \_\_\_\_\_  
 JOB CAPT. J.Somers INTERIORS K.Hamann

SEAL:

TITLE:  
**EXTERIOR ELEVATIONS**



**SILVESTRI ARCHITECTS · PC**  
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 AMHERST, NY 14221 FAX 716.691.4773

SA JOB #: 23063.01 DATE: 11-02-23

DRAWING #: **A-201**



Excellence for Generations

Date: 4-27-15

Foreman: Rob Wilson

Project: Town of Kittery - Route 236 Sewer Extensions

Street Name & House #: #25 Rt 236 (APT BLDG)

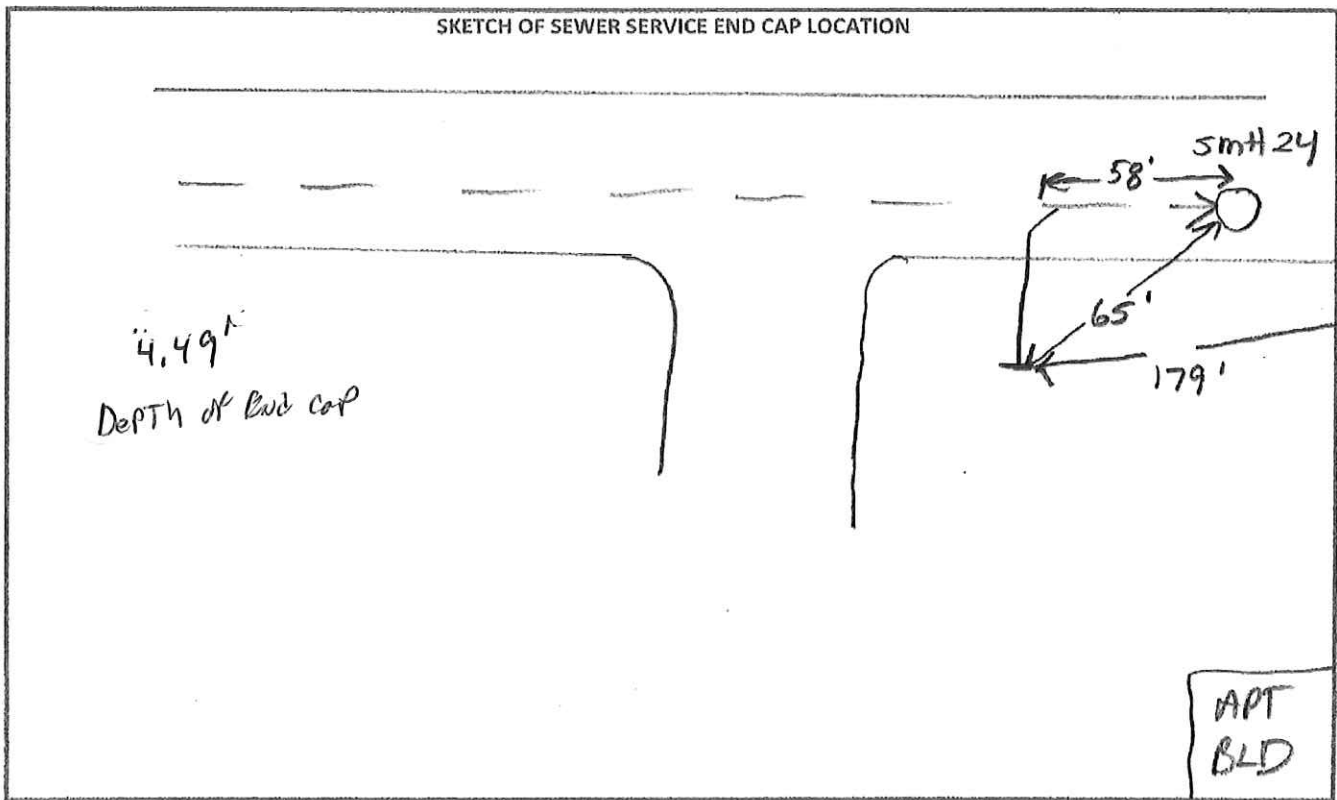
Wye Location: STA 215+65 Service Size/Material: 6" SDR 35

Wye Elevation: 37.54 Closest SMH to Wye: SMH 24

Service Length (Wye to Cap): 26 LF End Cap Elevation: 38.53

End Cap Surveyed?: YES NO Surveyor: \_\_\_\_\_

SKETCH OF SEWER SERVICE END CAP LOCATION



Notes: \_\_\_\_\_

Approved by: \_\_\_\_\_  
For Owner Date For Contractor Date