



TOWN OF KITTERY

200 Rogers Road, Kittery, ME 03904
 Telephone: (207) 475-1323 | Fax: (207) 439-6806
 Visit us: www.kitteryme.gov/planning-board

Planning Board Meeting January 25, 2024

ITEM 3—3 Walker Street—Major Site Plan — Preliminary Review

Action: Hold public hearing, Approve plan or continue review. Eric Weinrieb, on behalf of owner/applicant 3 Walker Street LLC, is proposing to redevelop an existing structure into a 1,500 sq ft. mixed-use building consisting of two floors of office space and a third floor with a residential unit located on the property of 3 Walker Street, Map 4 Lot 99, in the Mixed-Use Kittery Foreside Zone.

PROCESS SUMMARY

REQ'D	ACTION	COMMENTS	STATUS
NO	Sketch Plan Acceptance/Approval	12/8/22	Accepted
YES	Planning board determination of completeness	12/14/23	Accepted
NO	Site Visit	1/8/24	Held
YES	Public Hearing	Scheduled for 1/25/24	Pending
YES	Preliminary Plan Approval	Scheduled for 1/25/24	Pending
YES	Final Plan Review and Decision		TBD

Applicant: Prior to the signing of the approved Plan any **Conditions of Approval related to the Findings of Fact along with waivers and variances (by the BOA) must be placed on the Final Plan and, when applicable, recorded at the York County Registry of Deeds. PLACE THE MAP AND LOT NUMBER IN 1/4" HIGH LETTERS AT LOWER RIGHT BORDER OF ALL PLAN SHEETS.** As per Section 16.4.4.L - Grading/Construction Final Plan Required. - Grading or construction of roads, grading of land or lots, or construction of buildings is prohibited until the original copy of the approved final plan endorsed has been duly recorded in the York County registry of deeds when applicable.

OTHER PERMITS AND REQUIREMENTS

- State Fire Marshal NFPA #13 fire protection system approval.
- DEP construction permitting and site review.
- Coordination with MDOT regarding Walker Street re-design project.

PROJECT INTRODUCTION

This is the second preliminary review for a proposed 3-story mixed-use building on the property of 3 Walker Street, located in the Kittery Foreside and directly abutting the Kittery Dance Hall, Lil's Restaurant, and other commercial businesses located in 5-12 Wallingford Square. The property currently contains a vacant 2-story building previously used as a single-family dwelling and office space. The project proposes to demolish the property and construct a mixed-used building containing dwellings and office space. The portion of the lot behind the proposed building would provide snow storage and 4 parking spaces, with all other parking requirements met with an off-site agreement.

The planning board accepted a sketch plan for this property in December 2022. During the sketch review, the applicant originally planned to provide retail or restaurant space on first floor; the applicant has decided instead to strictly provide office space and one single apartment unit.

The planning board accepted the preliminary site plan application as complete on 12/14/23, then scheduled a site walk for 1/8/24 and a public hearing to be held on 1/25/24. Since plan acceptance, the applicant has expressed interest in adding two affordable housing units on the ground floor by utilizing the new density bonuses implemented by the recently passed local LD 2003 ordinance. This would mean the development now proposed 2 floors of office space and 3 residential units.

The applicant has submitted a housing narrative and architecture plan for the affordable housing units. A third-party engineer review completed by CMA has found 0 issues with the proposed development. **After holding the public hearing, staff suggest preliminary approval for this application.**

WAIVERS REQUESTED

1. Drainage pipe minimums: The applicant is requesting a modification to the drainage pipe minimum size from 12 inches to 6 inches. The applicant claims 12 inches is an excessive size for the proposed development.
2. Flat roof design standards: The applicant is looking for relief on the zone's building design standards to allow a partially flat roof with an integrated roof deck and solar canopy structure. The roof design is responding to its context by utilizing a mansard on the dance hall side of the building and then the dormered/flat roof on the other sides facing the square with the larger flat roof context buildings. Building design standards are not dimensional standards, meaning the planning board has full authority to grant this relief.

STAFF COMMENTS

Listed below are additional comments provided by staff in addition to general review of standards:

1. The sketch review was accepted on 12/8/22. After a preliminary site plan is approved, applicants have a 6-month deadline to resubmit a final site plan, or approval expires and the application must be resubmitted. Because a sketch review is optional for site plans, there is no such deadline after sketch acceptance of a site plan.
2. While the development did not propose enough units to trigger the affordable housing ordinance, the applicant still proposes two affordable units to accompany the market-rate unit on the third floor. The housing narrative confirms the design and quality of the affordable units will match the market rate apartment.
 - a. An affordable housing unit must be tied to either 60% or 80% of the annual median income (AMI). The housing narrative pledges to tie the affordable units to 60% AMI. Before utility deductions, the estimated rent would be:
 - i. \$1,279 a month for a studio apartment
 - ii. \$1,371 a month for a one-bedroom apartment.

3. Per **16.5.4.E.(2).(c)**, because the development proposes more than half of their units to be affordable, the applicant receives a 20% discount on all relevant permitting fees. They also receive bonuses for housing density and parking limits, described further below.
4. 3 Walker directly abuts an open restaurant patio from the restaurant Lil's south of the parcel. Staff suggest swapping the proposed parking spaces with the proposed snow storage areas, to allow for contiguous green space abutting that patio.
5. The water main along the proposed property is 4 inches. Because the proposed development will require a sprinkler system, the Kittery Water District suggested a fire flow test to ensure adequate capacity. A fire flow test has been performed, and the applicant will work with KWD to ensure the utility design is fully approved.
6. A Flood Insurance Rate Map has been provided, showing the proposed development is completely out of any identified flood hazard area.
7. MDOT is planning a sidewalk development project along Wentworth Street. Included in this packet is an email from project manager Brian Keezer confirming the applicant and property owners have been in contact with DOT staff. MDOT plans to send the project out to bid in November and is assuming construction will begin Spring 2024 (if a suitable contractor is chosen within that timeframe).
8. Trash will be stored inside, as stated on the site plan.
9. Originally, the development proposed a front yard setback of 2.6 feet. Excluding exceptions on certain streets, the front yard setback in the MU-KF zone is 10 feet. Per **§16.1.8.B.(6)**, the front yard setback for an existing nonconforming building need not be greater than the average of the setback distances of the buildings on the lots "next to thereto on either side". The site plan calculates the average front yard setback of the abutting lots to be 3.2 feet, which the proposed building appears to meet.

PROJECT ANALYSIS

Staff reviewed the application and provided materials and have provided their determination on the requirements and standards below. All requirements that have not been met or require further discussion are highlighted.

Code Ref.	§16.4 Land Use Zone Standards	
	Standard	Determination
§16.4.25.B/C.	Permitted/Special Exception Uses	The proposed uses are permitted in the MU-KF Zone.
§16.4.25.D.(2).(a).	Minimum lot area per dwelling unit: 5,000 sq ft. NOTE: if the applicant is proposing 50% or more units as affordable, this minimum is reduced to 2,000 sq ft. Any fractional unit above ½ is rounded up	With a lot size of 5,289 sq ft, 2.6 dwellings (rounded up to 3) are allowed on the property. The applicant submitted a housing narrative confirming more than 50% of the dwellings would be affordable. The standard appears to be satisfied.

§16.4.25.D.(2).(b).	Lot size: 5,000 sq ft. minimum	It appears the standard is satisfied.
§16.4.25.D.(2).(c).	Street frontage: no minimum	It appears the standard is satisfied.
§16.4.25.D.(2).(d).	<p>Front setback: 10 ft minimum if not along Government Street or Wallingford Square</p> <p>NOTE: Per §16.1.8.B.(6) a building setback from the street line "need not be greater than the average of the setback distances of the buildings on the lots next thereto on either side.</p>	<p>The average setback of the adjacent lots appears to be 3.2 feet, which the proposed building now matches.</p> <p>The standard appears to be satisfied.</p> <p>The existing conditions survey states the front yard setback is 0 feet. This is an error and should be corrected in future revisions of the plan.</p>
§16.4.25.D.(2).(e).	Rear and side setbacks: 10 ft minimum.	The proposed development maintains the 10' setback on one side and reduces nonconformance to the 10' setback on another side. It appears the standard is satisfied.
§16.4.25.D.(2).(g).	Building height: 40 ft maximum	It appears the standard is satisfied.
§16.4.25.D.(2).(i).	Building coverage: 60% maximum	It appears the standard is satisfied
§16.4.25.D.(2).(j).	Open space: 40% minimum	The proposed development reduces the site's nonconformance to the open space minimum. The standard appears satisfied.
§16.4.25.D.(3).	<p>Building footprint maximum: 1,500 square feet.</p> <p>NOTE: if development is replacing a building existing on the lot as of April 1, 2005, the development can match the existing footprint. Width of the new building as measured</p>	It appears the standard is satisfied

	parallel to the front lot line may not be greater than the width of the pre-existing building.	
§16.4.25.D.(4).	Special design standards must be met for projects that expand the existing building footprint and volume in 2005 by more than 30%.	The applicant is requesting relief on a building design standard prohibiting flat roofs. Otherwise, building design standards appear to be satisfied.
§16.4.25.D.(7).	<p>Total off-street parking requirements:</p> <ul style="list-style-type: none"> • 2 spaces for 3 residential units • 7 spaces for the two office floors. • Minus 3 spaces as part of nonresidential credit (see below) • Total 6 spaces required. <p>NOTE: the proposed development is exempt for up to 3 required off-street parking spaces (3 spaces for each separate non-residential use)</p> <p>NOTE: Because more than 50% of the proposed housing is affordable, parking minimums for the dwellings are reduced to 2 spaces for every 3 units</p>	<p>The plan proposes 4 spaces on-site, and an off-site agreement for the remaining 3 spaces.</p> <p>The applicant appears to exceed this standard.</p>
Code Ref.	§16.5 Performance Standards	
	Standard	Determination
§16.5.10	Essential Services	<p>All utilities in the plan are proposed to be underground. The standard appears to be satisfied.</p> <p>A fire flow test has been performed. The applicant will work with the Water District to ensure adequate water lines for the required sprinkler system.</p> <p>Utility installation will be in coordination with MDOT sidewalk project.</p>

§16.5.25	Sprinkler Systems are required in all buildings of 3 stories or more and must meet NFPA standards	Kittery Water District has sufficient capacity for sprinkler systems. Approval will be determined by State Fire Marshal.
§16.5.27	Street Standards	MDOT is currently in the process of installing sidewalks along Wentworth St. The proposed development will coordinate with MDOT to ensure utility installation does not impair state project.
Code Ref.	§16.7.10 Preliminary Site Plan Requirements	
	Standard	Determination
§16.7.10.C.(4).(a-i).	<ul style="list-style-type: none"> • Paper plan sheets no smaller than 11" x 17" • Scale of drawing no greater than 1 inch = 30 feet • Code block in right-hand corner • Standard boundary survey of existing conditions • Compass with arrow pointing true north • Locus map of property • Vicinity map and aerial photograph • Surveyed acreage of parcel(s), rights-of-way, wetlands, and amount of street frontage • Names and addresses of owners of record abutting property 	Provided
§16.7.10.C.(4).(j).	Existing conditions survey including all identified structures, natural resources, rights-of-way, and utilities located on and within 100 feet of the property.	Provided
§16.7.10.C.(4).(k).	<ul style="list-style-type: none"> • Proposed development area including: • Location and detail of proposed structures and signs • Proposed utilities including power, water, and sewer. • Sewage facilities type and placement. • Domestic water source • Lot lines, rights-of-way, and street alignments • Road and other paved area plans • Existing and proposed setbacks 	Provided

	<ul style="list-style-type: none"> • Storage areas for waste or hazardous materials • Topographic contours of existing contours and finished grade elevations • Locations and dimensions of artificial features such as pedestrian ways, sidewalks, curb cuts, driveways, fences, retaining walls, 	
§16.7.10.C.(4).(l).	Natural features or site elements to be preserved.	Provided
§16.7.10.C.(4).(m).	Identified property encumbrances.	Provided
§16.7.10.C.(4).(n).	Kittery Water District approval letter.	Provided
§16.7.10.C.(4).(o).	Erosion and sedimentation control plan.	Provided
§16.7.10.C.(4).(p).	Stormwater management plan and drainage analysis.	Provided
§16.7.10.C.(4).(q).	Soil survey.	Provided
§16.7.10.C.(4).(r).	Vehicular traffic report.	Provided
§16.7.10.C.(4).(s).	Traffic impact analysis.	Estimated trips do not trigger a traffic impact analysis.
§16.7.10.C.(4).(t).	Test pit analysis.	Not applicable
§16.7.10.C.(4).(u).	Approval letter from Town sewage.	Provided
§16.7.10.C.(4).(v).	Evaluation of development by Technical Review Committee department heads.	Provided
§16.7.10.C.(4).(w).	Additional submissions as required:	None requested at this time

DISCUSSION, NEXT STEPS, AND RECOMMENDATIONS

The purpose of a public hearing is to gather feedback from abutters, residents, and interested parties that may identify potential conflicts or suggestions to the proposed development. Engineer peer-review has found no issues, and all outstanding issues remaining are minor enough to allow preliminary approval at this time. The Technical Review Committee has also confirmed that the addition of the two affordable units does not affect capacity of site utilities. After holding the hearing, staff suggest the planning board discuss the feedback gathered by the public and discuss the proposed building design relief.

RECOMMENDED MOTIONS

Below are recommended motions for the Board's use and consideration:

Motion to approve the application as complete

Move to approve the preliminary site plan by Eric Weinrieb, on behalf of owner/applicant 3 Walker Street LLC.



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

November 22, 2023

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

**Re: Site Re-Development
Map 4 Lot 99
3 Walker Street
Kittery, Maine**

Dear Mr. Zakian,

On behalf of the applicant, 3 Walker Street, LLC, c/o Lane Cheney, Altus Engineering (Altus) is respectfully submitting a Preliminary Site Plan Review application for property located at 3 Walker Street. The redevelopment project will raze the existing structure, which has fallen into disrepair and proposes constructing a mixed-use building consisting of two levels of office space and a residential unit on the third level with site amenities.

If you have any questions or need additional information, please contact us. Thank you for your time and consideration. We look forward to presenting this project at the December 14th Planning Board meeting.

Sincerely,

ALTUS ENGINEERING

A handwritten signature in black ink, appearing to read "Eric D. Weinrieb".

Eric D. Weinrieb, P.E.
President

RMB/edw/5401.00a Cover.ltr.docx

Enclosures

ecopy: Lane Cheney, 3 Walker Street, LLC
Brandon Holden, Winter Holden Architecture

Preliminary Site Plan Review Application

Site Re-Development

**Tax Map 4, Lot 99
3 Walker Street
Kittery, Maine**

November 22, 2023

Prepared For:

3 Walker Street, LLC

c/o Lane Cheney
76 Exeter, Street
Newmarket NH 03857
(603) 502-8232

Prepared By:

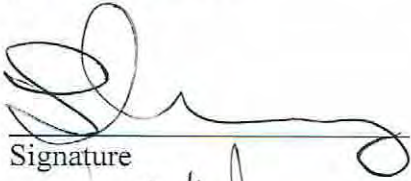
Altus Engineering

133 Court Street
Portsmouth, NH 03801
Phone: (603) 433-2335



Letter of Authorization

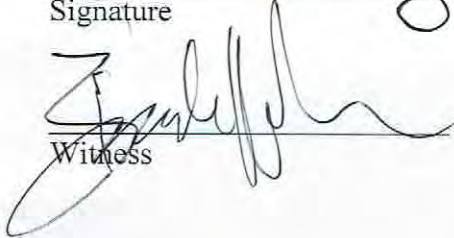
3 Walker Street, LLC, hereby authorizes Altus Engineering, LLC, Doucet Survey, LLC, and Winter Holben Design, LLC to represent us in all matters concerning the engineering, surveying and architecture, and related permitting of improvements to the property located at 3 Walker Street in Kittery, Maine on Assessors Map 4, Lot 99. This authorization shall include any signatures required for Federal, State and Municipal permit applications.



Signature

LANE CHENEY
Lane Cheney

11-21-23
Date



Witness

BRANDON HOUBEN
Print Name

11/21/23
Date



Vicinity Plan

Kittery, ME

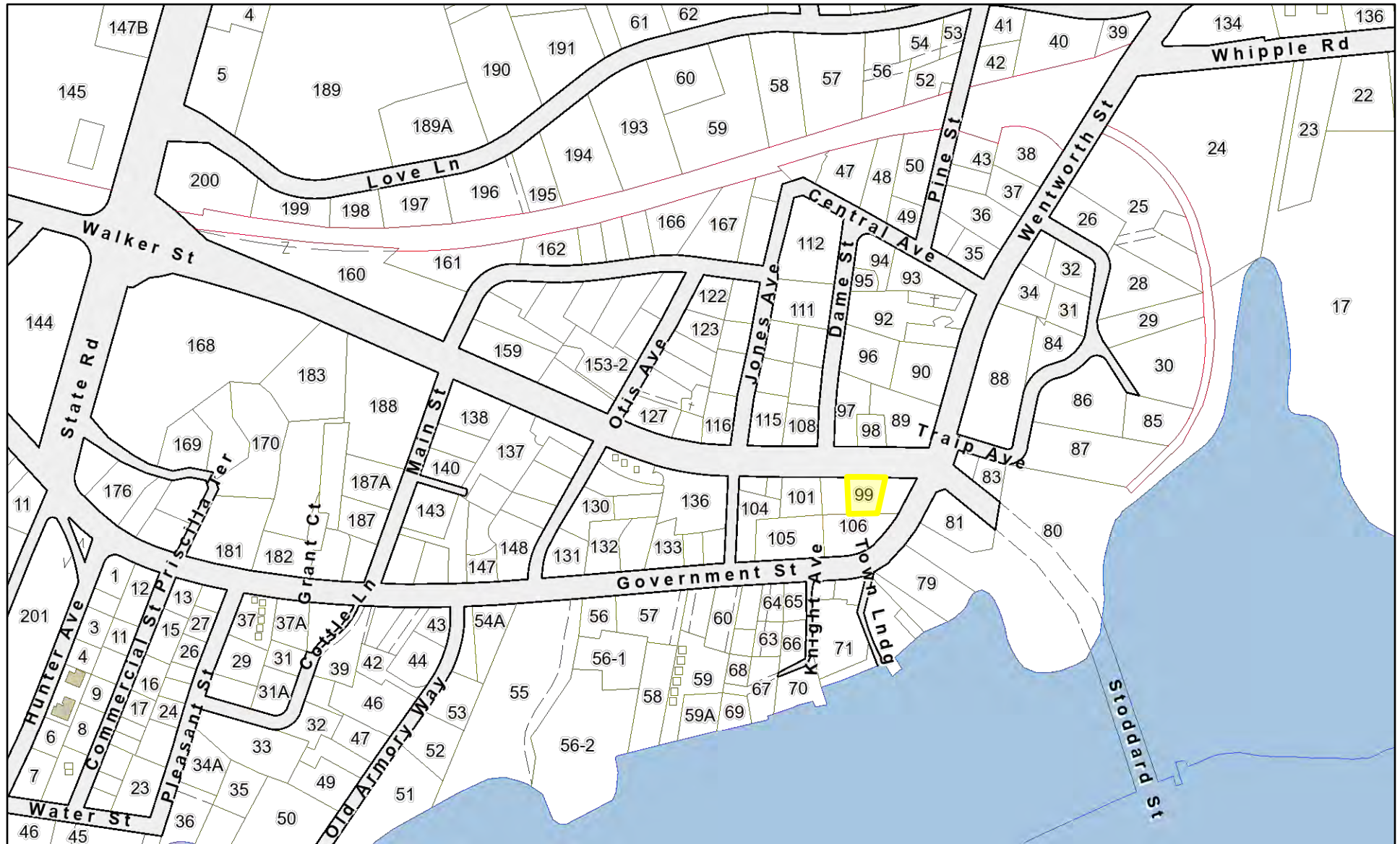
1 inch = 300 Feet



November 9, 2023

www.cai-tech.com

0 300 600 900




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Aerial Photograph

Write a description for your map.

Legend

 27 Wentworth St



Google Earth

700 ft





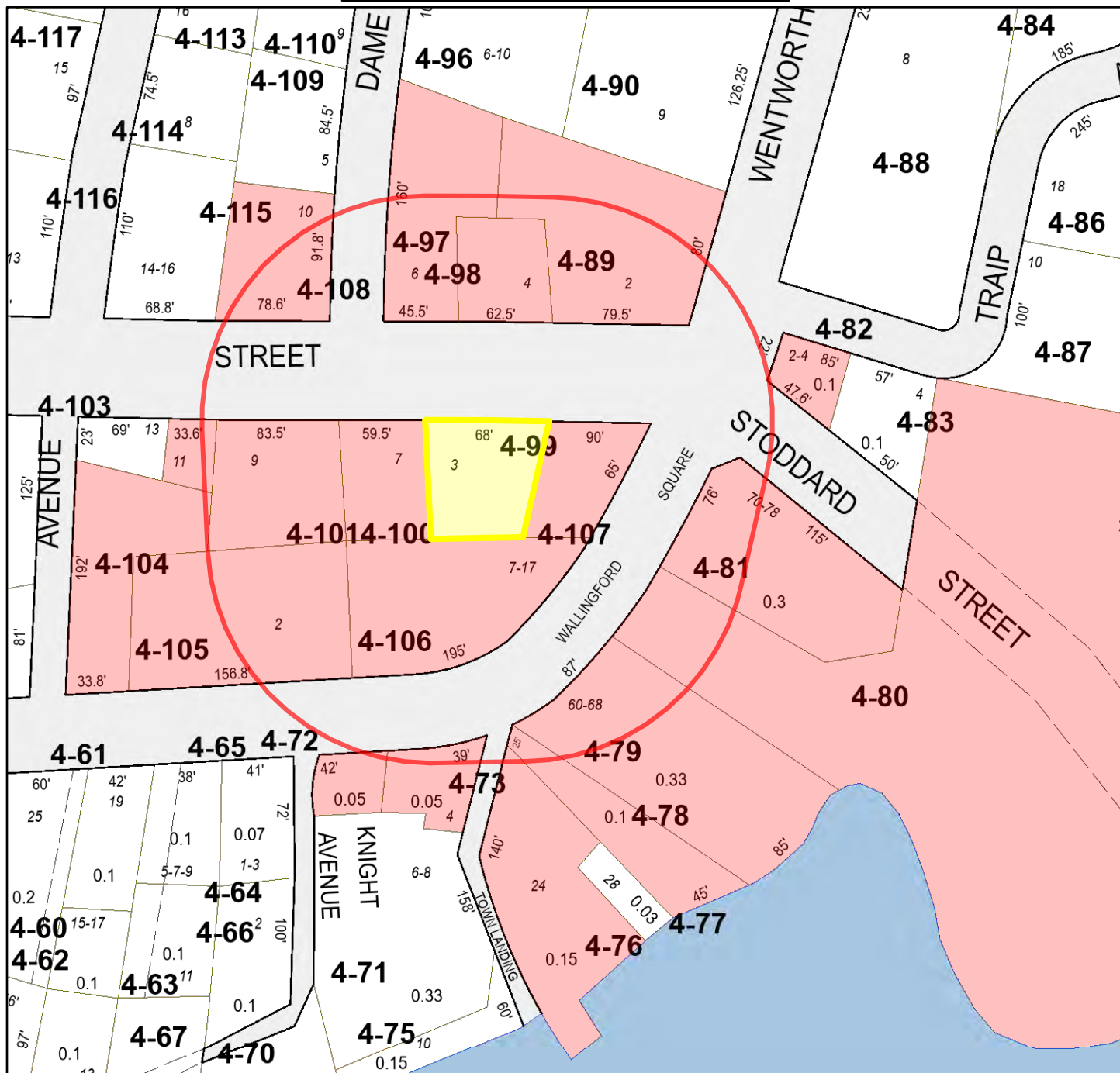
Kittery, ME

1 inch = 100 Feet



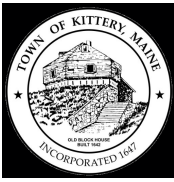
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November 9, 2023



	Water-poly
	Map - Lot Labels
	Right of Way

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150 foot Abutters List Report

Kittery, ME
November 09, 2023

Subject Property:

Parcel Number: 4-99
CAMA Number: 4-99
Property Address: 3 WALKER STREET

Mailing Address: 3 WALKER STREET LLC 3 WALKER STREET LLC
76 EXETER ROAD
NEWMARKET, NH 03857

Abutters:

Parcel Number: 4-100
CAMA Number: 4-100
Property Address: 7 WALKER STREET

Mailing Address: THE DANCE HALL THE DANCE HALL
PO BOX 691
KITTERY, ME 03904

Parcel Number: 4-101
CAMA Number: 4-101
Property Address: 9 WALKER STREET

Mailing Address: MURPHY TR, AMY E DUTTON MURPHY TR, AMY E DUTTON
420 RICHARDS AVENUE
PORTSMOUTH, NH 03801

Parcel Number: 4-102
CAMA Number: 4-102
Property Address: 11 WALKER STREET

Mailing Address: PARADIS, PAUL J PARADIS, PAUL J
11 WALKER STREET
KITTERY, ME 03904

Parcel Number: 4-104
CAMA Number: 4-104
Property Address: GOVERNMENT STREET

Mailing Address: SECOND CHRISTIAN SOCIETY SECOND CHRISTIAN SOCIETY
33 GOVERNMENT STREET
KITTERY, ME 03904-1652

Parcel Number: 4-105
CAMA Number: 4-105
Property Address: 2 GOVERNMENT STREET

Mailing Address: STUDIO VERTE LLC STUDIO VERTE LLC
172 PEPPERRELL ROAD
KITTERY POINT, ME 03905-5122

Parcel Number: 4-106
CAMA Number: 4-106
Property Address: 7-17 WALLINGFORD SQUARE

Mailing Address: WALLINGFORDKITTERY, LLC WALLINGFORDKITTERY, LLC
7 WALLINGFORD SQUARE UNIT 102
KITTERY, ME 03904

Parcel Number: 4-107
CAMA Number: 4-107
Property Address: WALLINGFORD SQUARE

Mailing Address: INHABITANTS OF KITTERY INHABITANTS OF KITTERY
200 ROGERS ROAD
KITTERY, ME 03904-1428

Parcel Number: 4-108
CAMA Number: 4-108
Property Address: 10 WALKER STREET

Mailing Address: WALKER LLC WALKER LLC
PO BOX 170998
BOSTON, MA 02117

Parcel Number: 4-72
CAMA Number: 4-72
Property Address: WALLINGFORD SQUARE

Mailing Address: GOLINI ENTERPRISES LLC GOLINI ENTERPRISES LLC
1 GOVERNMENT STREET
KITTERY, ME 03904-1653

Parcel Number: 4-73
CAMA Number: 4-73
Property Address: 4 WALLINGFORD SQUARE

Mailing Address: JEST REALTY LLC JEST REALTY LLC
23 RANDOM ROAD
BEDFORD, NH 03110

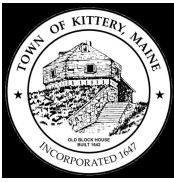


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11/9/2023

Page 1 of 2



150 foot Abutters List Report

Kittery, ME
November 09, 2023

Parcel Number: 4-76 CAMA Number: 4-76 Property Address: 24 WALLINGFORD SQUARE	Mailing Address: CRAWFORD TR, BETTY L CRAWFORD TR, BETTY L 510 US ROUTE 1 KITTERY, ME 03904-5507
Parcel Number: 4-78 CAMA Number: 4-78 Property Address: TOWN LANDING	Mailing Address: INHABITANTS OF KITTERY INHABITANTS OF KITTERY 200 ROGERS ROAD KITTERY, ME 03904-1428
Parcel Number: 4-79 CAMA Number: 4-79 Property Address: 60-68 WALLINGFORD SQUARE	Mailing Address: 60-68 WALLINGFORD SQUARE LLC 60-68 WALLINGFORD SQUARE LLC C/O LORI DAWSON 17 MADBURY ROAD STE 120 DURHAM, NH 03824
Parcel Number: 4-80 CAMA Number: 4-80 Property Address: WALLINGFORD SQUARE	Mailing Address: UNITED STATES OF AMERICA UNITED STATES OF AMERICA 300 WESTGATE CENTER DRIVE HADLEY, MA 01035
Parcel Number: 4-81 CAMA Number: 4-81 Property Address: 70-78 WALLINGFORD SQUARE	Mailing Address: WALLINGFORD RENTALS LLC WALLINGFORD RENTALS LLC 5 MELANIES COURT KITTERY, ME 03904
Parcel Number: 4-82 CAMA Number: 4-82 Property Address: 2-4 WENTWORTH STREET	Mailing Address: BRIDGE, SCOTT BRIDGE, SCOTT 165 CENTRAL ROAD RYE, NH 03870
Parcel Number: 4-89 CAMA Number: 4-89 Property Address: 2 WALKER STREET	Mailing Address: KITTERY ART ASSOCIATION KITTERY ART ASSOCIATION PO BOX 44 KITTERY POINT, ME 03905
Parcel Number: 4-97 CAMA Number: 4-97 Property Address: 6 WALKER STREET	Mailing Address: GILBRIDE, KENNETH G WALKER 6-8 LLC PO BOX 170998 BOSTON, MA 02117
Parcel Number: 4-98 CAMA Number: 4-98 Property Address: 4 WALKER STREET	Mailing Address: VALHOS, NICHOLAS G WALKER 6-8 LLC PO BOX 170998 BOSTON, MA 02117



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11/9/2023

Page 2 of 2



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

November 22, 2023

**Subject: Site Re-Development
Map 4 Lot 99
3 Walker Street
Kittery, Maine**

Dear Abutter:

This letter is to notify you that 3 Walker Street, LLC is submitting an application to the Town of Kittery Planning Board for property located at 3 Walker Street. The redevelopment project will raze the existing structure, which has fallen into disrepair and proposes constructing a mixed-use building consisting of two levels of office space and a residential unit on the third level with site amenities.

Plans are available for public review at the Planning Department in the Kittery Town Hall at 200 Rogers Road. Also, you may track the application's progress by reviewing Planning Board meeting dates, agendas and minutes on the internet. Please go to internet address www.kitteryme.org and on the left hand side of the web page, click on "Agendas and Meetings" and then on the appropriate date.

Otherwise you may contact the Town Planning Department at 207-475-1323.

Sincerely,

A handwritten signature in blue ink that reads "Ronald M. Beal".

Ronald M. Beal, P.E.
Project Engineer

RMB\edw\5401.03c Abut.ltr.docx

CERTIFIED MAIL

60-68 WALLINGFORD SQUARE
60-68 WALLINGFORD SQUARE
C/O LORI DAWSON
17 MADBURY ROAD STE 120
DURHAM, NH 03824

SECOND CHRISTIAN SOCIETY
SECOND CHRISTIAN SOCIETY
33 GOVERNMENT STREET
KITTERY, ME 03904-1652

BRIDGE, SCOTT
BRIDGE, SCOTT
165 CENTRAL ROAD
RYE, NH 03870

STUDIO VERTE LLC
STUDIO VERTE LLC
172 PEPPERRELL ROAD
KITTERY POINT, ME 03905-5122

CRAWFORD TR, BETTY L
CRAWFORD TR, BETTY L
510 US ROUTE 1
KITTERY, ME 03904-5507

THE DANCE HALL
THE DANCE HALL
PO BOX 691
KITTERY, ME 03904

GILBRIDE, KENNETH G
WALKER 6-8 LLC
PO BOX 170998
BOSTON, MA 02117

UNITED STATES OF AMERICA
UNITED STATES OF AMERICA
300 WESTGATE CENTER DRIVE
HADLEY, MA 01035

GOLINI ENTERPRISES LLC
GOLINI ENTERPRISES LLC
1 GOVERNMENT STREET
KITTERY, ME 03904-1653

VALHOS, NICHOLAS G
WALKER 6-8 LLC
PO BOX 170998
BOSTON, MA 02117

INHABITANTS OF KITTERY
INHABITANTS OF KITTERY
200 ROGERS ROAD
KITTERY, ME 03904-1428

WALKER LLC
WALKER LLC
PO BOX 170998
BOSTON, MA 02117

JEST REALTY LLC
JEST REALTY LLC
23 RANDOM ROAD
BEDFORD, NH 03110

WALLINGFORD RENTALS LLC
WALLINGFORD RENTALS LLC
5 MELANIES COURT
KITTERY, ME 03904

KITTERY ART ASSOCIATION
KITTERY ART ASSOCIATION
PO BOX 44
KITTERY POINT, ME 03905

WALLINGFORDKITTERY, LLC
WALLINGFORDKITTERY, LLC
7 WALLINGFORD SQUARE UNIT
102
KITTERY, ME 03904

MURPHY TR, AMY E DUTTON
MURPHY TR, AMY E DUTTON
420 RICHARDS AVENUE
PORTSMOUTH, NH 03801

PARADIS, PAUL J
PARADIS, PAUL J
11 WALKER STREET
KITTERY, ME 03904

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.62

Total \$5.01

Sent To
Street
City, State

11/22/2023

GOLINI ENTERPRISES LLC
GOLINI ENTERPRISES LLC
1 GOVERNMENT STREET
KITTERY, ME 03904-1653

PS Form Instructions

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CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

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Boston, MA 02117

Certified Mail Fee \$4.35

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.62

Total \$5.01

Sent To
Street
City, State

11/22/2023

GILBRIDE, KENNETH G
WALKER 6-8 LLC
PO BOX 170998
BOSTON, MA 02117

PS Form Instructions

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE
Durham, NH 03824

Certified Mail Fee \$4.35

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.62

Total \$5.01

Sent To
Street
City, State

11/22/2023

60-68 WALLINGFORD SQUARE
60-68 WALLINGFORD SQUARE
C/O LORI DAWSON
17 MADBURY ROAD STE 120
DURHAM, NH 03824

PS Form Instructions

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE
Kittery, ME 03904

Certified Mail Fee \$4.35

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.62

Total \$5.01

Sent To
Street
City, State

11/22/2023

CRAWFORD TR, BETTY L
CRAWFORD TR, BETTY L
510 US ROUTE 1
KITTERY, ME 03904-5507

PS Form Instructions

**U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE
Kittery, ME 03904

Certified Mail Fee \$4.35

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.62

Total \$5.01

Sent To
Street
City, State

11/22/2023

WALLINGFORDKITTERY, LLC
WALLINGFORDKITTERY, LLC
7 WALLINGFORD SQUARE UNIT
102
KITTERY, ME 03904

PS Form Instructions

**U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE
Rye, NH 03870

Certified Mail Fee \$4.35

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.62

Total \$5.01

Sent To
Street
City, State

11/22/2023

BRIDGE, SCOTT
BRIDGE, SCOTT
165 CENTRAL ROAD
RYE, NH 03870

PS Form Instructions

7020 0640 0001 3192 7400

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Kittery, ME 03904

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

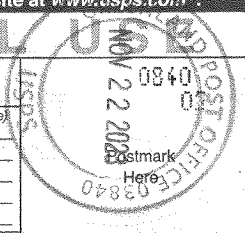
Postage \$0.62

Total Postage and Fees \$5.01

11/22/2023

Sent To: WALLINGFORD RENTALS LLC
 Street: WALLINGFORD RENTALS LLC
 5 MELANIES COURT
 City, State: KITTERY, ME 03904

PS Form Instructions



7020 0640 0001 3192 7417

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Boston, MA 02117

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

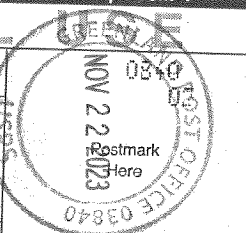
Postage \$0.62

Total Postage and Fees \$5.01

11/22/2023

Sent To: WALKER LLC
 Street: WALKER LLC
 PO BOX 170998
 City, State: BOSTON, MA 02117

PS Form Instructions



7020 0640 0001 3192 7424

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Boston, MA 02117

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
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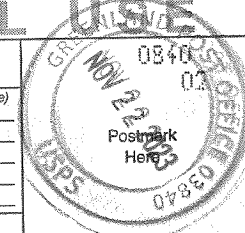
Postage \$0.62

Total Postage and Fees \$5.01

11/22/2023

Sent To: VALHOS, NICHOLAS G
 Street: WALKER 6-8 LLC
 PO BOX 170998
 City, State: BOSTON, MA 02117

PS Form Instructions



7020 0640 0001 3192 7431

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Hadley, MA 01035

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

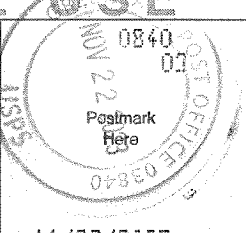
Postage \$0.62

Total Postage and Fees \$5.01

11/22/2023

Sent To: UNITED STATES OF AMERICA
 Street and: UNITED STATES OF AMERICA
 300 WESTGATE CENTER DRIVE
 City, State: HADLEY, MA 01035

PS Form Instructions



7020 0640 0001 3192 7448

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Kittery, ME 03904

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

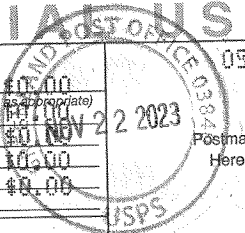
Postage \$0.62

Total Postage and Fees \$5.01

11/22/2023

Sent To: THE DANCE HALL
 Street: THE DANCE HALL
 PO BOX 691
 City, State: KITTERY, ME 03904

PS Form Instructions



7020 0640 0001 3192 7455

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Kittery Point, ME 03907

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

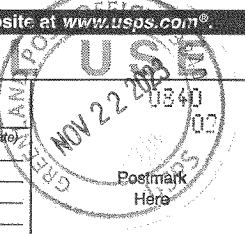
Postage \$0.62

Total Postage and Fees \$5.01

11/22/2023

Sent To: STUDIO VERTE LLC
 Street: STUDIO VERTE LLC
 172 PEPPERRELL ROAD
 City, State: KITTERY POINT, ME 03905-5122

PS Form Instructions



7020 0640 0001 3192 7295

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OFFICIAL USE

Kittery, ME 03904

Certified Mail Fee	\$14.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.67
Total	\$15.01

Postmark Here
 NOV 2 2023
 GREENLAND POST OFFICE 03840

11/22/2023

Sent To: PARADIS, PAUL J
 Street: PARADIS, PAUL J
 11 WALKER STREET
 City, State, ZIP: KITTERY, ME 03904

PS Form 3849 Instructions

7020 0640 0001 3192 7462

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OFFICIAL USE

Kittery, ME 03904

Certified Mail Fee	\$14.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.67
Total	\$15.01

Postmark Here
 NOV 22 2023
 GREENLAND POST OFFICE 03840

11/22/2023

Sent To: SECOND CHRISTIAN SOCIETY
 Street: SECOND CHRISTIAN SOCIETY
 33 GOVERNMENT STREET
 City, State, ZIP: KITTERY, ME 03904-1652

PS Form 3849 Instructions

7020 0640 0001 3192 7316

U.S. Postal Service™
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Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Kittery Point, ME 03905

Certified Mail Fee	\$14.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total	\$15.01

Postmark Here
 NOV 2 2023
 GREENLAND POST OFFICE 03840

11/22/2023

Sent To: KITTERY ART ASSOCIATION
 Street: KITTERY ART ASSOCIATION
 PO BOX 44
 City, State, ZIP: KITTERY POINT, ME 03905

PS Form 3849 Instructions

7020 0640 0001 3192 7302

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Portsmouth, NH 03801

Certified Mail Fee	\$14.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total	\$15.01

Postmark Here
 NOV 22 2023
 GREENLAND POST OFFICE 03840

11/22/2023

Sent To: MURPHY TR, AMY E DUTTON
 Street and Apt: MURPHY TR, AMY E DUTTON
 420 RICHARDS AVENUE
 City, State, ZIP: PORTSMOUTH, NH 03801

PS Form 3849 Instructions

7020 0640 0001 3192 7332

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Kittery, ME 03904

Certified Mail Fee	\$14.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.67
Total	\$15.01

Postmark Here
 NOV 2 2023
 GREENLAND POST OFFICE 03840

11/22/2023

Sent To: INHABITANTS OF KITTERY
 Street: INHABITANTS OF KITTERY
 200 ROGERS ROAD
 City, State, ZIP: KITTERY, ME 03904-1428

PS Form 3849 Instructions

7020 0640 0001 3192 7325

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Bedford, NH 03110

Certified Mail Fee	\$14.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.67
Total	\$15.01

Postmark Here
 NOV 2 2023
 GREENLAND POST OFFICE 03840

11/22/2023

Sent To: JEST REALTY LLC
 Street and Apt: JEST REALTY LLC
 23 RANDOM ROAD
 City, State, ZIP: BEDFORD, NH 03110

PS Form 3849 Instructions

DLN: 1002240208579

MUNICIPAL QUITCLAIM DEED

TOWN OF KITTERY, a municipality organized under the laws of Maine, located in Kittery, York County, Maine, for consideration paid, releases to **3 WALKER STREET LLC**, a New Hampshire limited liability company, with a mailing address of 76 Exeter Road, Newmarket, New Hampshire, 03857, the real property located in Kittery, York County, Maine, more particularly bounded and described as follows:

Being a certain lot or parcel of land, together with any buildings thereon, situated on Walker Street in the Town of Kittery, and being more particularly bounded and described as follows:

Beginning at a concrete post which is set in the ground at said Walker Street at intersection of land now or formerly of Constitutional Aid Society, and thence running in a general southerly direction by said land now or formerly of the Constitutional Aid Society to a granite post which is set in the ground at land now or formerly of the Kittery Masonic Temple Association; thence turning and running in general westerly direction by said land now or formerly of the said Kittery Masonic Temple Association, to a hub at land now or formerly of the Kittery Grange Building Corporation; thence turning and running in a general northerly direction, by said land now or formerly of the said Kittery Grange Building Corporation, to said Walker Street; thence turning and running in a general easterly direction, by said Walker Street, to a concrete post and the point of beginning.

EXCEPTING, however, that portion of the premises taken during 1953 on said Walker Street for highway purposes.

Meaning and intending to convey and hereby conveying the same premises granted by Kimberly E. Sylvester, Personal Representative of the Estate of Diana T. Sylvester, to Town of Kittery, dated July 30, 2020, and recorded in the York County Registry of Deeds in Book 18331, Page 565.

The property herein conveyed (the "***Property***") is expressly SUBJECT TO the perpetual restriction, and the grantee, for itself, and its successors and assigns (collectively, the "***Grantee***"), forever, covenant that the Property shall not be used, or allowed to be used for surface parking, provided, however, surface parking ancillary to the approved development of the Property shall be permitted. This restriction and covenant runs with, binds and burdens the

land herein conveyed. This restriction and covenant shall be specifically enforceable by the Town.

The said Town of Kittery has caused this instrument to be signed in its corporate name by Kendra Amaral, Town Manager, duly authorized, this 1 day of September 2022.

WITNESS:

[Signature]

TOWN OF KITTERY

By: [Signature]

Kendra Amaral, Town Manager
Duly authorized

STATE OF ~~MAINE~~ NEW HAMPSHIRE
COUNTY OF ~~YORK~~ ROCKINGHAM

SEPT 1, 2022

Then personally appeared the above-named Kendra Amaral, Town Manager of the Town of Kittery, and acknowledged the foregoing instrument to be her free act and deed in her said capacity, and the free act and deed of Town of Kittery.

Before me,

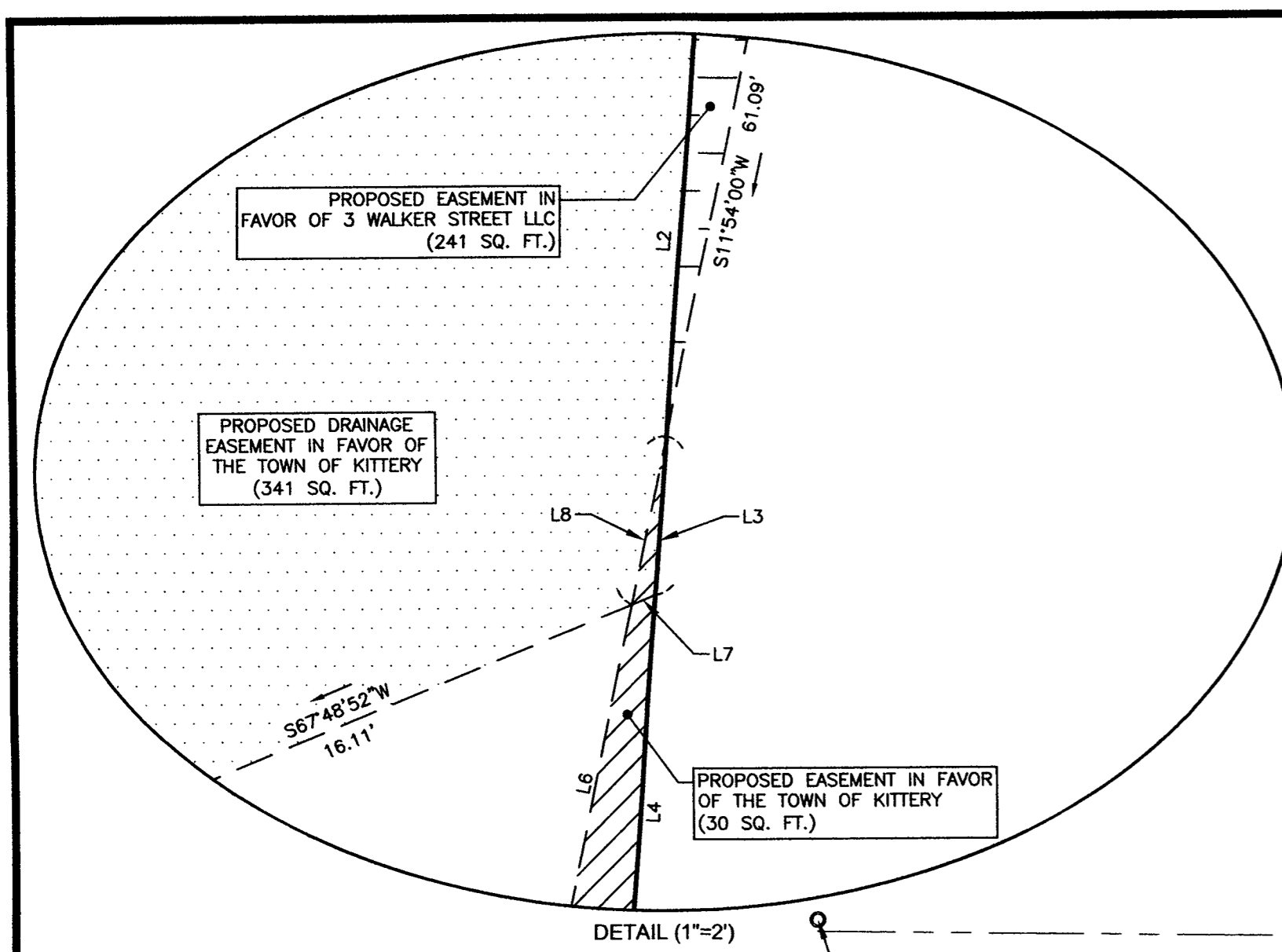
[Signature]

Notary Public/Maine Attorney-at-law

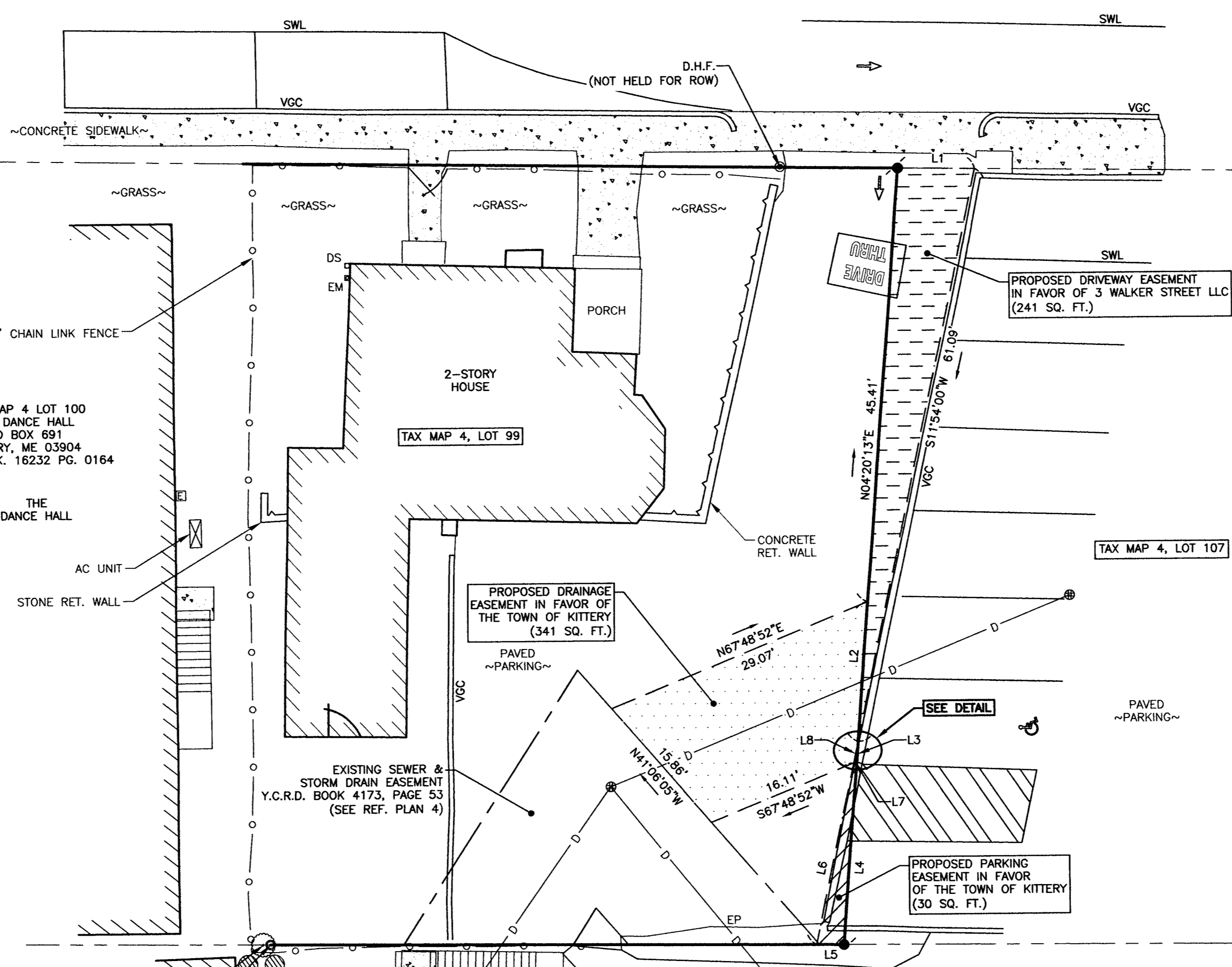
Print Name: _____

Commission Expires: _____
(Affix notarial seal)





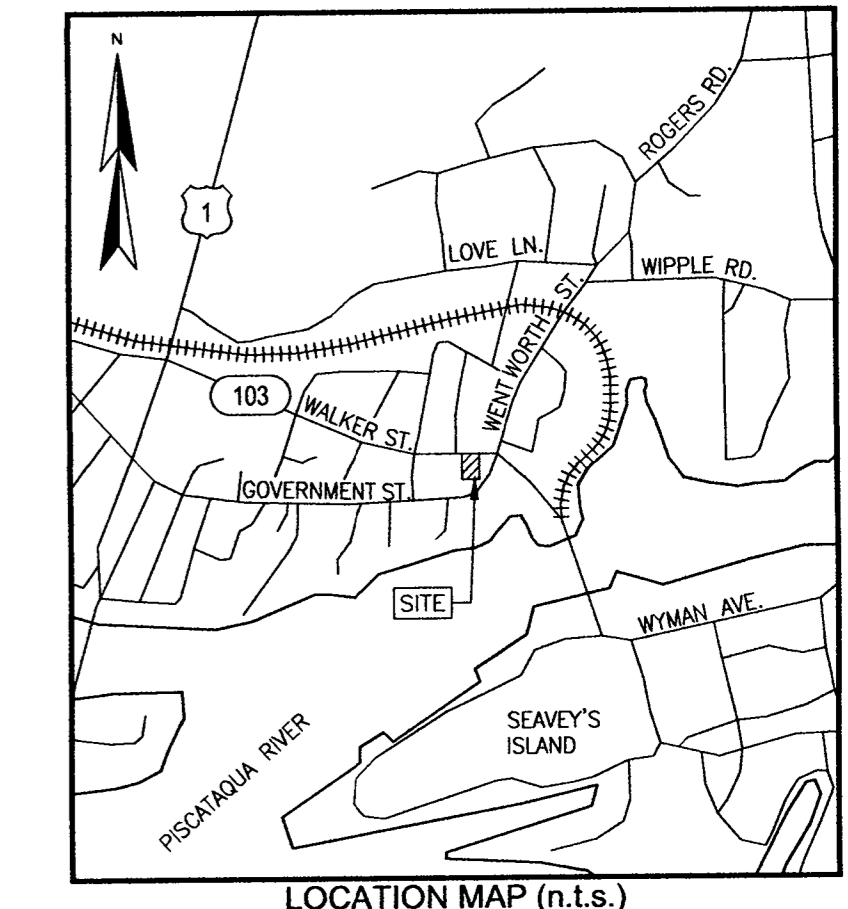
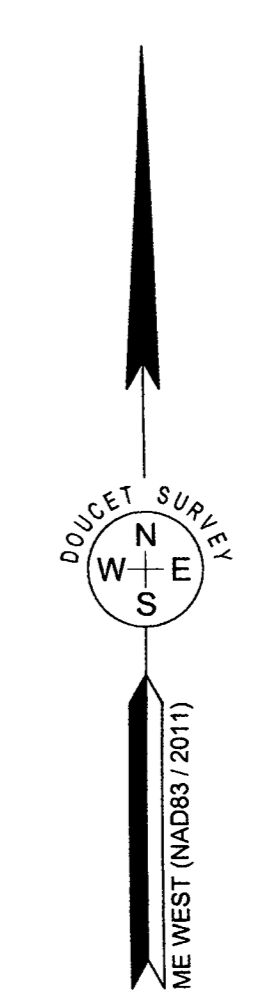
WALKER STREET (ROUTE 103)
(SEE NOTE 7)



- NOTES:
- REFERENCE: TAX MAP 4, LOT 99 & 107 KITTERY, MAINE
 - OWNER OF RECORD: TAX MAP 4, LOT 99 3 WALKER STREET LLC 76 EXETER ROAD NEWMARKET, NH 03857 Y.C.R.D. BK. 19105 PG. 610
TAX MAP 4, LOT 107 INHABITANTS OF KITTERY 200 ROGERS ROAD KITTERY, ME 03904-1428 Y.C.R.D. BK. 15921, PG. 853
 - FIELD SURVEY PERFORMED BY L.P.S. & A.K.H. (DOUCET SURVEY) ON AUGUST 22, 2022 USING A TRIMBLE S7 TOTAL STATION AND A TRIMBLE R10 SURVEY GRADE GPS WITH A TRIMBLE TSC3 DATA COLLECTOR AND A TRIMBLE DINI DIGITAL AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
 - HORIZONTAL DATUM BASED ON NAD83(2011) MAINE WEST STATE PLANE COORDINATE ZONE (1802) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
 - UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON OBSERVED PHYSICAL EVIDENCE AND PAINT MARKS FOUND ON-SITE.
 - THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED LOCATION OF EASEMENTS BETWEEN THE SUBJECT PARTIES. A COMPLETE BOUNDARY SURVEY OF TAX MAP 4, LOT 107 WAS NOT COMPLETED AS PART OF THIS PROJECT.
 - DUE TO THE COMPLEXITY OF RESEARCHING ROAD RECORDS AS A RESULT OF INCOMPLETE, UNORGANIZED, INCONCLUSIVE, OBLITERATED, OR LOST DOCUMENTS, THERE IS AN INHERENT UNCERTAINTY INVOLVED WHEN ATTEMPTING TO DETERMINE THE LOCATION AND WIDTH OF A ROADWAY RIGHT OF WAY. THE EXTENT OF WALKER STREET AS DEPICTED HEREON IS/ARE BASED ON RESEARCH CONDUCTED AT THE YORK COUNTY REGISTRY OF DEEDS AND MAINE DEPARTMENT OF TRANSPORTATION.
THE LIMITS OF RIGHT OF WAY OF WALKER STREET ARE BASED ON THE ALIGNMENT OF THE ROW PER REFERENCE PLAN 3 TO HIGHWAY BOUND FOUND AT STATION 76+08.27(PC) AND THE BUILDING CORNER AT STATION 75+35.
 - ALL UNDERGROUND UTILITIES (ELECTRIC, GAS, TEL. WATER, SEWER DRAIN SERVICES) ARE SHOWN IN SCHEMATIC FASHION. THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.

- REFERENCE PLANS:
- "ALTA/ACSM LAND TITLE SURVEY, WALKER STREET, KITTERY MAINE, BOA KITTERY" DATED 08-02-10 BY HOLDEN ENGINEERING & SURVEYING INC.
 - "STATE OF MAINE DEPARTMENT OF TRANSPORTATION BUREAU OF HIGHWAYS RIGHT OF WAY MAP, STATE HIGHWAY "100" KITTERY YORK COUNTY, D.O.T. FILE NO. 16-261" DATED MAY 1981 Y.C.R.D. PLAN BOOK 139 PAGE 57.
 - "MAINE STATE HIGHWAY COMMISSION, RIGHT OF WAY MAP, STATE HIGHWAY "A-3", KITTERY, YORK COUNTY, ACCESS ROAD AD-2", DATED SEPTEMBER 1952, Y.C.R.D. PLAN BOOK 34, PAGE 44.
 - "TOWN OF KITTERY, MAINE, LOWER GOVERNMENT STREET, SEWER AND STORM DRAIN EASEMENT PLAN NO. 6", BY SEA CONSULTANTS, INC., DATED AUGUST 1986, Y.C.R.D. PLAN BOOK 189, PAGE 25.
 - "PLAN SHOWING A PORTION OF PROPERTY OF JAMES H. & RUTH E. DINEEN, WALKER STREET, KITTERY, MAINE, LEASE TO FIRST NATIONAL BANK OF PORTLAND, MAINE", BY MOULTON ENGINEERING CO. INC., DATED AUGUST 28, 1963, Y.C.R.D. PLAN BOOK 32, PAGE 50. LEASE TERMINATED AFTER 25 YEARS PER Y.C.R.D. BOOK 1565, PAGE 293
 - STANDARD BOUNDARY SURVEY OF LAND FOR MAINE NATIONAL BANK, WALKER STREET & GOVERNMENT STREET, KITTERY, MAINE, BY ANDERSON ASSOCIATES, DATED AUGUST 1988, UNRECORDED.

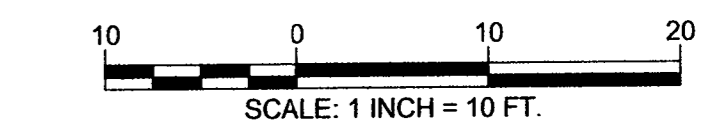
YORK ss REGISTRY OF DEEDS
RECEIVED May 11 2023
AT 8 H 37 M A M., AND
RECORDED IN BOOK 431 PAGE 48
ATTEST: Nancy E. Hammond
REGISTER



- LEGEND
- EXISTING LOT LINE
 - PROPOSED EASEMENT LINE
 - EXISTING EASEMENT LINE
 - RETAINING WALL
 - CHAIN LINK FENCE
 - DRAIN LINE
 - CONCRETE
 - 5/8" REBAR W/ID CAP TO BE SET
 - CATCH BASIN
 - ELECTRIC METER
 - ACCESSIBLE PARKING SPACE
 - DOWN SPOUT
 - DOUBLE YELLOW LINE
 - EDGE OF PAVEMENT
 - RETAINING WALL
 - SINGLE WHITE LINE
 - VERTICAL GRANITE CURB
 - RIGHT OF WAY

LINE TABLE

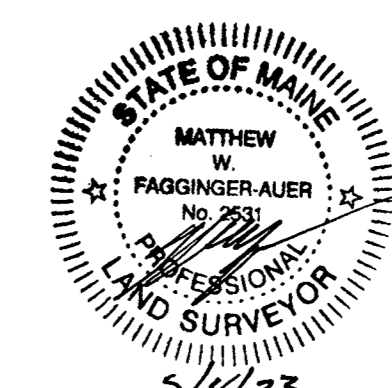
LINE	BEARING	DISTANCE
L1	S89°09'00"E	8.05'
L2	N04°20'13"E	14.65'
L3	S04°20'13"W	2.11'
L4	S04°20'13"W	19.14'
L5	N89°34'47"W	2.85'
L6	N11°54'00"E	19.35'
L7	S67°48'52"W	0.34'
L8	N11°54'00"E	2.28'



EASEMENT PLAN
FOR
3 WALKER STREET LLC
(TAX MAP 4 LOT 99)
AND
INHABITANTS OF KITTERY
(TAX MAP 4, LOT 107)
WALKER STREET / ME ROUTE 103
KITTERY, MAINE

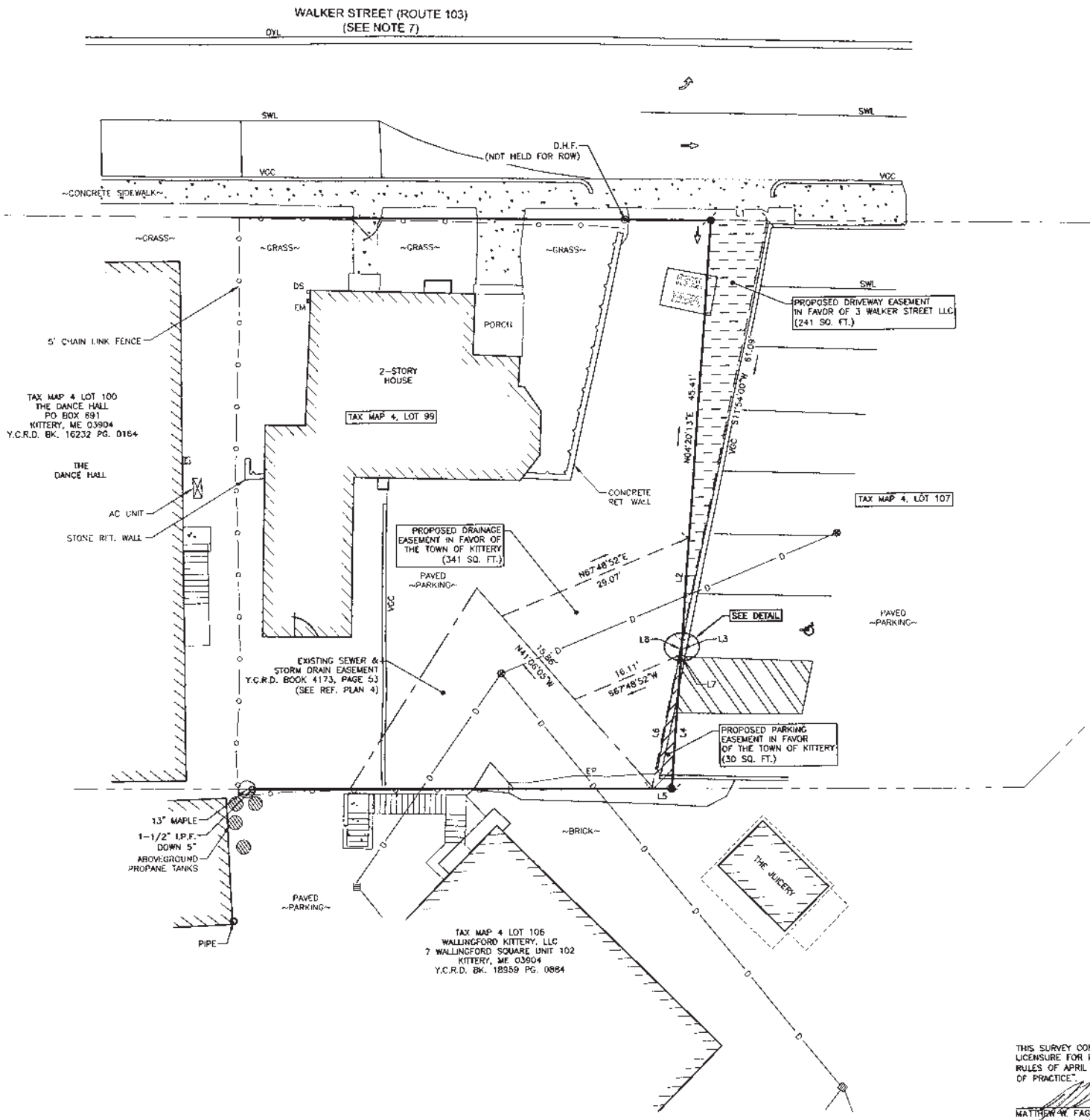
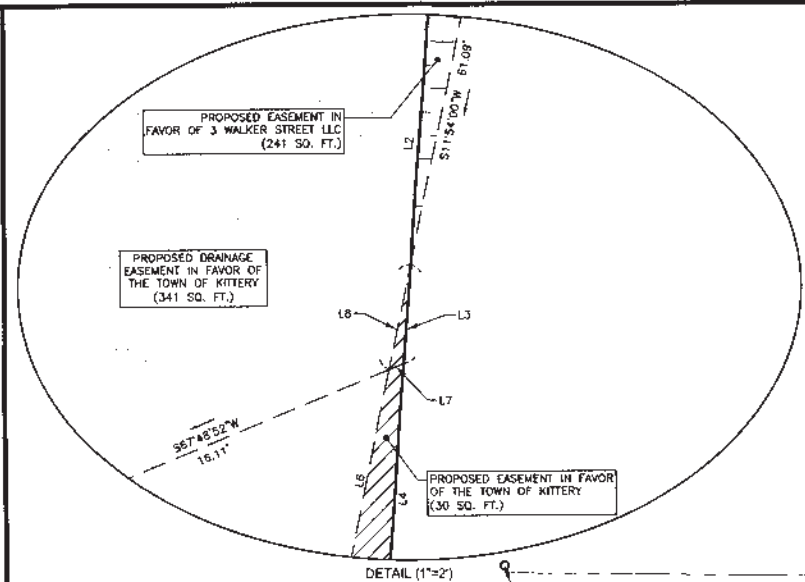
NO.	DATE	DESCRIPTION	BY

DRAWN BY: M.T.L.	DATE: JANUARY 19, 2023
CHECKED BY: M.W.F.	DRAWING NO. 7620B
JOB NO. 7620	SHEET 1 OF 1



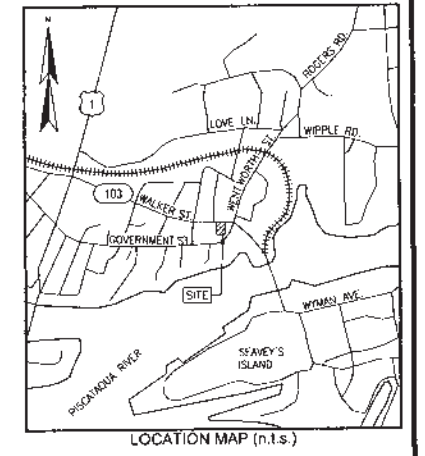
THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULES OF APRIL 2001, CHAPTER 90 "STANDARDS OF PRACTICE".
MATTHEW W. FAGGINGER-AUER, P.L.S. 2530
THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

DOUCET SURVEY
Serving Your Professional Surveying & Mapping Needs
102 Kent Place, Newmarket, NH 03857 (603) 859-6560
Offices in Bedford & Keene, NH and Canaan, VT
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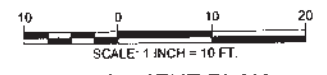
- NOTES:
1. REFERENCE: TAX MAP 4, LOT 89 & 107 KITTERY, MAINE
 2. OWNER OF RECORD: TAX MAP 4, LOT 99 3 WALKER STREET LLC 76 EXETER ROAD NEWMARKET, NH 03857 Y.C.R.D. BK. 19105 PG. 610
TAX MAP 4, LOT 107 INHABITANTS OF KITTERY 200 ROGERS ROAD KITTERY, ME 03904-1428 Y.C.R.D. BK. 15921, PG. 853
 3. FIELD SURVEY PERFORMED BY L.P.S. & A.K.H. (DOUCET SURVEY) ON AUGUST 22, 2022 USING A TRIMBLE S7 TOTAL STATION AND A TRIMBLE R10 SURVEY GRADE GPS WITH A TRIMBLE TSC3 DATA COLLECTOR AND A TRIMBLE DINI DIGITAL AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
 4. HORIZONTAL DATUM BASED ON NAD83(2011) MAINE WEST STATE PLANE COORDINATE ZONE (1802) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYMET GPS VRS NETWORK.
 5. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON OBSERVED PHYSICAL EVIDENCE AND PAINT MARKS FOUND ON-SITE.
 6. THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED LOCATION OF EASEMENTS BETWEEN THE SUBJECT PARTIES. A COMPLETE BOUNDARY SURVEY OF TAX MAP 4, LOT 107 WAS NOT COMPLETED AS PART OF THIS PROJECT.
 7. DUE TO THE COMPLEXITY OF RESEARCHING ROAD RECORDS AS A RESULT OF INCOMPLETE, UNORGANIZED, INCONCLUSIVE, OBLITERATED, OR LOST DOCUMENTS, THERE IS AN INHERENT UNCERTAINTY INVOLVED WHEN ATTEMPTING TO DETERMINE THE LOCATION AND WIDTH OF A ROADWAY RIGHT OF WAY. THE EXTENT OF WALKER STREET AS DEPICTED HEREON IS/ARE BASED ON RESEARCH CONDUCTED AT THE YORK COUNTY REGISTRY OF DEEDS AND MAINE DEPARTMENT OF TRANSPORTATION.
THE LIMITS OF RIGHT OF WAY OF WALKER STREET ARE BASED ON THE ALIGNMENT OF THE ROW PER REFERENCE PLAN 3 TO HIGHWAY BOUND FOUND AT STATION 76+08.27(PC) AND THE BUILDING CORNER AT STATION 75+35.
 8. ALL UNDERGROUND UTILITIES (ELECTRIC, GAS, TEL, WATER, SEWER DRAIN SERVICES) ARE SHOWN IN SCHEMATIC FASHION. THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.
- REFERENCE PLANS:
1. "ALTA/ACSM LAND TITLE SURVEY, WALKER STREET, KITTERY MAINE. BOA KITTERY" DATED 08-02-10 BY HOLDEN ENGINEERING & SURVEYING INC.
 2. "STATE OF MAINE DEPARTMENT OF TRANSPORTATION BUREAU OF HIGHWAYS RIGHT OF WAY MAP, STATE HIGHWAY "100" KITTERY YORK COUNTY, D.O.T. FILE NO. 16-261" DATED MAY 1981 Y.C.R.D. PLAN BOOK 139 PAGE 57.
 3. "MAINE STATE HIGHWAY COMMISSION, RIGHT OF WAY MAP, STATE HIGHWAY "A-3", KITTERY, YORK COUNTY, ACCESS ROAD AD-2", DATED SEPTEMBER 1952, Y.C.R.D. PLAN BOOK 34, PAGE 44.
 4. "TOWN OF KITTERY, MAINE, LOWER GOVERNMENT STREET, SEWER AND STORM DRAIN EASEMENT PLAN NO. 6", BY SEA CONSULTANTS, INC., DATED AUGUST 1986, Y.C.R.D. PLAN BOOK 189, PAGE 25.
 5. "PLAN SHOWING A PORTION OF PROPERTY OF JAMES H. & RUTH E. DINEEN, WALKER STREET, KITTERY, MAINE, LEASE TO FIRST NATIONAL BANK OF PORTLAND, MAINE", BY MOULTON ENGINEERING CO. INC., DATED AUGUST 28, 1963, Y.C.R.D. PLAN BOOK 37, PAGE 50. LEASE TERMINATED AFTER 25 YEARS PER Y.C.R.D. BOOK 1565, PAGE 293.
 6. STANDARD BOUNDARY SURVEY OF LAND FOR MAINE NATIONAL BANK, WALKER STREET & GOVERNMENT STREET, KITTERY, MAINE, BY ANDERSON ASSOCIATES, DATED AUGUST 1988, UNRECORDED.

YORK ss REGISTRY OF DEEDS
RECEIVED 11 2023
AT 8 H 37 M A M. A J
RECORDED IN BOOK 431 PAGE 118
ATTEST: Jane E. Hammond R.S.: 19



- LEGEND
- EXISTING LOT LINE
 - PROPOSED EASEMENT LINE
 - EXISTING EASEMENT LINE
 - RETAINING WALL
 - CHAIN LINK FENCE
 - DRAIN LINE
 - CONCRETE
 - 5/8" REBAR W/D CAP TO BE SET
 - CATCH BASIN
 - ELECTRIC METER
 - ACCESSIBLE PARKING SPACE
 - DOWN SPOUT
 - DYL
 - EP
 - RET. WALL
 - SWL
 - VCC
 - ROW

LINE	BEARING	DISTANCE
L1	S89°09'00"E	8.05'
L2	N04°20'13"W	14.65'
L3	S04°20'13"W	2.11'
L4	S04°20'13"W	19.14'
L5	N88°34'47"W	2.85'
L6	N11°54'00"E	19.35'
L7	S67°48'52"W	0.34'
L8	N11°54'00"E	2.28'



EASEMENT PLAN
FOR
3 WALKER STREET LLC
(TAX MAP 4 LOT 99)
AND
INHABITANTS OF KITTERY
(TAX MAP 4, LOT 107)
WALKER STREET / ME ROUTE 103
KITTERY, MAINE

NO.	DATE	DESCRIPTION	BY

DRAWN BY: M.T.L.	DATE: JANUARY 19, 2023
CHECKED BY: M.W.F.	DRAWING NO.: 7620B
JOB NO.: 7620	SHEET 1 OF 1



THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULES OF APRIL 2001, CHAPTER 90 "STANDARDS OF PRACTICE".

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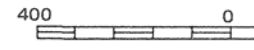
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Site



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

TOWN OF
KITTERY, MAINE
YORK COUNTY

PANEL 8 OF 10
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
230171 0008 D

MAP REVISED:
JULY 3, 1986



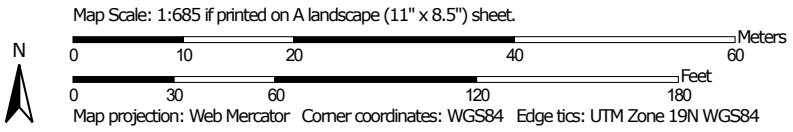
Federal Emergency Management Agency

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.

Soil Map—York County, Maine
(3 Walker Street, Kittery, Maine)



Soil Map may not be valid at this scale.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: York County, Maine

Survey Area Data: Version 22, Sep 5, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 19, 2020—Sep 20, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ur	Urban land	2.2	100.0%
Totals for Area of Interest		2.2	100.0%

Site Re-Development

**3 Walker Street
Kittery, Maine**

Traffic Generator Summary

November 22, 2023

(Institute of Transportation Engineers, Parking Generation Manual, 5th Edition).

Section 712 – Small Office Building – residential traffic

Peak hour per 1,000 s.f., 2.58 trips per day

Road Name	Quantity	Peak hour ADT
Residences	1	2
2,200 s.f. total	2.2	6
Total		8

Site Re-Development

**3 Walker Street
Kittery, Maine**

Traffic Generator Summary

November 22, 2023

(Institute of Transportation Engineers, Parking Generation Manual, January 2019, 5th Edition).

Section 712 – Small Office Building – residential traffic
Peak hour per 1,000 s.f., 2.58 trips per day

Road Name	Quantity	Peak hour ADT
Residences	1	2
2,200 s.f. total	2.2	6
Total		8

Small Office Building (712)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 10:00 a.m. - 5:00 p.m.

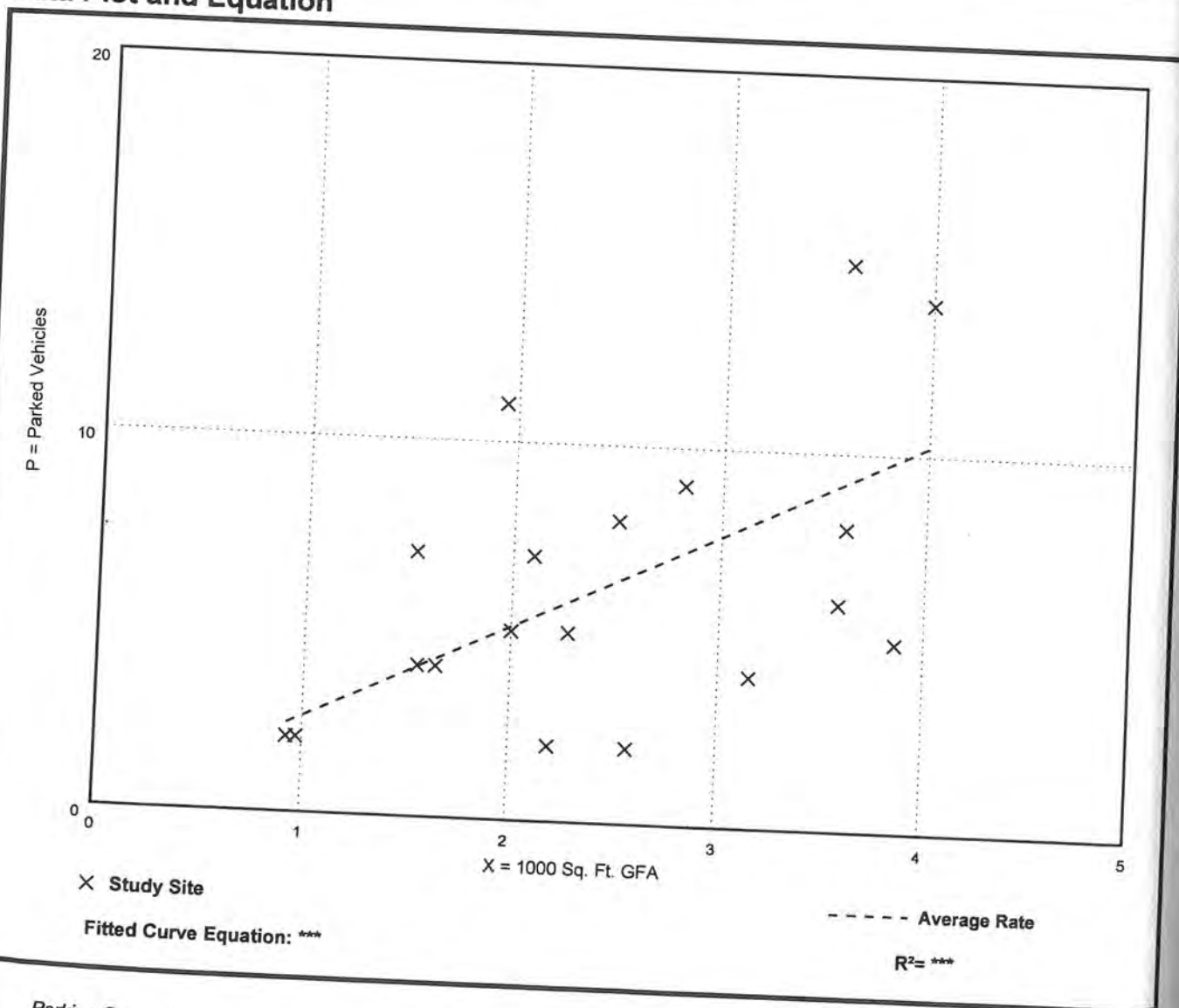
Number of Studies: 19

Avg. 1000 Sq. Ft. GFA: 2.5

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.56	0.78 - 5.66	2.12 / 4.17	***	1.26 (49%)

Data Plot and Equation





TOWN OF KITTERY, MAINE

SEWER DEPARTMENT

200 Rogers Road, Kittery, ME 03904

Telephone: (207) 439-4646 Fax: (207) 439-2799

November 21, 2023

Re: Treatment Plant Capacity-Acceptance letter
3 Walker Street
Kittery, ME 03904

This letter is to confirm the acceptance of sanitary sewer discharge for the proposed Project at 3 Walker Street in the Town of Kittery Maine. The sewer system (piping and pumping stations) and the treatment plant will have the capacity and ability to handle the discharge flow requiring treatment and disposal.

This project must follow all specifications in accordance with design and performance standards set by the Kittery Sewer Department found in Title 13 of the Town Code.

Before the connection to the Kittery Sewer line, you will need to obtain a sewer permit from the Town of Kittery and pay all Impact and Entrance fees.

During the engineering and construction process plans may change, if they do, consideration for acceptance may change. Please notify me of any changes in design or construction.

If you have further questions or concerns, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Timothy Babkirk", is written over a horizontal line.

Timothy Babkirk
Town of Kittery
Superintendent of Sewer Services
1-207-439-4646
tbabkirk@kitteryme.org

John C. Perry, President
James E. Golter, Treasurer
Robert A. Gray, Clerk
Michael H. Melhorn, Trustee
Carla J. Robinson, Trustee



Michael S. Rogers, Superintendent
Carl B. Palm, Assistant Superintendent
Melissa J. Locke, Office Manager

OFFICE OF

KITTERY WATER DISTRICT

17 State Road
Kittery, ME 03904-1565
TEL: 207-439-1128
FAX: 207-439-8549
Email: info@kitterywater.org

Kittery Planning Board
200 Rogers Road
Kittery, ME 03904

November 15, 2023

Re: Proposed Redevelopment of 3 Walker Street

Dear Planning Board Members,

Please accept this letter as verification that the Kittery Water District does have the capacity to supply municipal water service to the proposed redevelopment of 3 Walker Street, Kittery.

Sincerely,

A handwritten signature in blue ink that reads "Michael S. Rogers".

Michael S. Rogers
Superintendent

cc: Ronald M. Beal, P.E. – Altus Engineering



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

November 16, 2023

Chief Robert V. Richter
Kittery Police Department
200 Rogers Road
Kittery, Maine 03904

**Re: Site Re-Development
Map 4 Lot 99
3 Walker Street
Kittery, Maine**

Dear Chief Richter:

Per the requirements of the Town of Kittery Land Use and Development 16.10.5.2.C.12.b, this letter is to inform you of the pending Site Plan Review Application before the Planning Board. The applicant, 3 Walker Street, LLC, is submitting a Preliminary Site Plan Review application for property located at 3 Walker Street. The redevelopment project will raze the existing structure, which has fallen into disrepair and proposes constructing a mixed-use building consisting of two levels of office space and a residential unit on the third level with site amenities. Enclosed for your review is a partial set of the engineered drawings to be submitted to the Planning Board for preliminary approval.

Please review and provide a letter of evaluation to Maxim Zakian, Town Planner. Please call if you have any questions, need additional information, or would like to meet to discuss the project.

Sincerely,

A handwritten signature in blue ink that reads "Ronald M. Beal".

Ronald M. Beal, P.E.
Project Engineer

5401.10b Dept.PD.ltr.docx

Enclosure

cc: Mazim Zakian, Town Planner
Lane Cheney, 3 Walker Street, LLC



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

November 16, 2023

Chief David O'Brien
Kittery Fire Department
3 Gorges Road
Kittery, Maine 03904

**Re: The Foreside Inn
Map 9 Lots 37 & 38
27 & 29 Wentworth Street
Kittery, Maine**

Dear Chief O'Brien:

Per the requirements of the Town of Kittery Land Use and Development 16.10.5.2.C.12.b, this letter is to inform you of the pending Site Plan Review Application before the Planning Board. The applicant, 3 Walker Street, LLC, is submitting a Preliminary Site Plan Review application for property located at 3 Walker Street. The redevelopment project will raze the existing structure, which has fallen into disrepair and proposes constructing a mixed-use building consisting of two levels of office space and a residential unit on the third level with site amenities. Enclosed for your review is a partial set of the engineered drawings to be submitted to the Planning Board for preliminary approval.

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Sincerely,

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Ronald M. Beal, P.E.
Project Engineer

5401.10c Dept.FD.ltr.docx

Enclosure

cc: Mazim Zakian, Town Planner
Lane Cheney, 3 Walker Street, LLC



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

November 16, 2023

Mr. David Rich
Commissioner of Public Works
200 Rogers Road
Kittery, Maine 03904

**Re: The Foreside Inn
Map 9 Lots 37 & 38
27 & 29 Wentworth Street
Kittery, Maine**

Dear Mr. Rich:

Per the requirements of the Town of Kittery Land Use and Development 16.10.5.2.C.12.b, this letter is to inform you of the pending Site Plan Review Application before the Planning Board. The applicant, 3 Walker Street, LLC, is submitting a Preliminary Site Plan Review application for property located at 3 Walker Street. The redevelopment project will raze the existing structure, which has fallen into disrepair and proposes constructing a mixed-use building consisting of two levels of office space and a residential unit on the third level with site amenities. Enclosed for your review is a partial set of the engineered drawings to be submitted to the Planning Board for preliminary approval.

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Sincerely,

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Ronald M. Beal, P.E.
Project Engineer

5401.10c Dept.FD.ltr.docx

Enclosure

cc: Mazim Zakian, Town Planner
Lane Cheney, 3 Walker Street, LLC



**Civil
Site Planning
Environmental
Engineering**

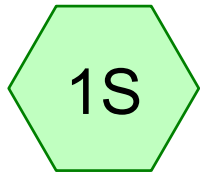
133 Court Street
Portsmouth, NH
03801-4413

Drainage Summary November 22, 2023

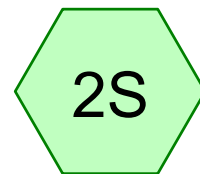
The property is located at 3 Walker Street. This redevelopment project will raze the existing structure, which has fallen into disrepair and proposes constructing a mixed-use building consisting of two levels of office space and a residential unit on the third level with site amenities. The lot area is 5,289 square feet and consists of one watershed. The runoff flows from the site via an existing catch basin into the municipal closed drainage before finally discharge into the Piscataqua River.

The proposed project will increase the green space by 100 square feet (1.89%), therefore there will be a diminutive reduction to the post-development runoff. Additionally, a new 4-foot-deep sump catch basin is proposed, which will provide stormwater pre-treatment where none currently exist. This site development will not have an adverse effect on abutting properties and infrastructure because of stormwater runoff or siltation.

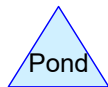
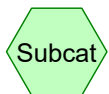
rmb/5401 DS-Memo.docx



Pre-Development



Post-Development



5401watershed

Prepared by Altus Engineering, Inc.

HydroCAD® 10.00-26 s/n 01222 © 2020 HydroCAD Software Solutions LLC

Type III 24-hr 2-yr Rainfall=3.21"

Printed 11/22/2023

Page 3

Summary for Subcatchment 1S: Pre-Development

Runoff = 0.31 cfs @ 12.09 hrs, Volume= 0.022 af, Depth> 2.14"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-yr Rainfall=3.21"

Area (sf)	CN	Description
1,511	74	>75% Grass cover, Good, HSG C
1,179	98	Roofs, HSG C
2,599	98	Paved parking, HSG C
5,289	91	Weighted Average
1,511		28.57% Pervious Area
3,778		71.43% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Subcatchment 2S: Post-Development

Runoff = 0.31 cfs @ 12.09 hrs, Volume= 0.022 af, Depth> 2.14"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-yr Rainfall=3.21"

Area (sf)	CN	Description
1,611	74	>75% Grass cover, Good, HSG C
1,514	98	Roofs, HSG C
2,164	98	Paved parking, HSG C
5,289	91	Weighted Average
1,611		30.46% Pervious Area
3,678		69.54% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

5401watershed

Prepared by Altus Engineering, Inc.

HydroCAD® 10.00-26 s/n 01222 © 2020 HydroCAD Software Solutions LLC

Type III 24-hr 25-yr Rainfall=6.17"

Printed 11/22/2023

Page 5

Summary for Subcatchment 1S: Pre-Development

Runoff = 0.67 cfs @ 12.09 hrs, Volume= 0.049 af, Depth> 4.84"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-yr Rainfall=6.17"

Area (sf)	CN	Description
1,511	74	>75% Grass cover, Good, HSG C
1,179	98	Roofs, HSG C
2,599	98	Paved parking, HSG C
5,289	91	Weighted Average
1,511		28.57% Pervious Area
3,778		71.43% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Subcatchment 2S: Post-Development

Runoff = 0.67 cfs @ 12.09 hrs, Volume= 0.049 af, Depth> 4.84"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-yr Rainfall=6.17"

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5,289	91	Weighted Average
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Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

SITE RE-DEVELOPMENT

3 Walker Street
Kittery, Maine 03904

Assessor's Parcel 4, Lot 99

Plan Issue Date:

November 22, 2023 Preliminary Submission

Owner/Applicant:

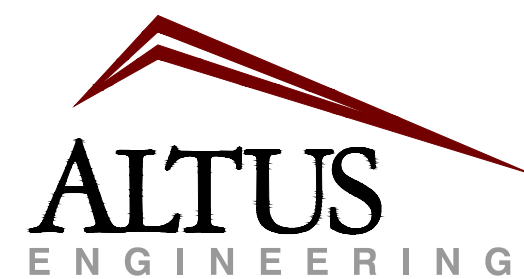
3 WALKER STREET, LLC

c/o LANE CHENEY
76 EXETER STREET
NEWMARKET, NH 03857

Architect:

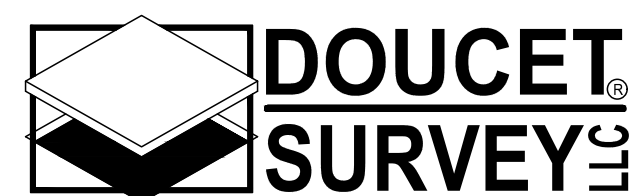
**WINTER
HOLBEN** 7 Wallingford Square
Unit 2099
Kittery, ME 03904
architecture + design (207) 994-3104

Civil Engineer:

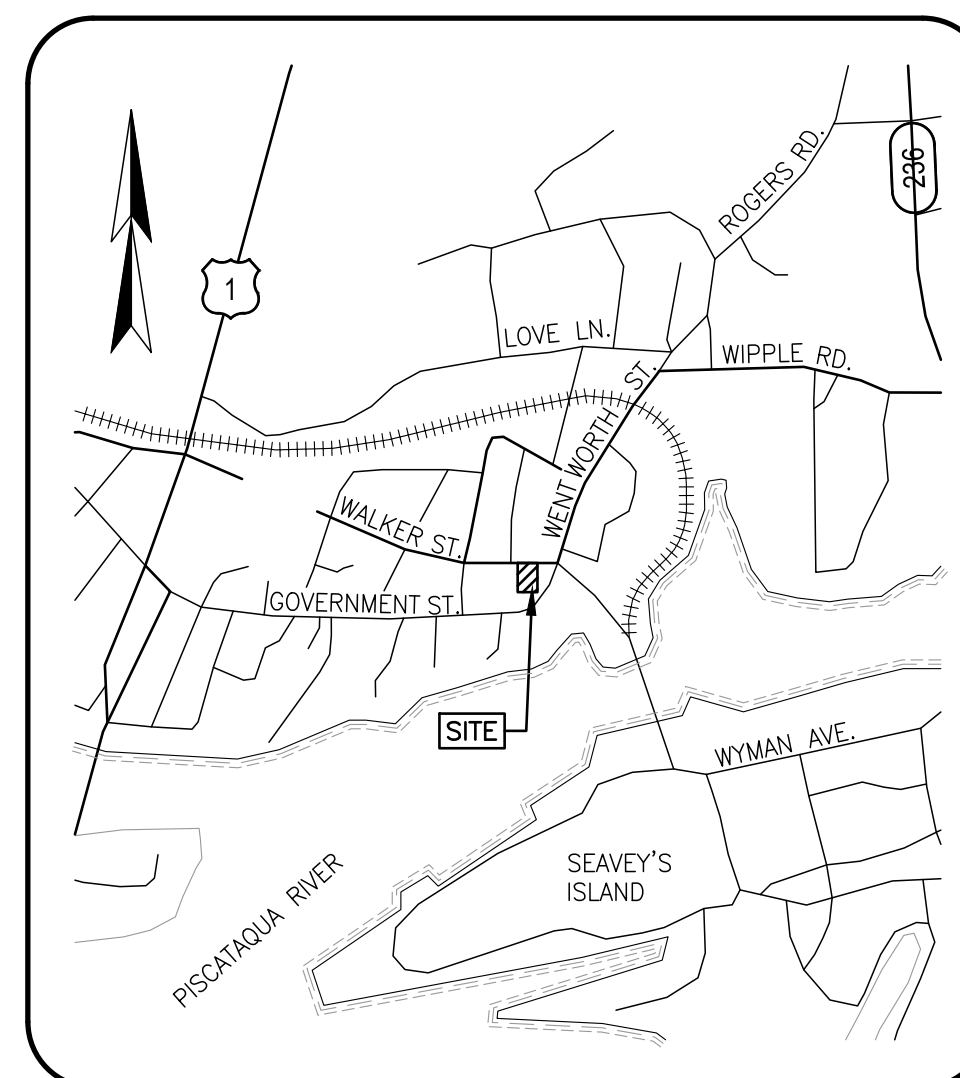


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LOCUS NOT TO SCALE

Sheet Index

Title	Sheet No.:	Rev.	Date
Existing Conditions Plan	1 of 1	0	11/15/23
Site Preparation Plan	C-1	0	11/22/23
Site Plan	C-2	0	11/22/23
Grading and Utility Plan	C-3	0	11/22/23
Detail Sheet	C-4	0	11/22/23
Detail Sheet	C-5	0	11/22/23
Detail Sheet	C-6	0	11/22/23

- NOTES:**
- REFERENCE: TAX MAP 4, LOT 99
3 WALKER STREET
KITTERY, MAINE
 - TOTAL PARCEL AREA: 5,289 SQ. FT. (SEE NOTE 11)
 - OWNER OF RECORD: 3 WALKER STREET LLC
76 EXETER ROAD
NEWMARKET, NH 03857
Y.C.R.D. BK. 19105 PG. 610
 - FIELD SURVEY PERFORMED BY L.P.S. & A.K.H. (DOUCET SURVEY) ON AUGUST 22, 2022 USING A TRIMBLE S7 TOTAL STATION AND A TRIMBLE R10 SURVEY GRADE GPS WITH A TRIMBLE TSC3 DATA COLLECTOR AND A TRIMBLE DINI DIGITAL AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
 - HORIZONTAL DATUM BASED ON NAD83(2011) MAINE WEST STATE PLANE COORDINATE ZONE (1802) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
 - VERTICAL DATUM IS BASED ON APPROXIMATE NAVD83(CEOID18) ($\pm 2'$) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
 - FLOOD HAZARD ZONE: "X", PER FIRM MAP #2321710008D, DATED 7/3/1986. REVISED OCTOBER 14, 2021.
 - PROPER FIELD PROCEDURES WERE FOLLOWED IN ORDER TO GENERATE CONTOURS AT 1' INTERVALS. ANY MODIFICATION OF THIS INTERVAL WILL DIMINISH THE INTEGRITY OF THE DATA, AND DOUCET SURVEY, WILL NOT BE RESPONSIBLE FOR ANY SUCH ALTERATION PERFORMED BY THE USER.
 - UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON OBSERVED PHYSICAL EVIDENCE AND PAINT MARKS FOUND ON-SITE.
 - THE ACCURACY OF MEASURED UTILITY INVERTS AND PIPE SIZES/TYPES IS SUBJECT TO NUMEROUS FIELD CONDITIONS, INCLUDING; THE ABILITY TO MAKE VISUAL OBSERVATIONS, DIRECT ACCESS TO THE VARIOUS ELEMENTS, MANHOLE CONFIGURATION, ETC.
 - THE BOUNDARY LINES AS SHOWN ARE A REPRESENTATION OF THE DEEDED BOUNDARIES BASED ON THE OPERATIVE RECORDS AND THE LIMITED BOUNDARY EVIDENCE FOUND IN THE FIELD. UNWRITTEN RIGHTS MAY APPLY WHERE LINES OF OCCUPATION DIFFER FROM THE BOUNDARY LINES AS SHOWN. LAND OWNER SHOULD CONSULT WITH AN ATTORNEY PRIOR TO DEVELOPMENT NEAR LINES OF OCCUPATION.

THE WESTERLY BOUNDARY LINE WAS UNABLE TO BE DETERMINED DUE TO VAGUE DEED DESCRIPTIONS AND LIMITED BOUNDARY MONUMENTS FOUND IN THE FIELD. A BOUNDARY LINE AGREEMENT WAS THE RECOMMENDED COURSE OF ACTION.

PARCEL AREA AND THE SETBACKS ALONG THE WESTERLY BOUNDARY ARE BASED ON THE EXISTING CHAIN LINK FENCE AND FENCE AS THE LIMITS OF OCCUPATION FOR THE SUBJECT AND ADJUTING PARCELS.

12. DUE TO THE COMPLEXITY OF RESEARCHING ROAD RECORDS AS A RESULT OF INCOMPLETE, UNORGANIZED, INCONCLUSIVE, OBLITERATED, OR LOST DOCUMENTS, THERE IS AN INHERENT UNCERTAINTY INVOLVED WHEN ATTEMPTING TO DETERMINE THE LOCATION AND WIDTH OF A ROADWAY RIGHT OF WAY. THE EXTENT OF WALKER STREET AS DEPICTED HEREON IS/BASED ON RESEARCH CONDUCTED AT THE YORK COUNTY REGISTRY OF DEEDS AND MAINE DEPARTMENT OF TRANSPORTATION.

THE LIMITS OF RIGHT OF WAY OF WALKER STREET ARE BASED ON THE ALIGNMENT OF THE ROW PER REFERENCE PLAN 3 TO HIGHWAY BOUND FOUND AT STATION 76+08.27(PC) AND THE BUILDING CORNER AT STATION 75+35.

13. ALL UNDERGROUND UTILITIES (ELECTRIC, GAS, TEL, WATER, SEWER DRAIN SERVICES) ARE SHOWN IN SCHEMATIC FASHION. THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.

14. ZONE: MU-KF (MIXED USE - KITTERY FORESIDE)
DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA	5,000 sq.ft.
MIN. FRONTAGE	0 ft.
MIN. FRONT SETBACK	10 ft.
MIN. SIDE/REAR SETBACK	10 ft.
MAX. BUILDING HEIGHT	40 ft.
MAX. BUILDING COVERAGE	60%

ZONING INFORMATION LISTED HEREON IS BASED ON THE TOWN OF KITTERY ZONING ORDINANCE DATED JANUARY 24, 2022 AS AVAILABLE ON THE TOWN WEBSITE ON SEPTEMBER 11, 2023. ADDITIONAL REGULATIONS MAY APPLY, AND REFERENCE IS HEREBY MADE TO THE EFFECTIVE ZONING ORDINANCE. THE LAND OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE MUNICIPAL, STATE AND FEDERAL REGULATIONS.

15. IRON PIPE APPEARS TO BE THE BASIS FOR THE TIE DIMENSIONS SHOWN ON REFERENCE PLAN 4 AND LOCATED ON THE SOUTHERLY LOT LINE OF THE SUBJECT PARCEL. NO EVIDENCE WAS FOUND TO SUPPORT THE IRON PIPE AS THE SOUTHWEST LOT CORNER OF THE SUBJECT PARCEL.

- REFERENCE PLANS:**
- "ALTA/ACSM LAND TITLE SURVEY, WALKER STREET, KITTERY MAINE, BOA KITTERY" DATED 08-02-10 BY HOLDEN ENGINEERING & SURVEYING INC.
 - "STATE OF MAINE DEPARTMENT OF TRANSPORTATION BUREAU OF HIGHWAYS RIGHT OF WAY MAP, STATE HIGHWAY 100" KITTERY YORK COUNTY, D.O.T. FILE NO. 16-261" DATED MAY 1981 Y.C.R.D. PLAN BOOK 139 PAGE 57.
 - "MAINE STATE HIGHWAY COMMISSION, RIGHT OF WAY MAP, STATE HIGHWAY "A-3", KITTERY, YORK COUNTY, ACCESS ROAD AD-2", DATED SEPTEMBER 1952, Y.C.R.D. PLAN BOOK 34, PAGE 44.
 - "TOWN OF KITTERY, MAINE, LOWER GOVERNMENT STREET, SEWER AND STORM DRAIN EASEMENT PLAN NO. 6", BY SEA CONSULTANTS, INC., DATED AUGUST 1986, Y.C.R.D. PLAN BOOK 189, PAGE 25.
 - "PLAN SHOWING A PORTION OF PROPERTY OF JAMES H. & RUTH E. DINEN, WALKER STREET, KITTERY, MAINE, LEASE TO FIRST NATIONAL BANK OF PORTLAND, MAINE", BY MOULTON ENGINEERING CO. INC., DATED AUGUST 28, 1963, Y.C.R.D. PLAN BOOK 32, PAGE 50.
 - STANDARD BOUNDARY SURVEY OF LAND FOR MAINE NATIONAL BANK, WALKER STREET & GOVERNMENT STREET, KITTERY, MAINE, BY ANDERSON ASSOCIATES, DATED AUGUST 1988, UNRECORDED.
 - "EASEMENT PLAN FOR 3 WALKER STREET LLC (TAX MAP 4, LOT 99) AND INHABITANTS OF KITTERY (TAX MAP 4, LOT 107), WALKER STREET/ME ROUTE 103, KITTERY, MAINE" BY DOUCET SURVEY, LLC, DATED JANUARY 19, 2023, Y.C.R.D. PLAN BOOK 431, PLAN 48.

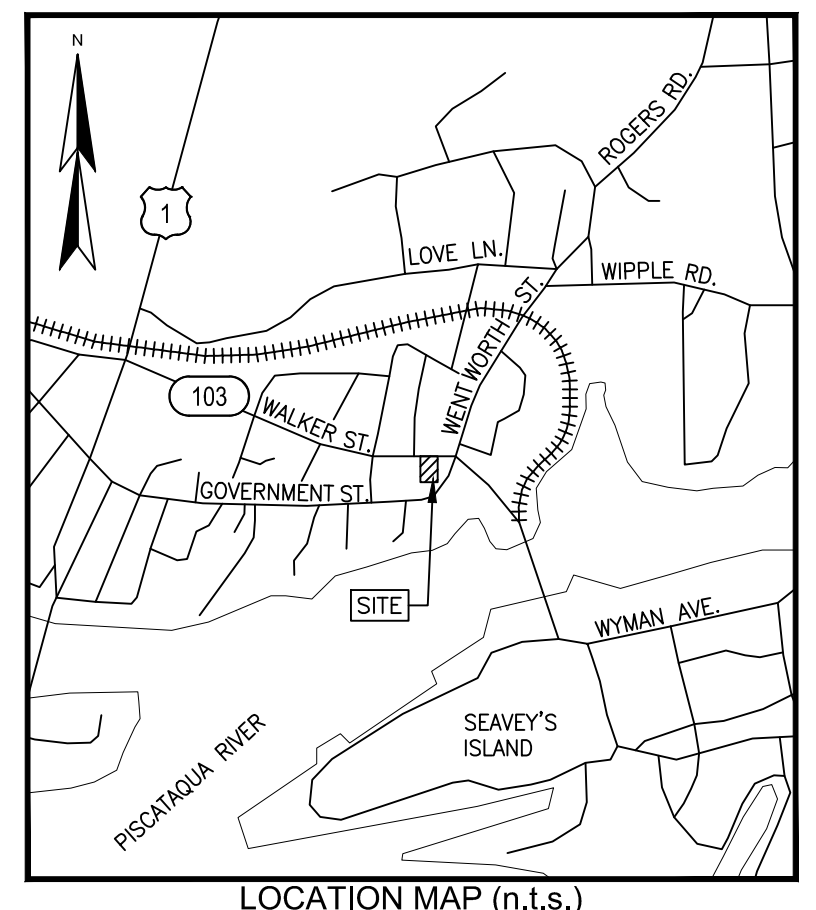
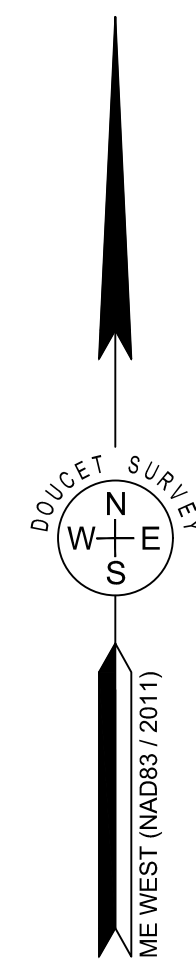
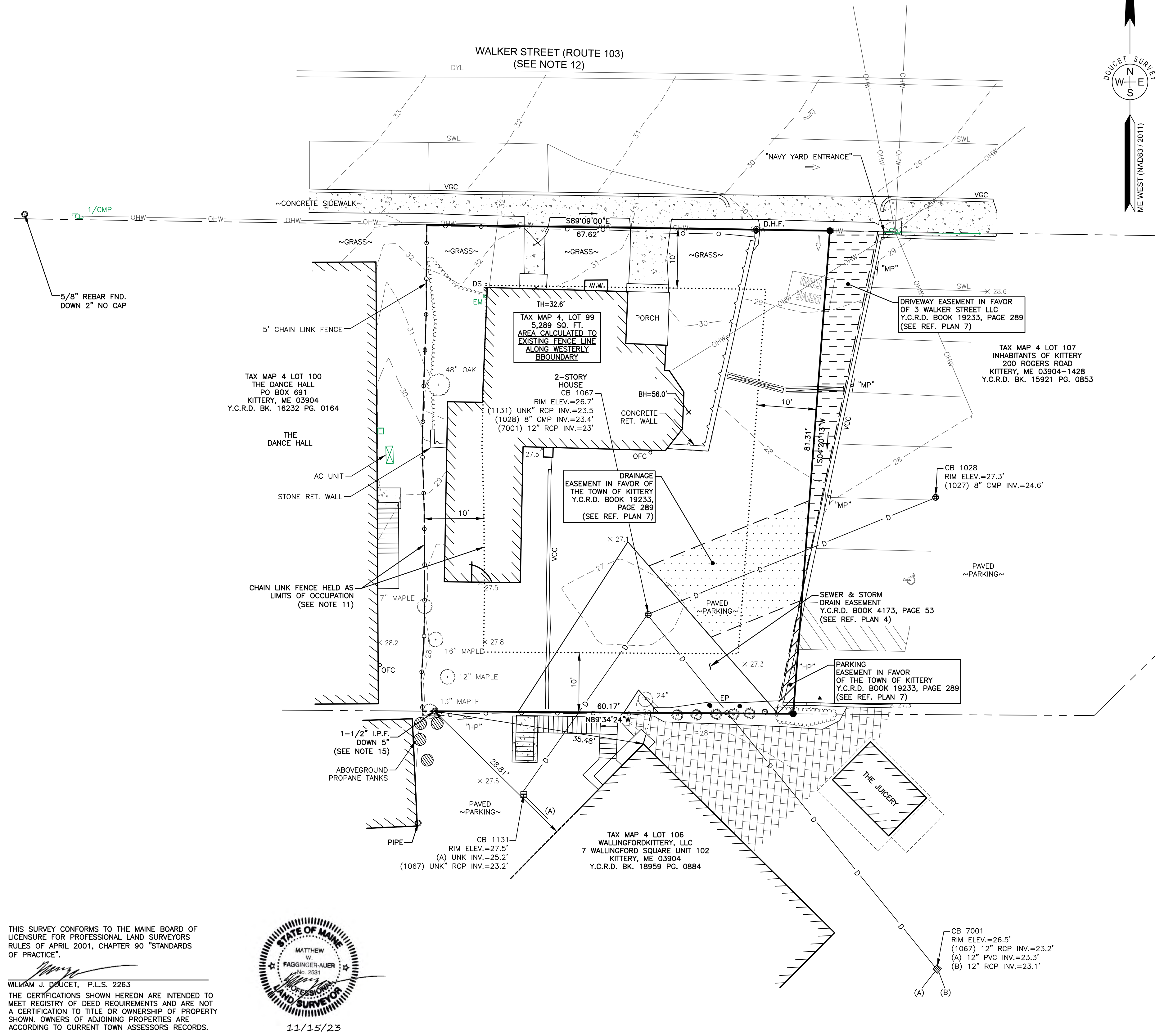
THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULES OF APRIL 2001, CHAPTER 90 "STANDARDS OF PRACTICE".

WILLIAM J. DOUCET, P.L.S. 2263

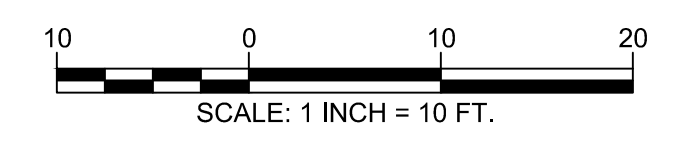
THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.



11/15/23



- LEGEND**
- EXISTING LOT LINE
 - MAJOR CONTOUR LINE
 - MINOR CONTOUR LINE
 - RETAINING WALL
 - CHAIN LINK FENCE
 - OVERHEAD WIRE
 - DRAIN LINE
 - SHRUB LINE/LANDSCAPE AREA
 - CONCRETE
 - BRICK
 - SPOT GRADE
 - UTILITY POLE
 - UTILITY POLE & GUY WIRE
 - CATCH BASIN
 - ELECTRIC METER
 - SIGN
 - BOLLARD
 - COLUMN/SUPPORT
 - ACCESSIBLE PARKING SPACE
 - DECIDUOUS TREE
 - CONIFEROUS SHRUB
 - JERSEY BARRIER
 - BUILDING HEIGHT ELEVATION
 - CORRUGATED METAL PIPE
 - DS
 - DYL
 - DOUBLE YELLOW LINE
 - EDGE OF PAVEMENT
 - "HP"
 - "MP"
 - "NP"
 - POLYVINYL CHLORIDE PIPE
 - PVC
 - REINFORCED CONCRETE PIPE
 - RET. WALL
 - RETAINING WALL
 - SINGLE WHITE LINE
 - TH
 - THRESHOLD ELEVATION
 - UNKNOWN
 - VGC
 - VERTICAL GRANITE CURB
 - W.W.
 - WING WALL
 - (X)
 - INVERT I.D. CONNECTION UNKNOWN



EXISTING CONDITIONS PLAN FOR 3 WALKER STREET, LLC (TAX MAP 4 LOT 99) 3 WALKER STREET / ME ROUTE 103 KITTERY, MAINE

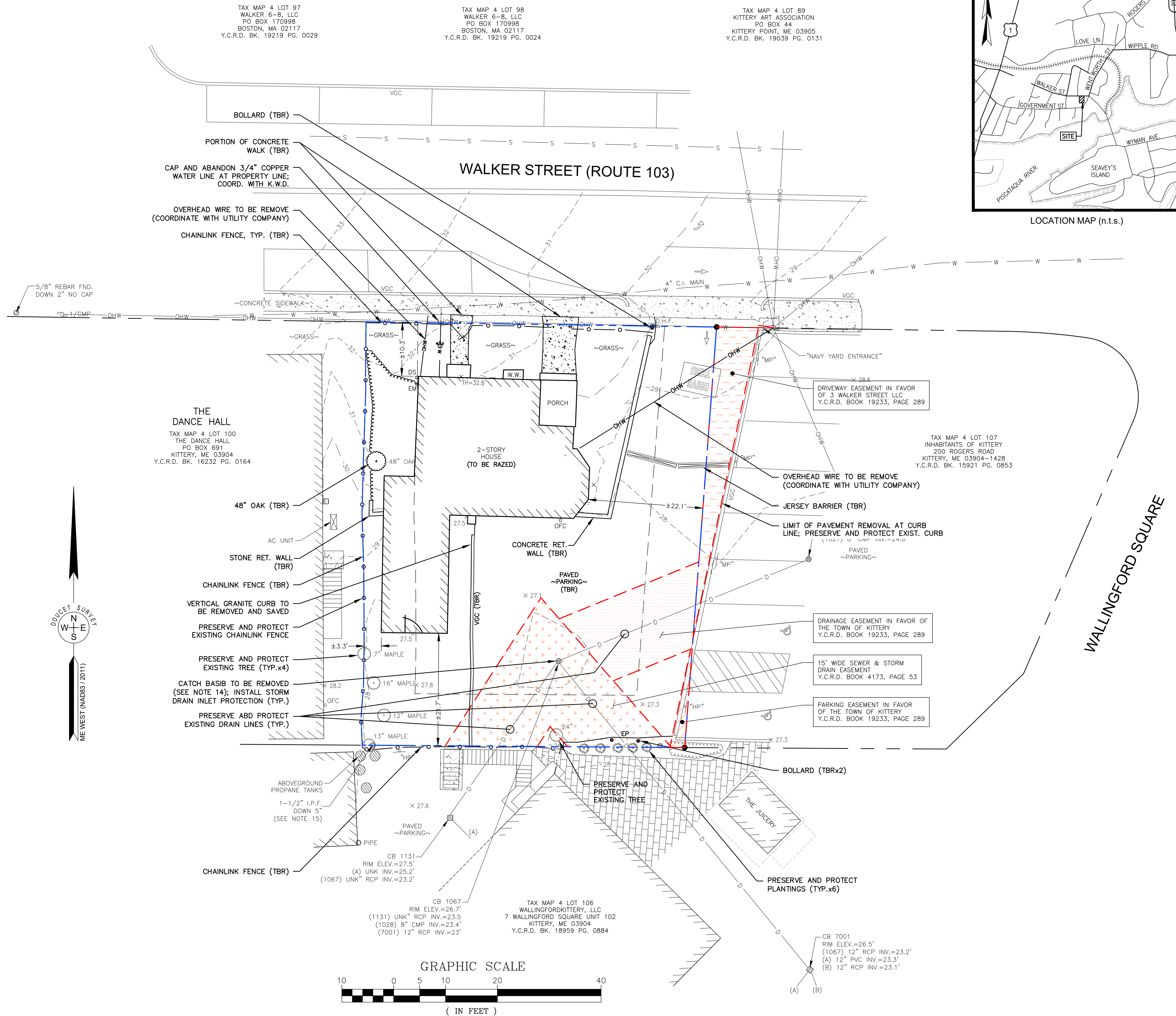
NO.	DATE	DESCRIPTION	BY
1	11/15/23	ADD CONVEYED EASEMENTS	MWF

DRAWN BY:	M.T.L.	DATE:	AUGUST 25, 2022
CHECKED BY:	D.C.B.	DRAWING NO.	7620A
JOB NO.	7620	SHEET	1 OF 1

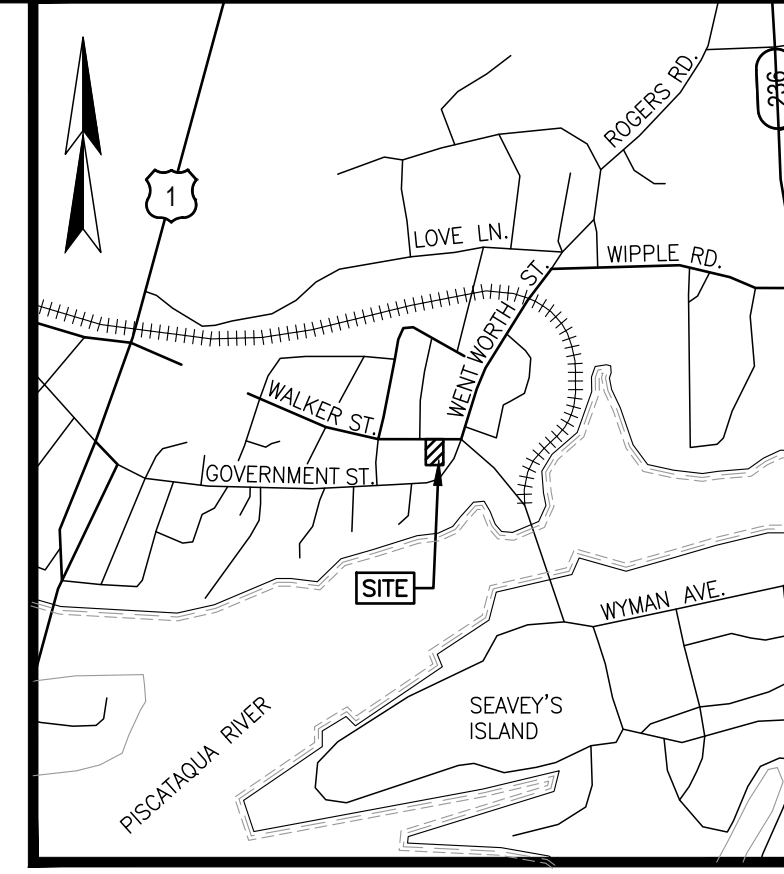
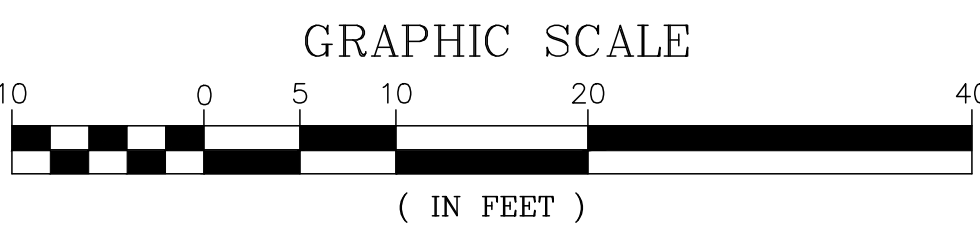
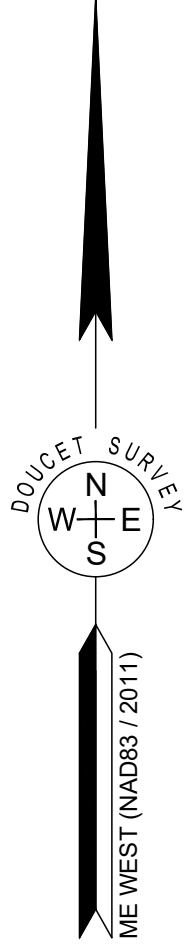
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DEMOLITION NOTES

- ALL UNDERGROUND UTILITIES (ELECTRIC, GAS, TEL. WATER, SEWER DRAIN SERVICES) ARE SHOWN IN SCHEMATIC FASHION, THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.
- DEMOLITION PERMIT REQUIRED PRIOR TO ANY BUILDING DEMOLITION ACTIVITIES. CONTRACTOR IS NOTIFIED THAT THIS PERMIT PROCESS MAY REQUIRE A 30-DAY LEAD TIME.
- CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES SCHEDULED TO REMAIN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY NOTIFICATION OF ALL PARTIES, CORPORATIONS, COMPANIES, INDIVIDUALS AND STATE AND LOCAL AUTHORITIES OWNING AND/OR HAVING JURISDICTION OVER ANY UTILITIES RUNNING TO, THROUGH OR ACROSS AREAS TO BE DISTURBED BY DEMOLITION AND/OR CONSTRUCTION ACTIVITIES WHETHER OR NOT SAID UTILITIES ARE SUBJECT TO DEMOLITION, RELOCATION, MODIFICATION AND/OR CONSTRUCTION.
- ALL UTILITY DISCONNECTIONS/DEMOLITIONS/RELOCATIONS SHALL BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES, KITTERY DPW AND ABUTTING PROPERTY OWNERS. UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELATED EXCAVATION, TRENCHING AND BACKFILLING.
- WHERE SPECIFIED TO REMAIN, MANHOLE RIMS, CATCH BASIN GRATES, VALVE COVERS, HANDHOLES, ETC. SHALL BE ADJUSTED TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.
- ALL MATERIALS SCHEDULED FOR DEMOLITION OR REMOVAL ON PRIVATE PROPERTY SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED.
- ALL MATERIAL SCHEDULED TO BE REMOVED SHALL BE LEGALLY DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS/CODES.
- NO BURNING SHALL BE PERMITTED PER LOCAL REGULATIONS.
- HAZARDOUS MATERIALS ENCOUNTERED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL BE ABATED IN STRICT ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS.
- EXISTING UTILITIES TO BE DISCONTINUED SHALL BE ABANDONED IN PLACE UNLESS OTHERWISE NOTED TO BE REMOVED OR ENCOUNTERED DURING THE INSTALLATION OF NEW WORK.
- SHOULD GROUNDWATER BE ENCOUNTERED DURING EXCAVATION, APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE EMPLOYED TO ENSURE SEDIMENT LADEN WATER IS NOT DISCHARGED INTO THE TOWN DRAINAGE SYSTEM. A DISCHARGE PERMIT SHALL BE OBTAINED PRIOR TO DISCHARGING GROUNDWATER.
- THIS PLAN IS INTENDED TO PROVIDE MINIMUM GUIDELINES FOR THE DEMOLITION OF EXISTING SITE FEATURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL BUILDINGS, PAVEMENT, CONCRETE, CURBING, SIGNS, POLES, UTILITIES, FENCES, VEGETATION AND OTHER EXISTING FEATURES AS NECESSARY TO FULLY CONSTRUCT THE PROJECT.
- CATCH BASIN TO BE REPLACED WITH NEW 4'x4' STRUCTURE (SEE SHEET C-3). CONTRACTOR SHALL LEAVE EXISTING CB IN-PLACE UNTIL NEW CB IS READY FOR INSTALLATION TO PRESERVE CLOSED DRAINAGE FLOW PATTERNS.



- LEGEND**
- 30 — EXISTING LOT LINE
 - 28 — MAJOR CONTOUR LINE
 - 28 — MINOR CONTOUR LINE
 - — RETAINING WALL
 - ○ CHAIN LINK FENCE
 - OHW — OVERHEAD WIRE
 - D — DRAIN LINE
 - — SHRUB LINE/LANDSCAPE AREA
 - CONCRETE
 - BRICK
 - x 27.5 SPOT GRADE
 - ○ UTILITY POLE
 - ○ UTILITY POLE & GUY WIRE
 - ⊕ EM CATCH BASIN
 - ⊕ EM ELECTRIC METER
 - ⊕ EM SIGN
 - ○ BOLLARD
 - ○ COLUMN/SUPPORT
 - ○ ACCESSIBLE PARKING SPACE
 - ○ DECIDUOUS TREE
 - ○ CONIFEROUS SHRUB
 - BH BUILDING HEIGHT ELEVATION
 - CMP CORRUGATED METAL PIPE
 - DS DOWN SPOUT
 - DYL DOUBLE YELLOW LINE
 - EP EDGE OF PAVEMENT
 - HP HANDICAP PARKING SIGN
 - MP MUNICIPAL PARK SIGN
 - NP NO PARKING SIGN
 - PVC POLYVINYL CHLORIDE PIPE
 - RCP REINFORCED CONCRETE PIPE
 - RET. WALL RETAINING WALL
 - SWL SINGLE WHITE LINE
 - TH THRESHOLD ELEVATION
 - UNK UNKNOWN
 - VGC VERTICAL GRANITE CURB
 - W.W. WING WALL
 - (X) INVERT I.D. CONNECTION UNKNOWN



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STATE OF MAINE
 ERIC D. WEINRIEB
 No. 8658
 LICENSED PROFESSIONAL ENGINEER
 11/22/23

NOT FOR CONSTRUCTION
 ISSUED FOR: PRELIMINARY APPROVAL
 ISSUE DATE: NOVEMBER 22, 2023

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	11/22/23

DRAWN BY: RMB
 APPROVED BY: XXX
 DRAWING FILE: 5401SITE.DWG

SCALE:
 (22"x34") 1" = 10'
 (11"x17") 1" = 20'

OWNER/APPLICANT:
 3 WALKER STREET, LLC
 (c/o LANE CHENEY)
 76 EXETER STREET
 NEWMARKET, NH 03857

PROJECT:
 SITE REDEVELOPMENT
 TAX MAP 4
 LOT 99
 3 WALKER STREET
 KITTERY, MAINE

TITLE:
 SITE PREPARATION PLAN

SHEET NUMBER:
 C - 1

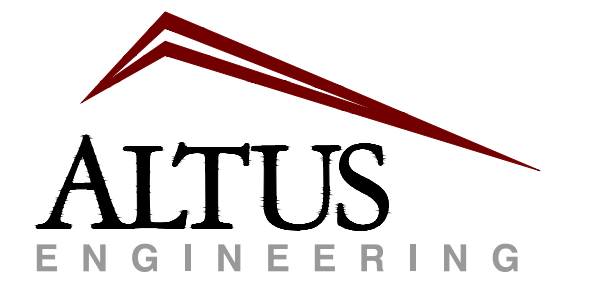
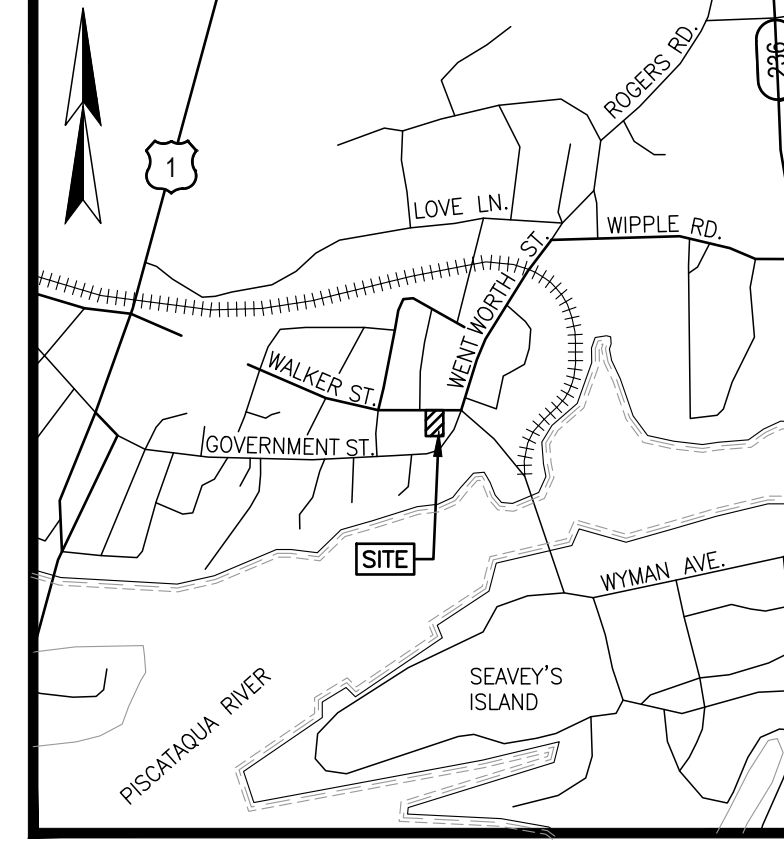
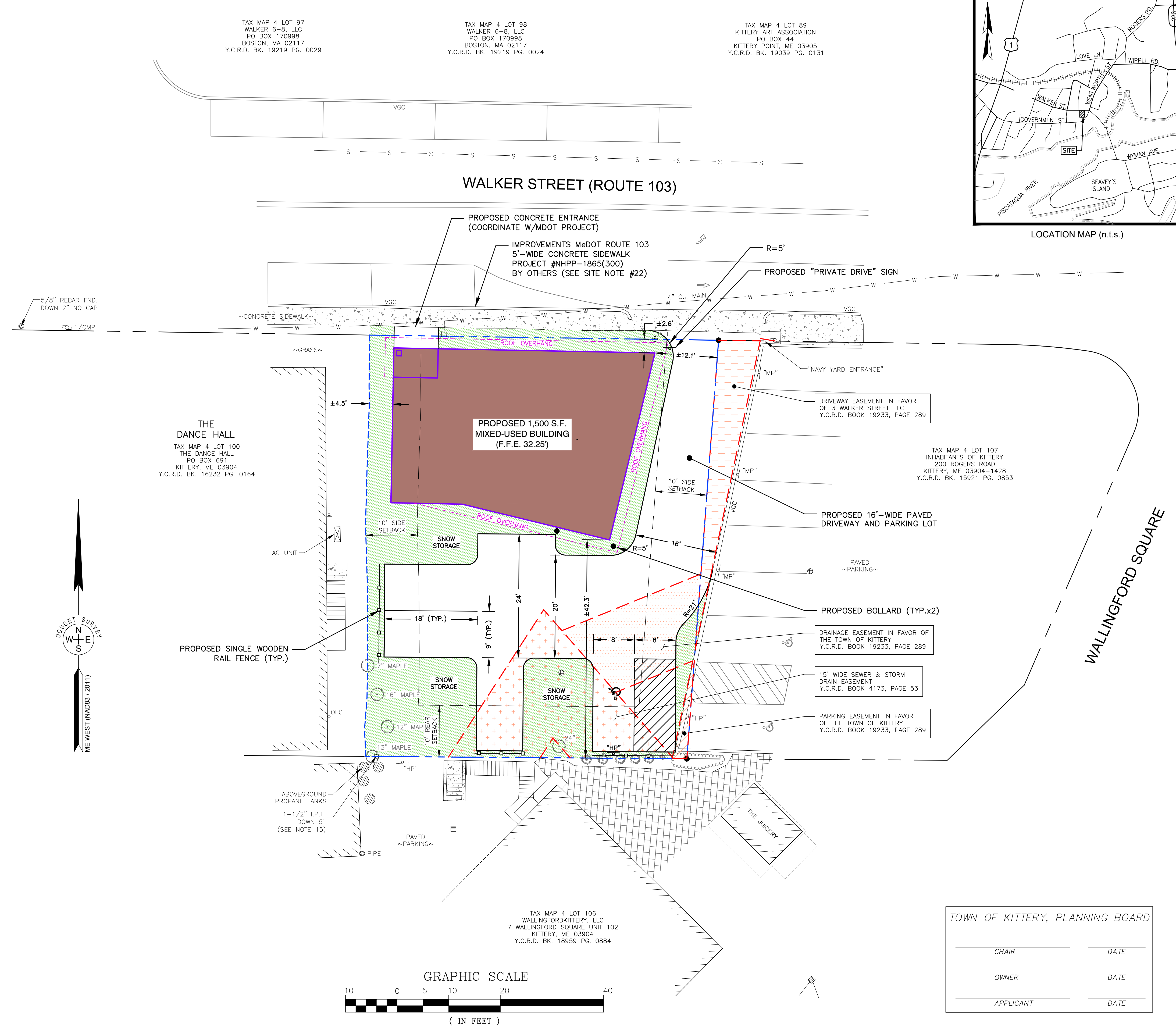
SITE NOTES

- DESIGN INTENT: RAZE EXISTING NON-CONFORMING STRUCTURE TO CONSTRUCT A MIXED-USED BUILDING OFFICE SPACE ON THE FIRST AND SECOND LEVEL AND RESIDENTIAL USE ON UPPER FLOOR.
- REFERENCE: TAX MAP 4, LOT 99
3 WALKER STREET
KITTERY, MAINE
- TOTAL PARCEL AREA: 5,289 SQ. FT. OR 0.12 AC.
- OWNER OF RECORD: 3 WALKER STREET, LLC
76 EXETER ROAD
NEWARKET, NH 03857
Y.C.R.D. BK. 19105 PG. 0610
- ZONE: MIXED USE - KITTERY FORESIDE (MU-KF)
DIMENSIONAL REQUIREMENTS:

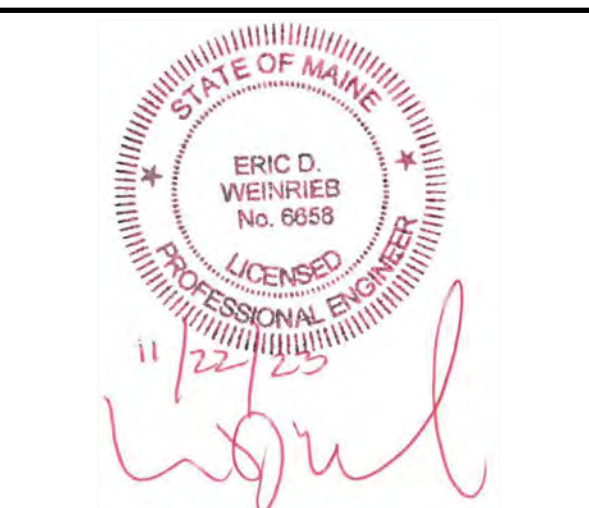
	REQ'D	EXISTING	PROPOSED
MIN. LOT AREA	5,000 SF	5,289 SF	5,289 SF
MIN. FRONTAGE	0'	±67.62'	±67.62'
MIN. FRONT SETBACK	0'	±10.3'	±2.6'
MIN. SIDE SETBACK (RT.)	10'	±3.3'	±4.5'
(LT.)	10'	±22.1'	±12.1'
MIN. REAR SETBACK	10'	±21.7'	±42.3'
MAX. BLDG. COVERAGE	60%	±22.3%	±28.6%
MAX. BLDG. HEIGHT	40'	±28'	<40'
MIN. OPEN SPACE	40%	±28.6%	±30.5%
		±1,511 SF	±1,611 SF
- PARKING REQ.S: 1 RESIDENTIAL UNIT: 1.5 SPACE PER UNIT 2 SPACES
OFFICE: 2,200 SF * 1 SPACES/300 SF 4 SPACES
(NON-BES. 3 SPACE CREDIT) REQUIRED: 6 SPACES
PROVIDED: 4 SPACES*
- * AGREEMENT FOR OFF-SITE SPACES WILL BE PROVIDED
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL PERMITS OBTAINED FOR THIS PROJECT.
- CONTRACTOR SHALL OBTAIN A "DIGSAFE" NUMBER AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION.
- PAINTED ISLANDS SHALL BE 4"-WIDE DIAGONAL WHITE LINES 3'-0" O.C. BORDERED BY 4"-WIDE WHITE LINES. PARKING STALLS SHALL BE SEPARATED BY 4"-WIDE WHITE LINES. SEE DETAILS FOR HANDICAP SYMBOLS, SIGNS AND SIGN DETAILS.
- PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC DEVICES," "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" AND THE AMERICANS WITH DISABILITIES ACT (ADA), LATEST EDITIONS.
- PROPOSED TELEPHONE, ELECTRIC AND CABLE SERVICES AND CONDUITS SHALL BE INSTALLED UNDERGROUND.
- LOT SHALL BE SERVED BY KITTERY WATER DISTRICT WATER AND KITTERY SEWER DISTRICT.
- ACCUMULATED SNOW WILL BE PLOWED TO AREAS ADJACENT TO PAVEMENT IN A MANNER AS NOT TO HINDER SIGHT LINES AT INTERSECTION. NO SNOW SHALL BE PUSHED ONTO ADJUTING PROPERTY NOR STORED WITHIN 5' OF SHRUBS AND TREES. EXCESS SNOW SHALL BE HAULED OFF-SITE, AS NEEDED.
- HORIZONTAL DATUM BASED ON NAD83(2011) MAINE WEST STATE PLANE COORDINATE ZONE (1802) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
- VERTICAL DATUM IS BASED ON APPROXIMATE NAVD88(GEIOD18) (±.2') DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
- FLOOD HAZARD ZONE: "X", PER FIRM MAP #2301710008D, DATED 7/3/1986, REVISED OCTOBER 14, 2021. IT IS NOT WITHIN A 100-YEAR FLOOD ZONE.
- TRASH TOTES SHALL BE STORED INSIDE FOR SCHEDULED PICKUPS.
- FINAL MECHANICAL UNITS LOCATION TO BE DETERMINED.
- NO WETLANDS FOUND ON SITE.
- THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER FOR RESOLUTION.
- BUILDING AREA SHOWN IS BASED ON FOOTPRINT MEASURED TO THE EDGE OF FOUNDATIONS AND/OR SLABS. ACTUAL INTERIOR SPACE WILL DIFFER.
- ADDITIONAL WAY FINDING SIGN(S) WILL BE ADDED, AS NEEDED.
- MAINE DOT IS PROPOSING IMPROVEMENTS TO WALKER STREET BEGINNING IN THE SPRING OF 2024. IT IS THE INTENT OF THIS DESIGN THAT ANY UTILITY SERVICE IN THE RIGHT-OF-WAY IS COMPLETED PRIOR TO OR IN CONJUNCTION WITH MDOT WORK. CONTACT MDOT FOR SCHEDULE.
BRIAN KEEZER
MAINE DOT
16 STATE HOUSE STATION
AUGUSTA, ME 04333-0016
CELL: (207) 462-0697
EMAIL: BRAIN.KEEZER@MAINE.GOV

PLAN REFERENCE:

- "EXISTING CONDITIONS PLAN FOR 3 WALKER STREET, LLC (TAX MAP 4 LOT 99), 3 WALKER STREET, KITTERY, MAINE, REVISED NOVEMBER 15, 2023, PREPARED BY DOUCET SURVEY, LLC.



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(603) 433-2335 www.altus-eng.com



NOT FOR CONSTRUCTION

ISSUED FOR: PRELIMINARY APPROVAL

ISSUE DATE: NOVEMBER 22, 2023

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	11/22/23

DRAWN BY: RMB
APPROVED BY: XXX
DRAWING FILE: 5401SITE.DWG

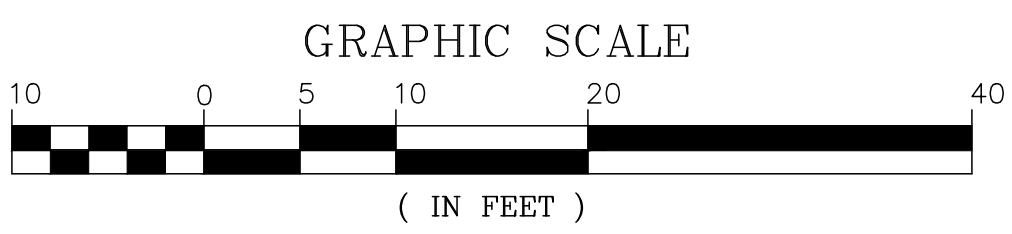
SCALE:
(22"x34") 1" = 10'
(11"x17") 1" = 20'

OWNER/APPLICANT:
3 WALKER STREET, LLC
(c/o LANE CHENEY)
76 EXETER STREET
NEWARKET, NH 03857

PROJECT:
SITE REDEVELOPMENT
TAX MAP 4
LOT 99
3 WALKER STREET
KITTERY, MAINE

TITLE:
SITE PLAN
SHEET NUMBER:
C - 2

TOWN OF KITTERY, PLANNING BOARD	
CHAIR	DATE
OWNER	DATE
APPLICANT	DATE

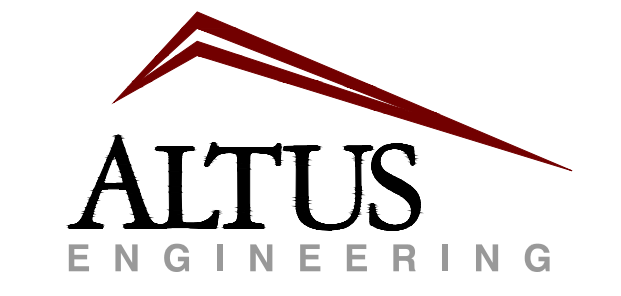
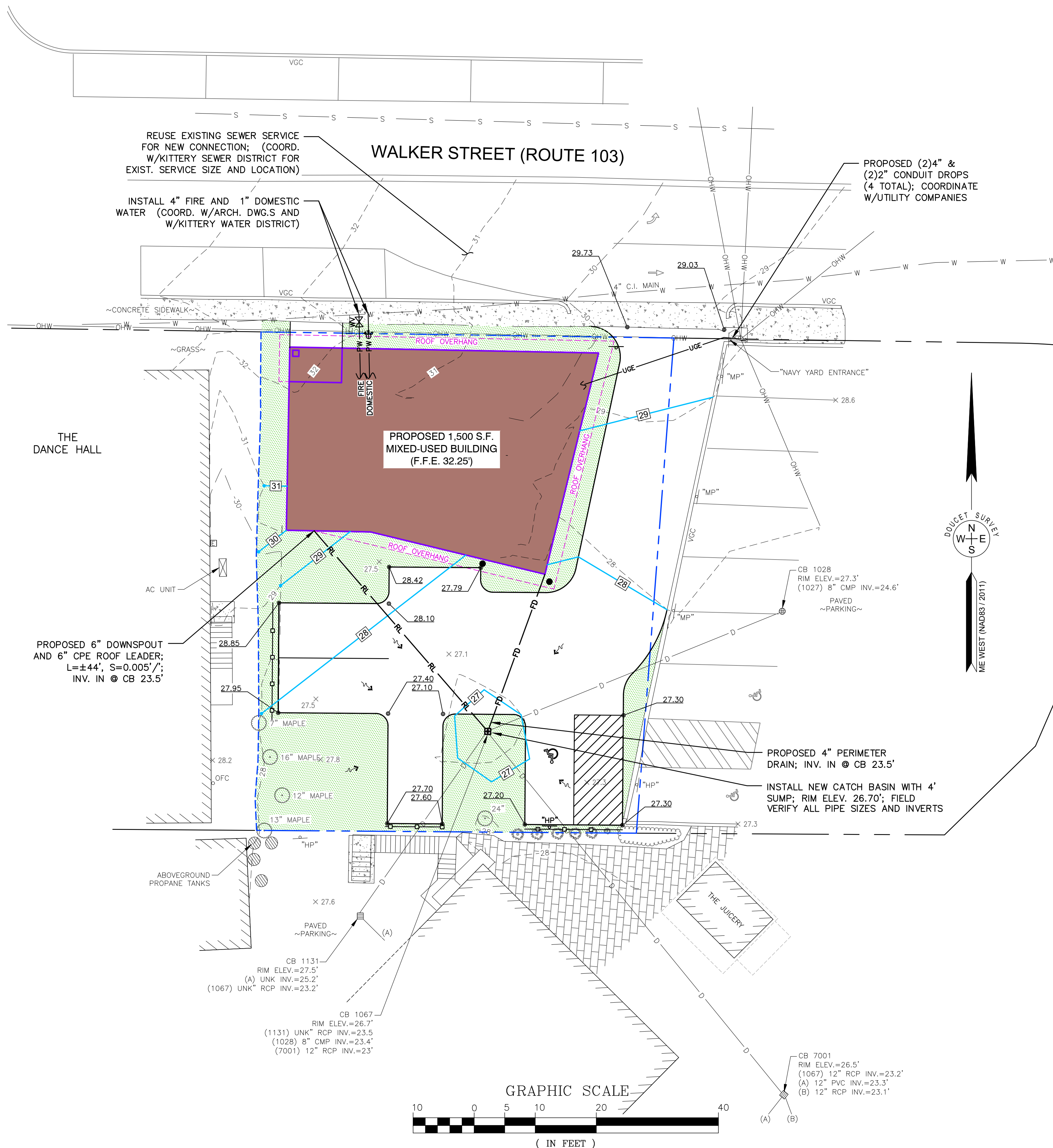


CONSTRUCTION NOTES

- DO NOT BEGIN CONSTRUCTION UNTIL ALL STATE AND LOCAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.
- CONTRACTOR SHALL OBTAIN A "DIGSAFE" NUMBER AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION.
- PERIMETER SEDIMENT CONTROLS AND CULVERT AND CATCH BASIN INLET PROTECTION MEASURES SHALL BE INSTALLED AFTER TREE CLEARING OPERATIONS HAVE CEASED AND BEFORE ANY STUMPING, GRUBBING OR OTHER EARTH DISTURBANCE.
- NO EARTHWORK SHALL COMMENCE UNTIL ALL APPROPRIATE SEDIMENT AND EROSION CONTROL MEASURES HAVE BEEN INSTALLED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED IN GOOD WORKING ORDER FOR THE DURATION OF CONSTRUCTION AND THE SITE IS STABILIZED.
- ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE TOWN OF KITTERY AND MDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
- UNLESS OTHERWISE AGREED IN WRITING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING TEMPORARY BENCHMARKS (TBM) AND PERFORMING ALL CONSTRUCTION SURVEY LAYOUT.
- PRIOR TO CONSTRUCTION, FIELD VERIFY JUNCTIONS, LOCATIONS AND ELEVATIONS/INVERTS OF ALL EXISTING STORMWATER AND UTILITY LINES. PRESERVE AND PROTECT LINES TO BE RETAINED.
- ALL BENCHMARKS AND TOPOGRAPHY SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATING CONSTRUCTION.
- TEMPORARY INLET PROTECTION MEASURES SHALL BE INSTALLED IN ALL EXISTING AND PROPOSED CATCH BASINS WITHIN 100' OF THE PROJECT SITE WHEN SITE WORK WITHIN CONTRIBUTING AREAS IS ACTIVE OR SAID AREAS HAVE NOT BEEN STABILIZED.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE DESIGN STANDARDS AND SPECIFICATIONS SET FORTH BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- CONTRACTOR SHALL CONTROL DUST BY SPRAYING WATER, SWEEPING PAVED SURFACES, PROVIDING TEMPORARY VEGETATION, AND/OR MULCHING EXPOSED AREAS AND STOCKPILES.
- ORGANIC FILTER BERMS AND/OR OTHER PERIMETER CONTROLS MAY BE USED IN LIEU OF SILT FENCE IN CERTAIN APPLICATIONS WHEN APPROVED IN WRITING BY THE ENGINEER.
- THE CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO PREVENT EROSION, PREVENT SEDIMENT FROM LEAVING THE SITE AND ENSURE PERMANENT SOIL STABILIZATION.
- ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE SIX (6") INCHES OF LOAM, LIMESTONE, FERTILIZER, SEED, AND MULCH USING APPROPRIATE SOIL STABILIZATION TECHNIQUES. SEE LANDSCAPE PLAN FOR ADDITIONAL INFORMATION.
- UPON COMPLETION OF CONSTRUCTION, ALL TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL BE REMOVED AND ANY AREAS DISTURBED BY THE REMOVAL SMOOTHED AND REVEGETATED.
- PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DEWATERED SUBGRADES FOR FOUNDATIONS, PAVEMENT AREAS, UTILITY TRENCHES, AND OTHER AREAS DURING CONSTRUCTION. SUBGRADE DISTURBANCE MAY BE INFLUENCED BY EXCAVATION METHODS, MOISTURE, PRECIPITATION, GROUNDWATER CONTROL, AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT SUBGRADE DISTURBANCE. SUCH PRECAUTIONS MAY INCLUDE DIVERTING STORMWATER RUNOFF AWAY FROM CONSTRUCTION AREAS, REDUCING TRAFFIC IN SENSITIVE AREAS, AND MAINTAINING AN EFFECTIVE DEWATERING PROGRAM. SOILS EXHIBITING HEAVING OR INSTABILITY SHALL BE OVER EXCAVATED TO MORE COMPETENT BEARING SOIL AND REPLACED WITH FREE DRAINING STRUCTURAL FILL. IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER, EXPOSED SUBGRADES ARE SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN GROUND. THIS WILL LIKELY REQUIRE REMOVAL OF A FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATIONS. THE FINAL SUBGRADE ELEVATION WOULD ALSO REQUIRE AN APPROPRIATE DEGREE OF INSULATION AGAINST FREEZING.
- IF SUITABLE, EXCAVATED MATERIALS SHALL BE PLACED AS FILL WITHIN UPLAND AREAS ONLY AND SHALL NOT BE PLACED WITHIN WETLANDS. PLACEMENT OF BORROW MATERIALS SHALL BE PERFORMED IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION.
- BLASTING OPERATIONS, IF REQUIRED, SHALL MEET THE AIR BLAST STANDARDS OF THE MDEP RULES, CHAPTER 375.10(C)(4)(C). GROUND VIBRATION AT STRUCTURES NOT OWNED OR CONTROLLED BY THE OWNER MUST BE NO GREATER THAN THE FREQUENCY-DEPENDENT LIMITS DEFINED IN FIGURE B-1 OF APPENDIX B, U.S. BUREAU OF MINES RI 8507. FLYROCK MAY NOT LEAVE PROPERTY OWNED OR CONTROLLED BY THE OWNER OR ENTER A PROTECTED RESOURCE.
- DRAINAGE PIPE SHALL BE CORRUGATED POLYETHYLENE PIPE (GPP), TYPE ADS N-12 OR HANCOR H1-Q, OR DUCTILE IRON CLASS 52 WHERE SPECIFIED.
- ALL CATCH BASIN, MANHOLE AND OTHER DRAINAGE RIMS SHALL BE SET FLUSH WITH OR NO LESS THAN 0.1' BELOW FINISH GRADE. ANY RIM ABOVE SURROUNDING FINISH GRADE SHALL NOT BE ACCEPTED.
- UPON COMPLETION OF CONSTRUCTION, ALL DRAINAGE INFRASTRUCTURE SHALL BE CLEANED OF ALL DEBRIS AND SEDIMENT.
- ALL SPOT GRADES ARE AT FINISH GRADE AND BOTTOM OF CURB WHERE APPLICABLE.
- ALL ROOF DRAIN RISERS SHALL BE LOCATED IN COORDINATION WITH THE ARCHITECTURAL PLANS TO MATCH GUTTER DOWNSPOUTS. RISERS SHALL BE SET TO FINISH GRADE PLUS 1' (MIN.).
- IN ORDER TO PROVIDE VISUAL CLARITY ON THE PLANS, DRAINAGE AND OTHER UTILITY STRUCTURES MAY NOT BE DRAWN TO SCALE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER SIZING AND LOCATION OF ALL STRUCTURES AND IS DIRECTED TO RESOLVE ANY POTENTIAL DISCREPANCY WITH THE ENGINEER PRIOR TO CONSTRUCTION.
- WORK HOURS FOR CONSTRUCTION SHALL BE AS APPROVED BY TOWN OF KITTERY. STANDARD WORK HOURS SHALL BE 7AM TO 7PM, MONDAY - SATURDAY.

UTILITY NOTES

- THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE. CATCH BASINS, MANHOLES, WATER GATES, ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY PROVIDERS AND GOVERNMENTAL AGENCIES. AS SUCH, THEY ARE NOT INCLUSIVE AS OTHER UTILITIES AND UNDERGROUND STRUCTURES THAT ARE NOT SHOWN ON THE PLANS MAY EXIST. THE ENGINEER, SURVEYOR AND OWNER ACCEPT NO RESPONSIBILITY FOR POTENTIAL INACCURACIES IN THE PLAN AND/OR UNFORESEEN CONDITIONS. THE CONTRACTOR SHALL NOTIFY, IN WRITING, SAID AGENCIES, UTILITY PROVIDERS, TOWN OF KITTERY DPW AND OWNER'S AUTHORIZED REPRESENTATIVE AND CALL DIG SAFE AT 1 (800) DIG-SAFE AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO ANY EXCAVATION WORK.
- PRIOR TO CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND FIELD VERIFY JUNCTIONS, LOCATIONS AND ELEVATIONS/INVERTS OF ALL EXISTING AND PROPOSED STORMWATER AND UTILITY LINES. CONFLICTS SHALL BE ANTICIPATED AND ALL EXISTING LINES TO BE RETAINED SHALL BE PROTECTED. ANY DAMAGE DONE TO EXISTING UTILITIES SHALL BE REPAIRED AND, IF NECESSARY, EXISTING UTILITIES SHALL BE RELOCATED AT NO EXTRA COST TO THE OWNER. ALL CONFLICTS SHALL BE RESOLVED WITH THE INVOLVEMENT OF THE ENGINEER, DPW AND APPROPRIATE UTILITIES.
- ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE TOWN OF KITTERY AND MDOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE POSTING OF ALL BONDS AND PAYMENT OF ALL TAP, TIE-IN AND CONNECTION FEES.
- IF REQUIRED, ALL ROAD/LANE CLOSURES OR OTHER TRAFFIC INTERRUPTIONS SHALL BE COORDINATED WITH THE KITTERY POLICE DEPARTMENT, DPW, MDOT AND ABUTTING PROPERTY OWNERS (WHERE APPROPRIATE) AT LEAST TWO WEEKS PRIOR TO COMMENCING RELATED CONSTRUCTION.
- ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL CONFORM TO FEDERAL OSHA AND CITY REGULATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRENCHING, BEDDING, BACKFILL & COMPACTION FOR ALL UTILITY TRENCHING IN ADDITION TO ALL CONDUIT INSTALLATION AND COORDINATION OF ALL REQUIRED INSPECTIONS.
- DETECTABLE WARNING TAPE SHALL BE PLACED OVER THE ENTIRE LENGTH OF ALL BURIED UTILITIES, COLORS PER THE RESPECTIVE UTILITY PROVIDERS.
- SEE ARCHITECTURAL/MECHANICAL DRAWINGS FOR EXACT LOCATIONS & ELEVATIONS OF UTILITY CONNECTIONS AT BUILDING. COORDINATE ALL WORK WITHIN FIVE (5) FEET OF BUILDINGS WITH BUILDING CONTRACTOR AND ARCHITECTURAL/MECHANICAL DRAWINGS. ALL CONFLICTS AND DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY AND PRIOR TO COMMENCING RELATED WORK.
- UTILITY PROVIDERS:
WATER: KITTERY WATER DISTRICT, (207) 439-1128
SEWER: KITTERY WASTEWATER, (207) 439-4646
CABLE/INTERNET/TELECOMS: PROVIDER PER OWNER
ELECTRIC: CENTRAL MAINE POWER, (800) 565-3181
PROPANE: PROVIDER PER OWNER
- ALL WATER AND SEWER INSTALLATIONS SHALL BE CONSTRUCTED AND TESTED PER THE TOWN OF KITTERY'S STANDARDS AND SPECIFICATIONS. ALL OTHER UTILITIES SHALL BE TO THE STANDARDS AND SPECIFICATIONS OF THE RESPECTIVE UTILITY PROVIDERS.
- WHERE WATER LINES CROSS, RUN ADJACENT TO OR ARE WITHIN 5' OF STORM DRAINAGE PIPES OR STRUCTURES, 2"-THICK CLOSED CELL RIGID BOARD INSULATION SHALL BE INSTALLED FOR FROST PROTECTION.
- WHERE WATER OR SEWER LINES ARE INSTALLED WITH LESS THAN 5' OF COVER, 2"-THICK CLOSED CELL RIGID BOARD INSULATION SHALL BE INSTALLED FOR THE FULL WIDTH OF THE TRENCH FOR FROST PROTECTION.
- WATER AND SANITARY SEWER LINES SHALL BE LOCATED AT LEAST 10' HORIZONTALLY FROM EACH OTHER. WHERE CROSSING, 18" MINIMUM VERTICAL CLEARANCE SHALL BE PROVIDED WITH WATER INSTALLED OVER SEWER.
- CONTRACTOR TO PROVIDE BOLLARDS AT SERVICE ENTRANCES PER THE SPECIFICATIONS OF THE RESPECTIVE UTILITY PROVIDERS.
- CONTRACTOR TO COORDINATE WITH K.W.D. FOR THE FILING OF REQUIRED MDOT LOCATION PERMIT AND HIGHWAY OPENING PERMIT.
- ELECTRICAL CONTRACTOR TO PROVIDE CONDUIT LAYOUT PLAN FOR SITE LIGHTING FIXTURES.



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ISSUED FOR:
PRELIMINARY APPROVAL

ISSUE DATE:
NOVEMBER 22, 2023

REVISIONS
NO. DESCRIPTION BY DATE
0 INITIAL SUBMISSION EDW 11/22/23

DRAWN BY: RMB
APPROVED BY: XXX
DRAWING FILE: 5401SITE.DWG

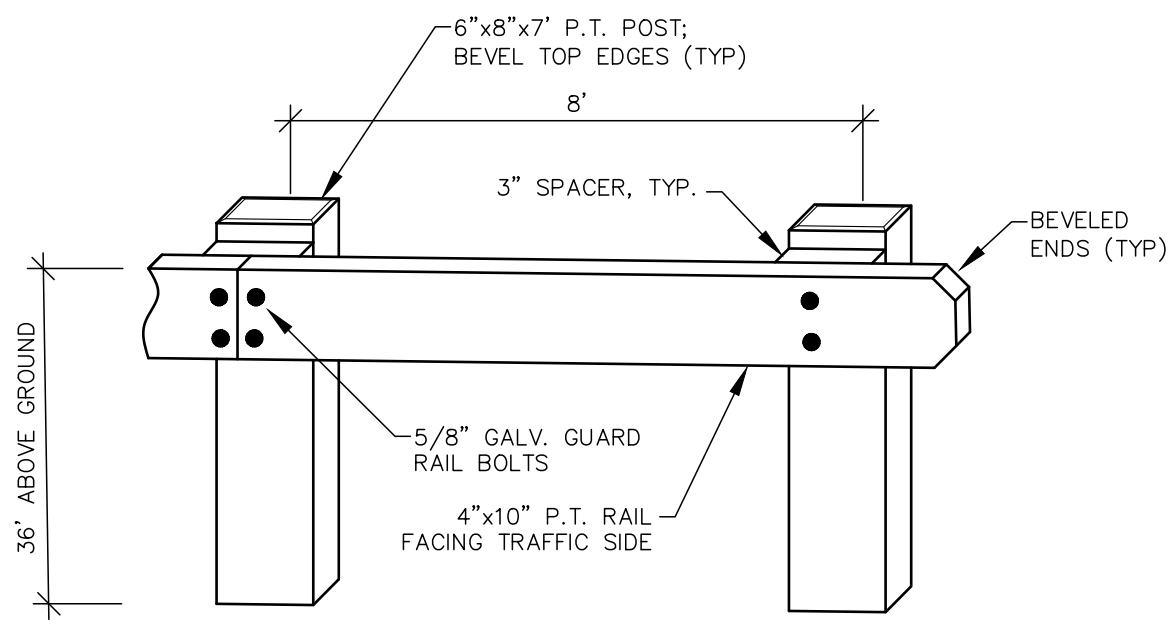
SCALE:
(22"x34") 1" = 10'
(11"x17") 1" = 20'

OWNER/APPLICANT:
**3 WALKER STREET, LLC
(c/o LANE CHENEY)
76 EXETER STREET
NEWMARKET, NH 03857**

PROJECT:
**SITE
REDEVELOPMENT
TAX MAP 4
LOT 99
3 WALKER STREET
KITTERY, MAINE**

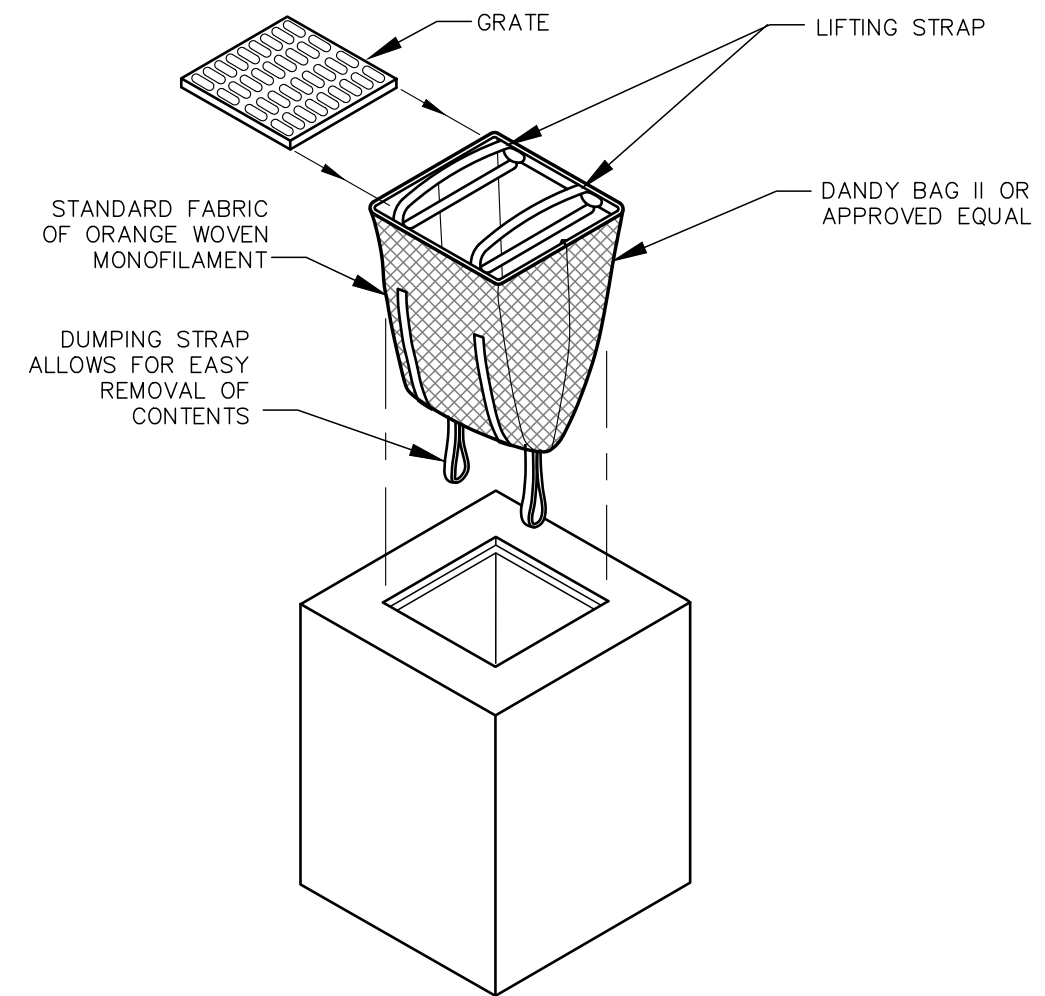
TITLE:
**GRADING AND
UTILITY PLAN**

SHEET NUMBER:
C - 3



NOTE:
 FENCE BY GC/AAA FENCE COMPANY, DOVER, NH.
 TEL. (800) 660-0833 OR APPROVED EQUAL

SINGLE RAIL WOOD BARRIER NOT TO SCALE



INSTALLATION AND MAINTENANCE:

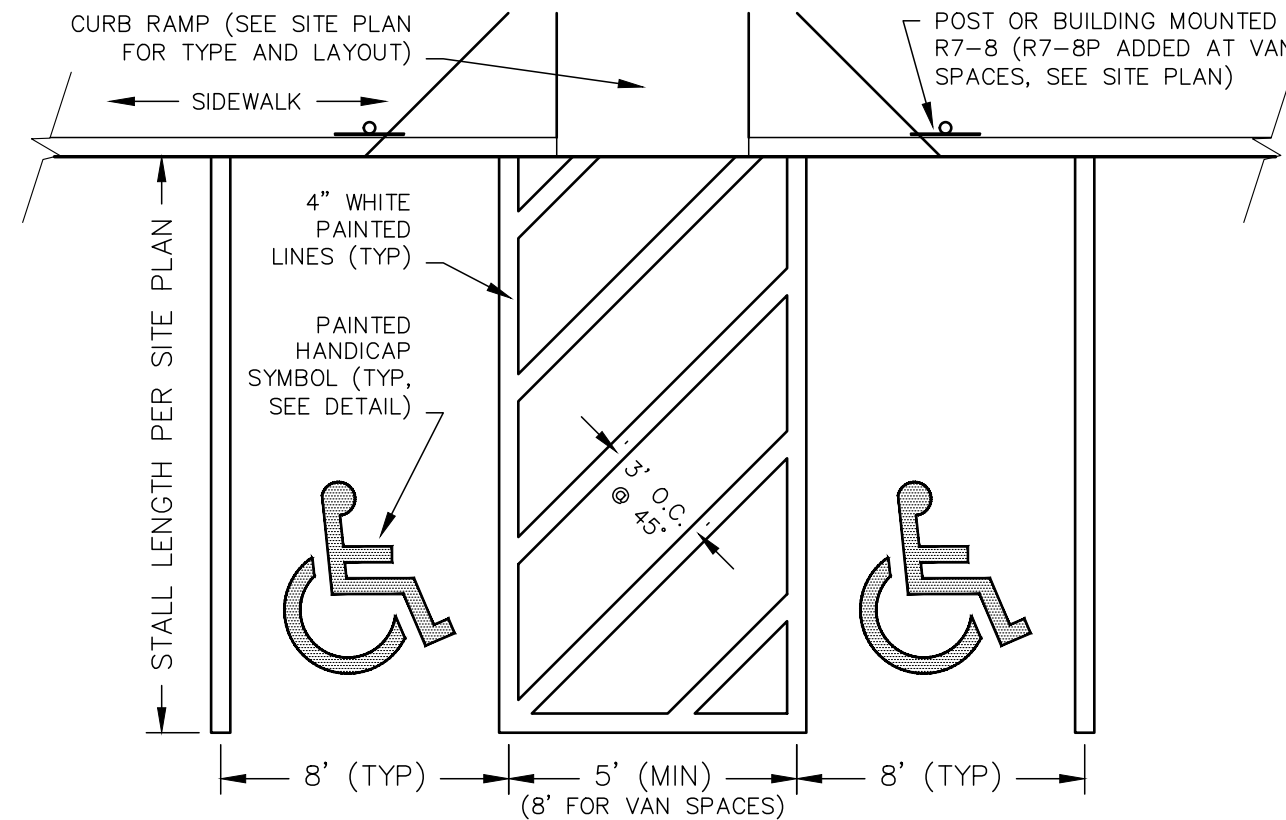
INSTALLATION: REMOVE THE GRATE FROM CATCH BASIN. IF USING OPTIONAL OIL ABSORBENTS; PLACE ABSORBENT PILLOW IN UNIT. STAND GRATE ON END. MOVE THE TOP LIFTING STRAPS OUT OF THE WAY AND PLACE THE GRATE INTO CATCH BASIN INSERT SO THE GRATE IS BELOW THE TOP STRAPS AND ABOVE THE LOWER STRAPS. HOLDING THE LIFTING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

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

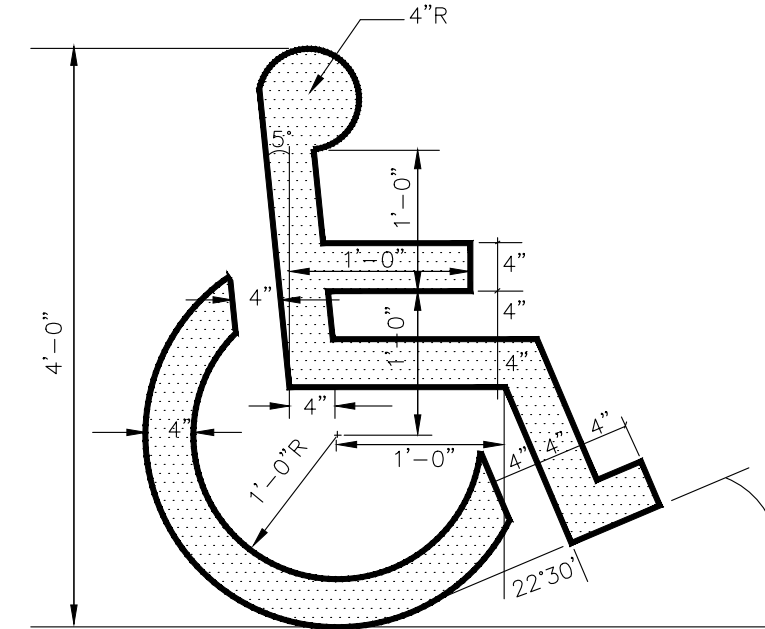
UNACCEPTABLE INLET PROTECTION METHOD:

A SIMPLE SHEET OF GEOTEXTILE UNDER THE GRATE IS NOT ACCEPTABLE.

STORM DRAIN INLET PROTECTION NOT TO SCALE



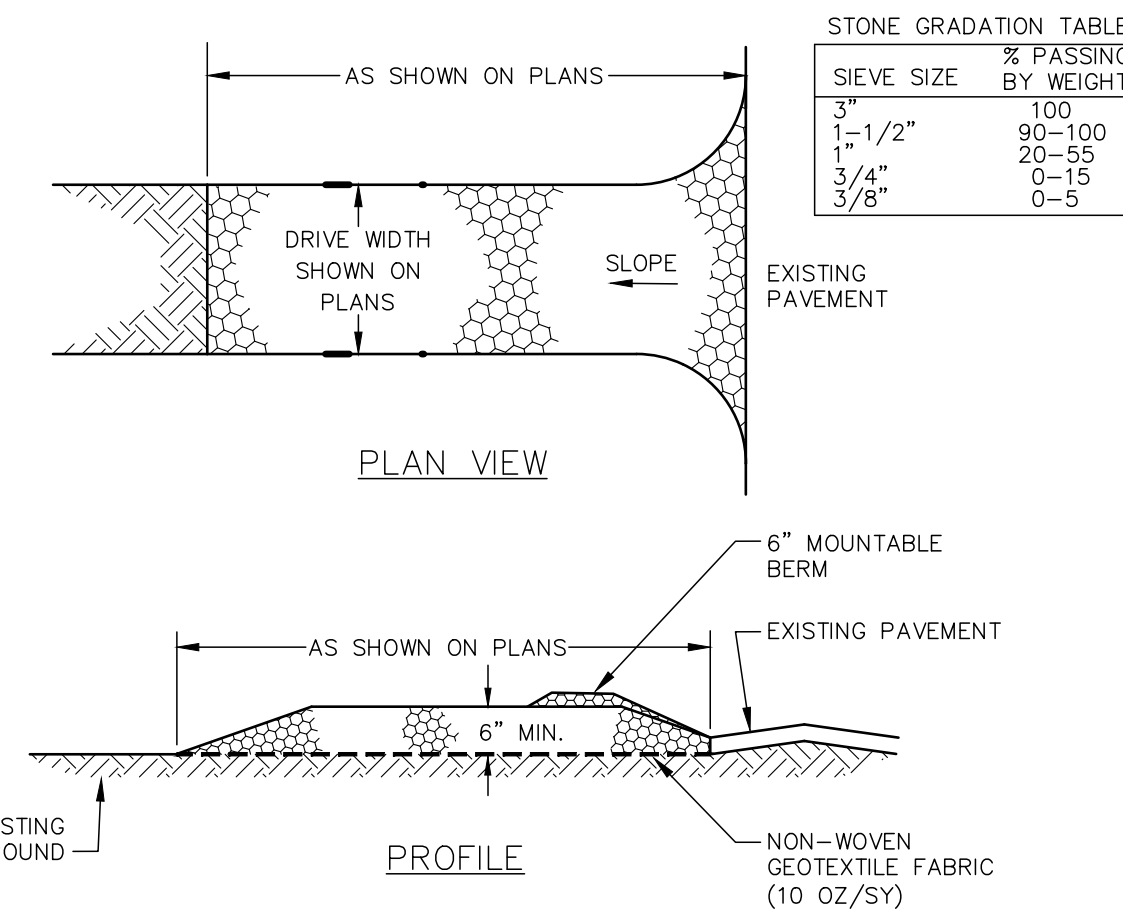
HANDICAP PARKING STALL LAYOUT NOT TO SCALE



NOTES

1. SYMBOL TO BE PAINTED IN ALL HANDICAPPED ACCESSIBLE SPACES IN WHITE PAINT (BLUE-PAINTED SQUARE BACKGROUND OPTIONAL).

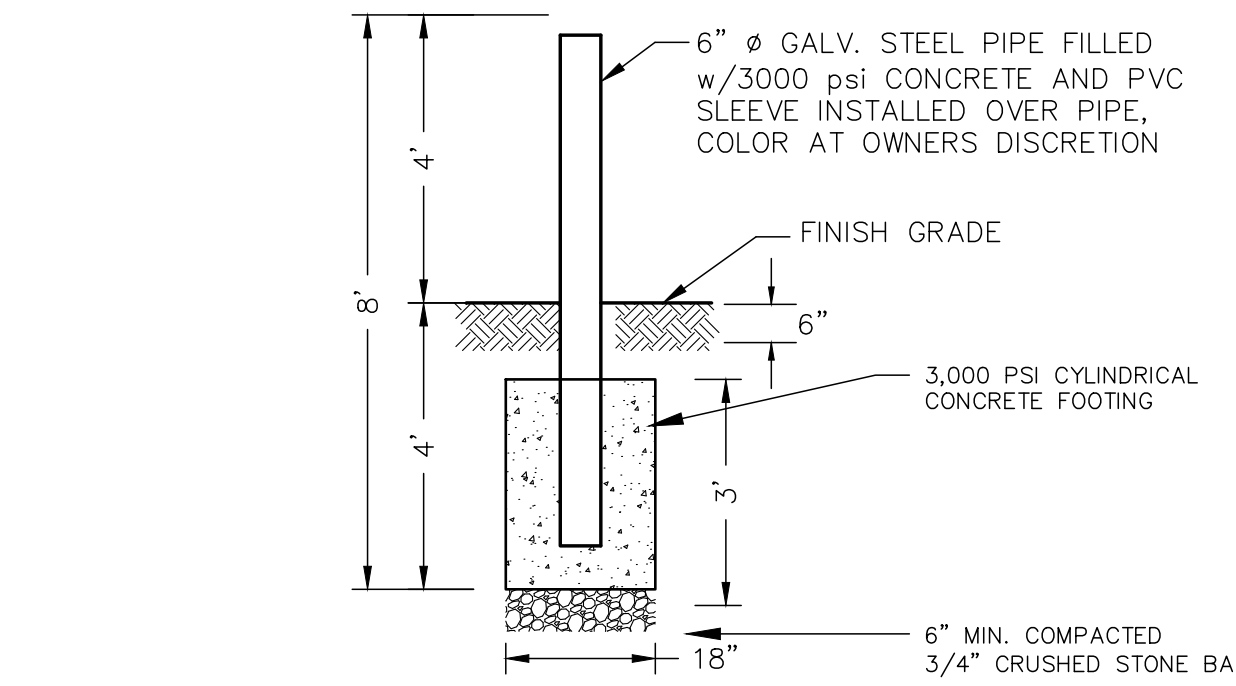
PAINTED HANDICAP SYMBOL NOT TO SCALE



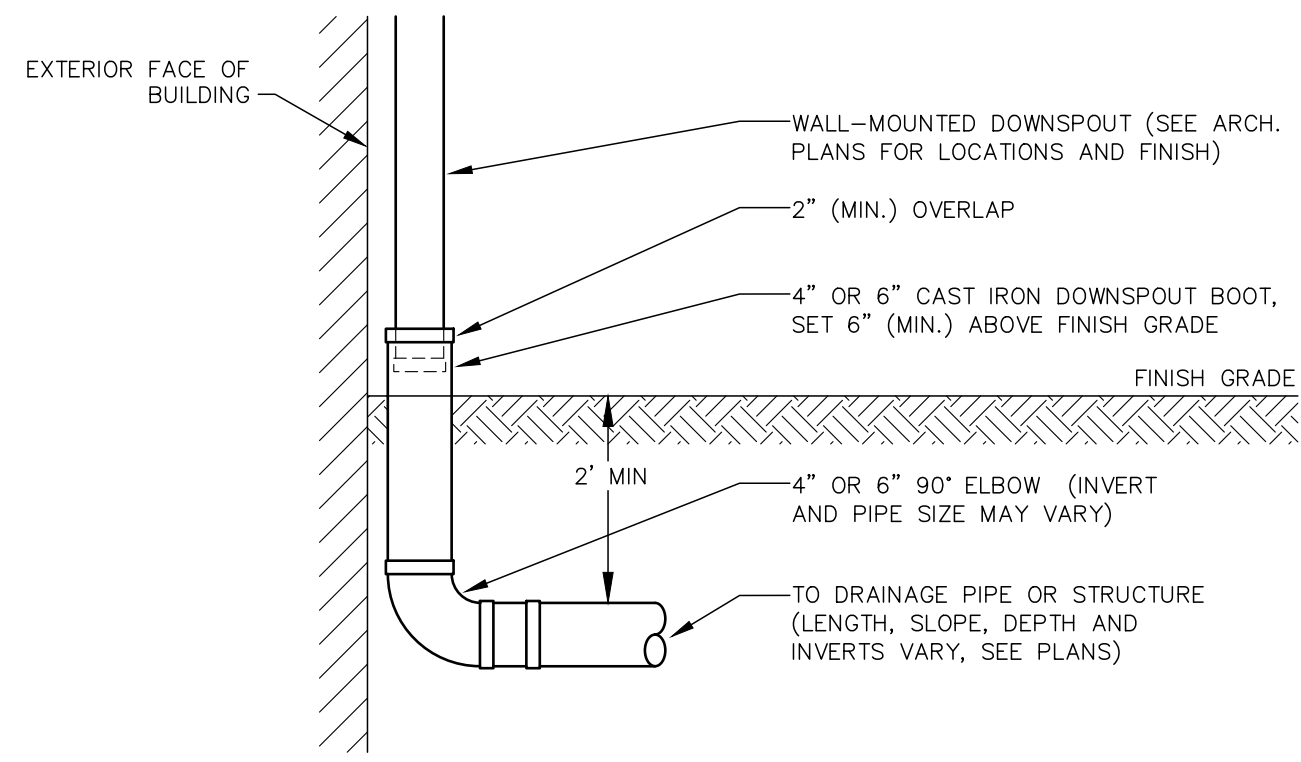
CONSTRUCTION SPECIFICATIONS

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

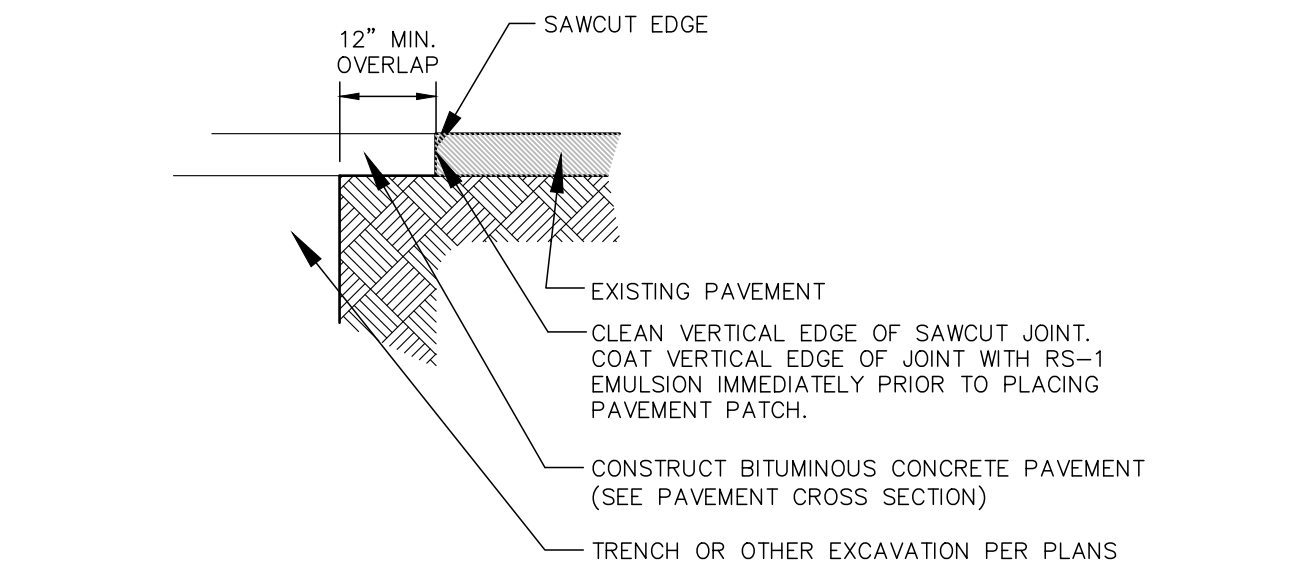
STABILIZED CONSTRUCTION EXIT NOT TO SCALE



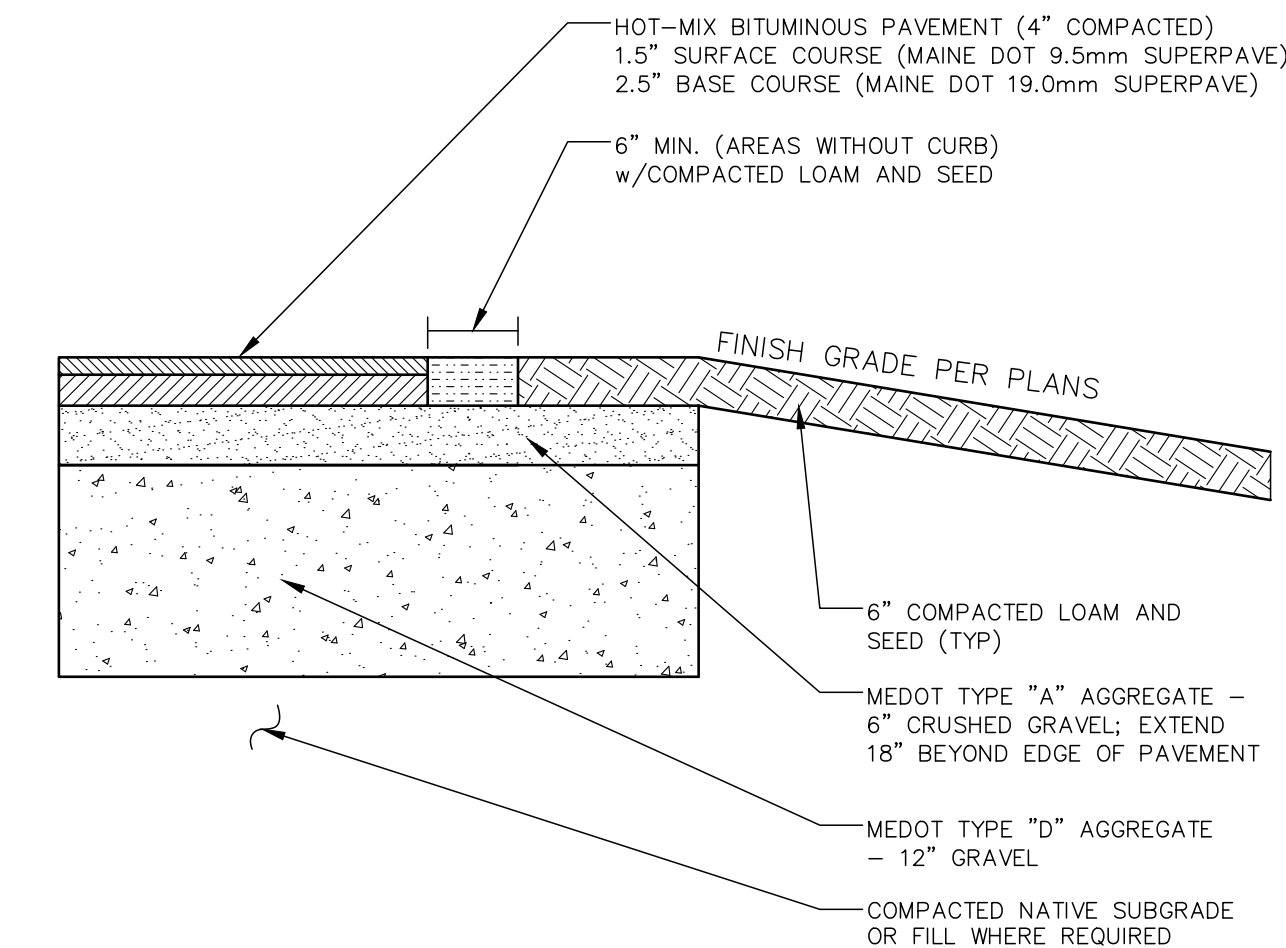
BOLLARD NOT TO SCALE



EXTERIOR ROOF DRAIN CONNECTION NOT TO SCALE



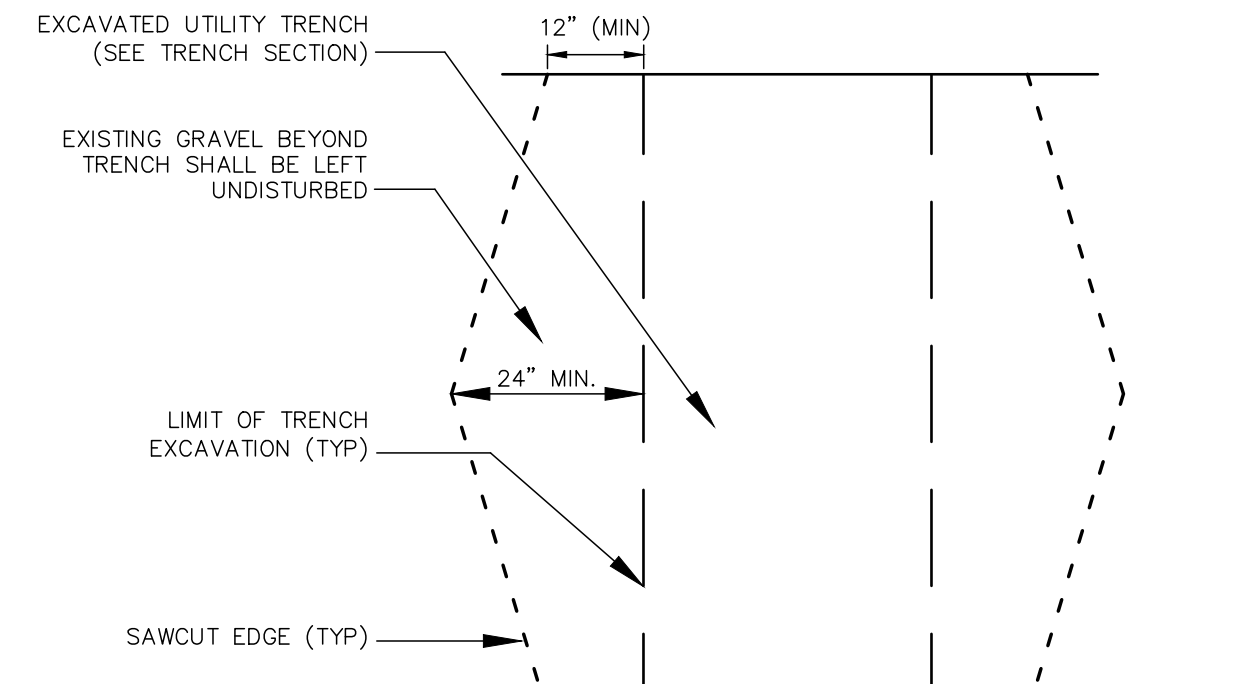
TYPICAL PAVEMENT SAWCUT NOT TO SCALE



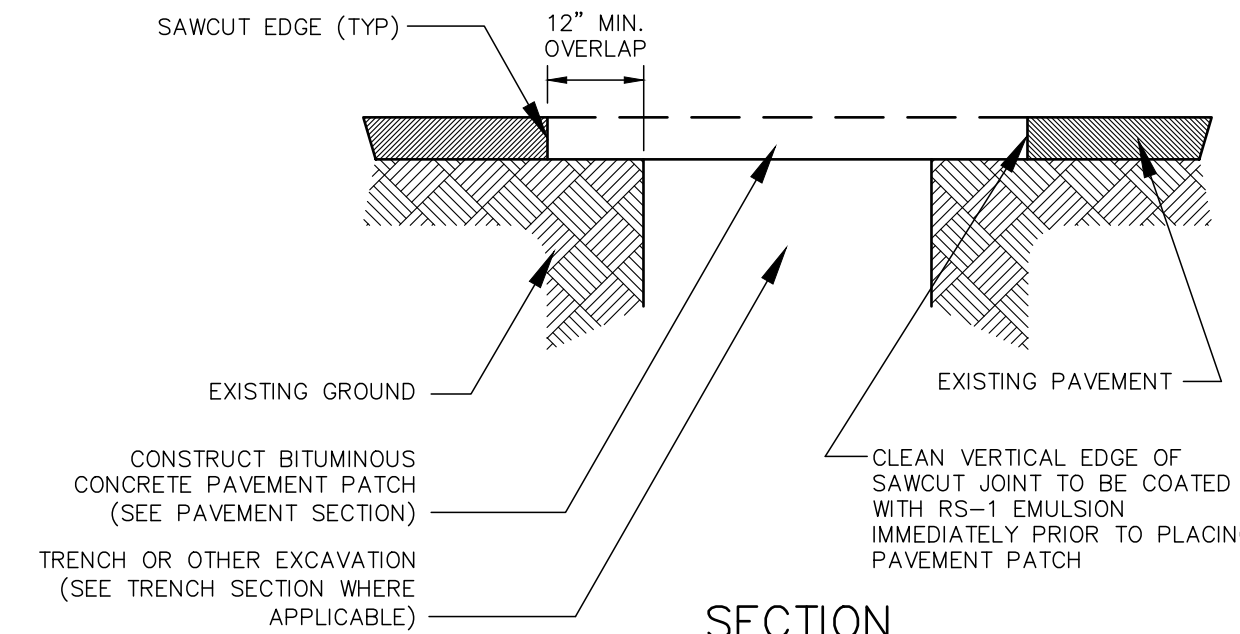
NOTES

1. PROJECT GEOTECHNICAL REPORT MAY REQUIRE A DIFFERENT PAVEMENT CROSS SECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR READING AND FOLLOWING ALL RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. IN THE EVENT THAT THE REPORT AND CIVIL PLANS DIFFER, THE MORE STRINGENT SPECIFICATION SHALL APPLY.
2. ALL EXISTING FILL, BURIED ORGANIC MATTER, CLAY, LOAM, MUCK, AND/OR OTHER QUESTIONABLE MATERIAL SHALL BE REMOVED FROM BELOW ALL PAVEMENT, SHOULDERS AND UNDERGROUND PIPING/UTILITIES TO DEPTHS RECOMMENDED IN GEOTECHNICAL REPORT.
3. SUBGRADE SHALL BE PROOFROLLED A MINIMUM OF 6 PASSES WITH A 10-TON VIBRATORY COMPACTOR OPERATING AT PEAK RATED FREQUENCY OR BY MEANS APPROVED BY THE ENGINEER.
4. FILL BELOW PAVEMENT GRADES SHALL BE GRANULAR BORROW COMPACTED PER MDOT REQUIREMENTS.
5. SITEWORK CONTRACTOR SHALL COORDINATE GEOTECHNICAL ENGINEERING INSPECTIONS WITH THE CONSTRUCTION MANAGER PRIOR TO PLACING GRAVELS.
6. TACK COAT SHALL BE APPLIED BETWEEN SUCCESSIVE LIFTS OF ASPHALT.
7. THE BITUMINOUS PAVEMENT SHALL BE COMPACTED TO 92 TO 97 PERCENT OF ITS THEORETICAL MAXIMUM DENSITY AS DETERMINED BY ASTM D-2041. THE BASE AND SUBBASE MATERIALS SHOULD BE COMPACTED TO AT LEAST 95 PERCENT OF THEIR MAXIMUM DRY DENSITIES AS DETERMINED BY ASTM D-1557.

SITE PAVEMENT CROSS SECTION NOT TO SCALE

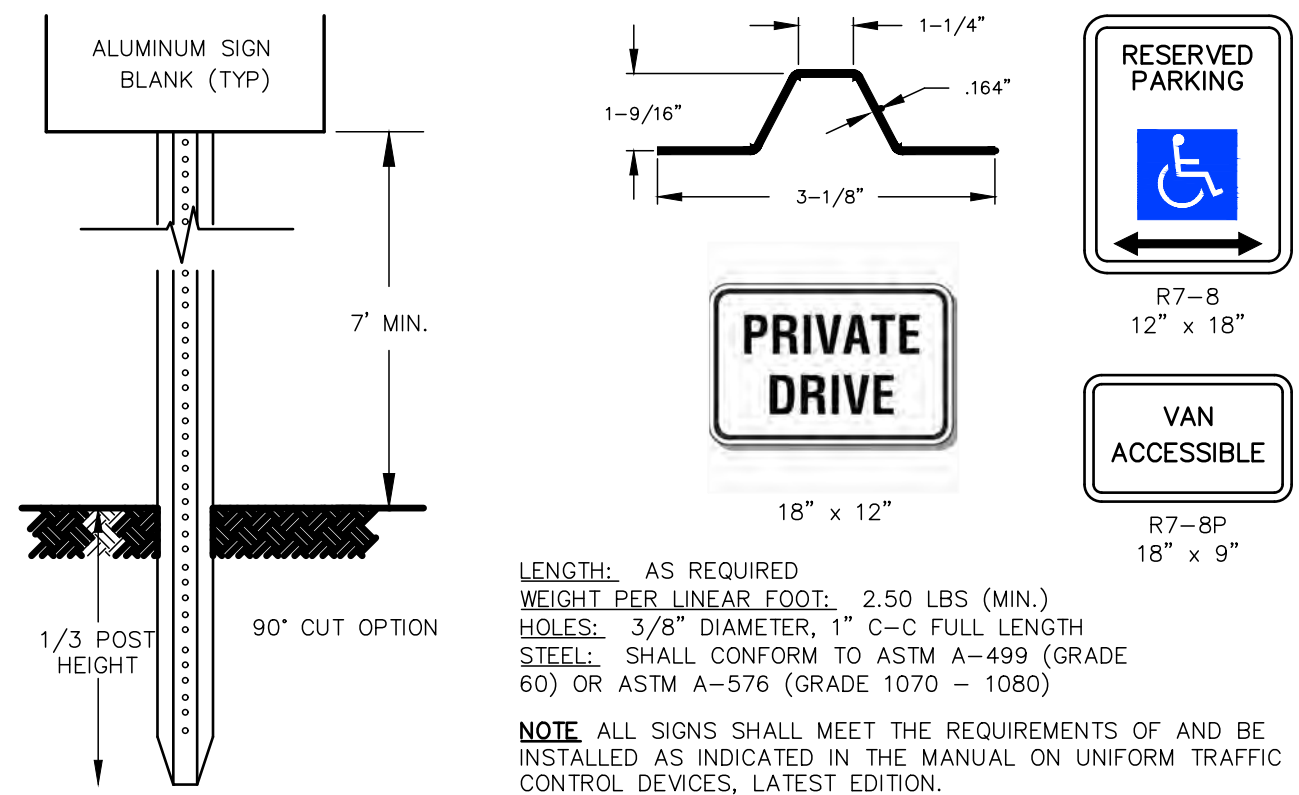


TYPICAL TRENCH PATCH NOT TO SCALE

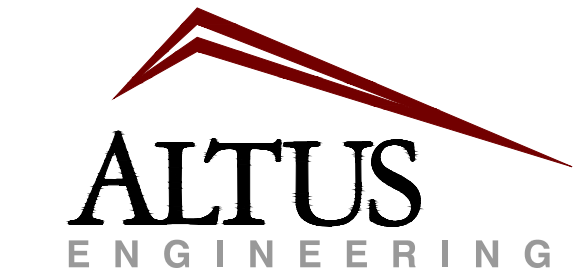


- NOTES:**
1. SILT-SOXX MAY BE USED IN PLACE OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
 2. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
 3. SILT-SOXX COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIREMENTS OF THE SPECIFIC APPLICATION.
 4. ALL SEDIMENT TRAPPED BY SILT-SOXX SHALL BE DISPOSED OF PROPERLY.

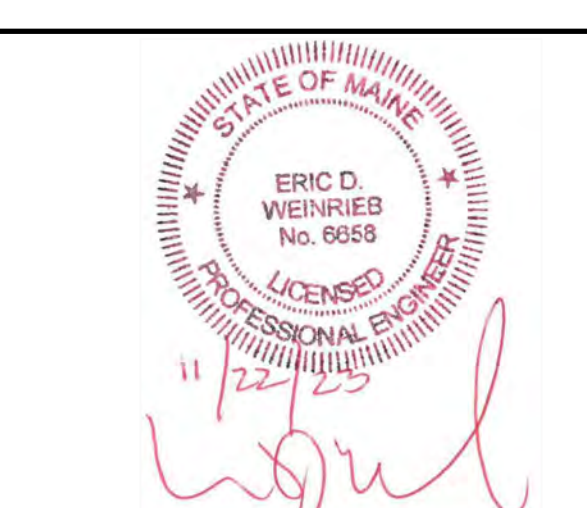
TUBULAR SEDIMENT BARRIER NOT TO SCALE



SIGN DETAILS NOT TO SCALE



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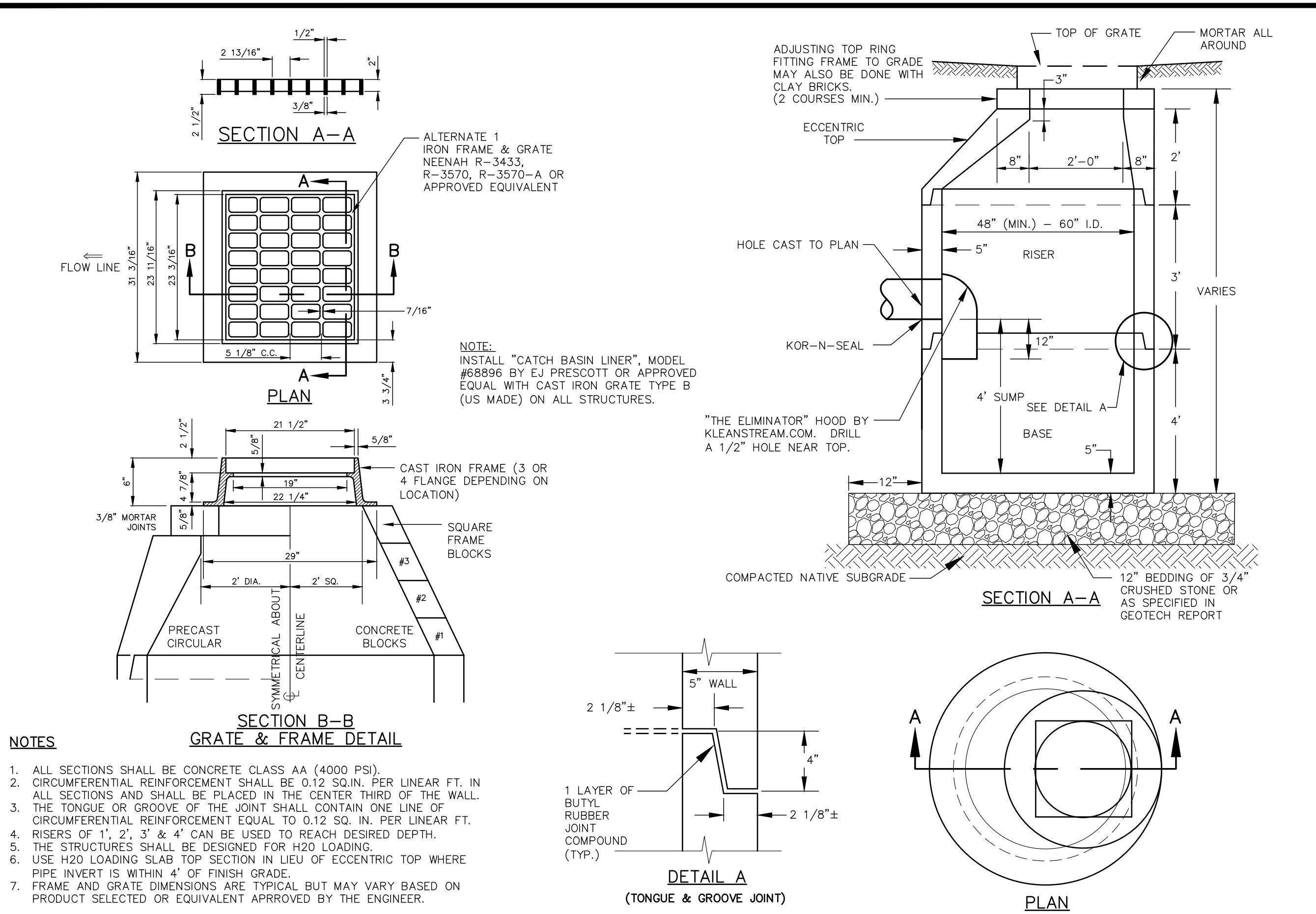
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APPROVED BY: XXX
DRAWING FILE: 5401SITE.DWG

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 (11"x17") 1" = 20'

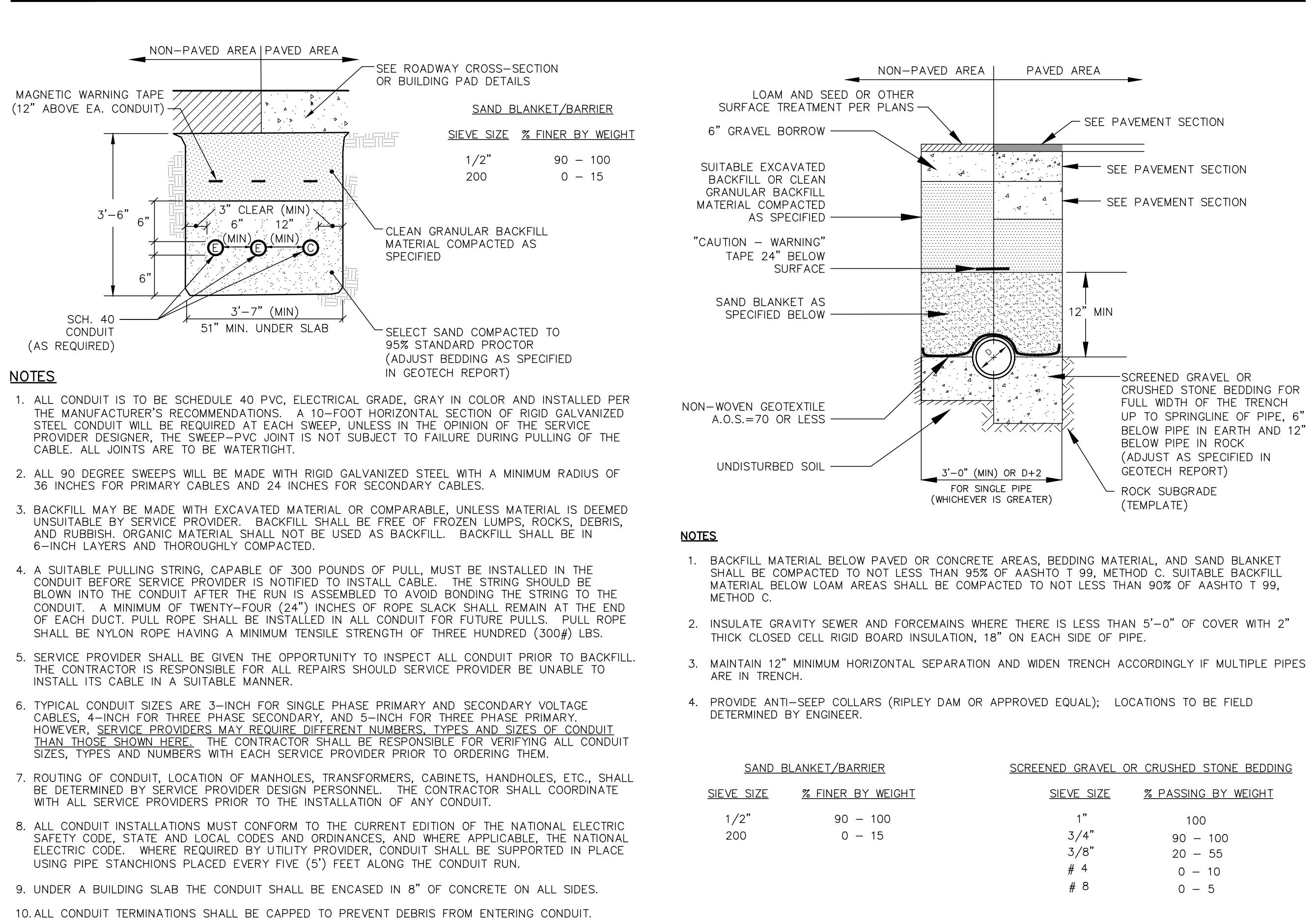
OWNER/APPLICANT:
 3 WALKER STREET, LLC
 (c/o LANE CHENEY)
 76 EXETER STREET
 NEWMARKET, NH 03857

PROJECT:
 SITE REDEVELOPMENT
 TAX MAP 4
 LOT 99
 3 WALKER STREET
 KITTERY, MAINE

TITLE:
DETAIL SHEET
SHEET NUMBER:
C - 5

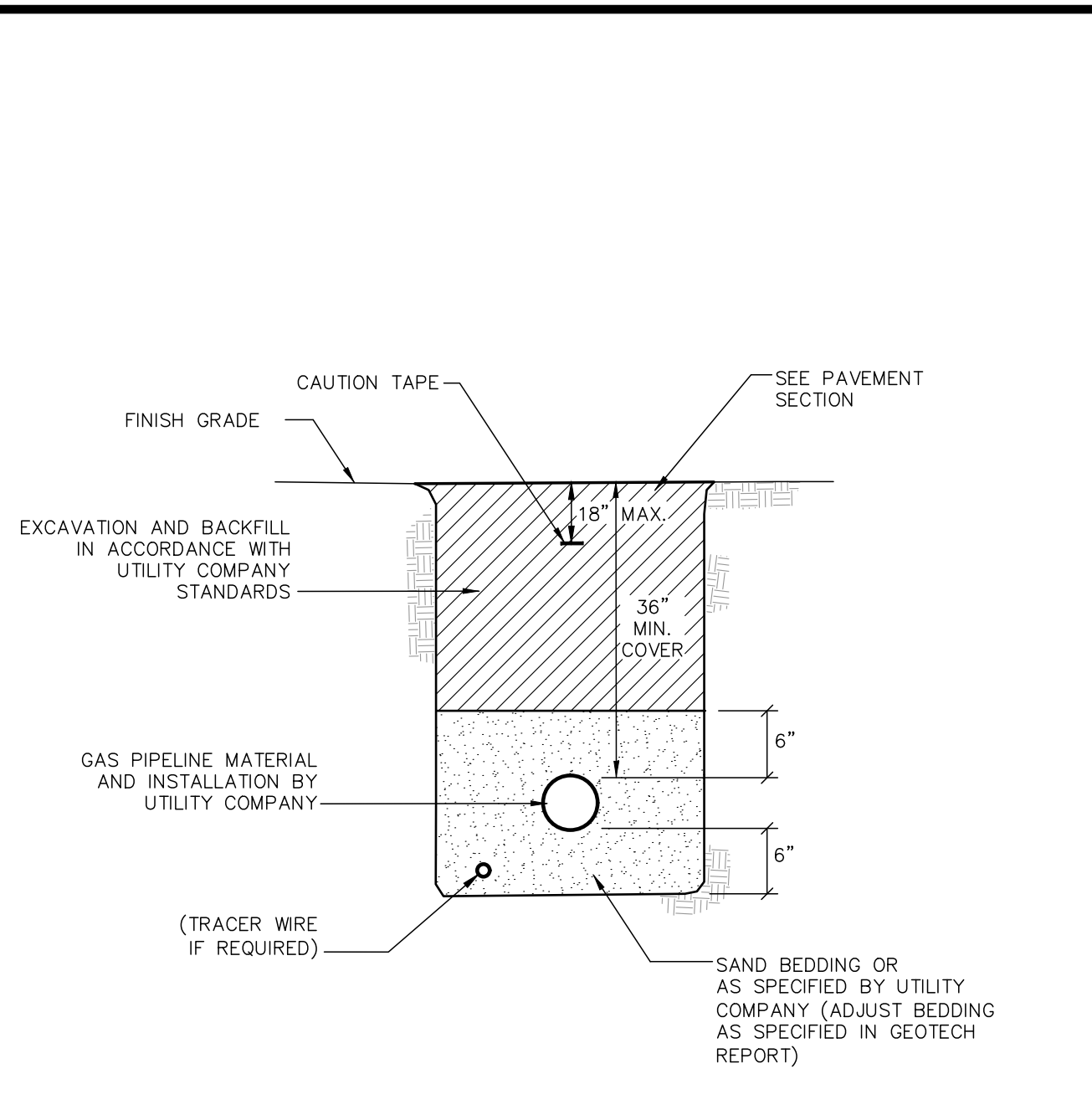


DEEP SUMP CATCH BASIN (CB)



ELECTRIC / COMMUNICATION TRENCH NOT TO SCALE

DRAINAGE AND SEWER TRENCH NOT TO SCALE



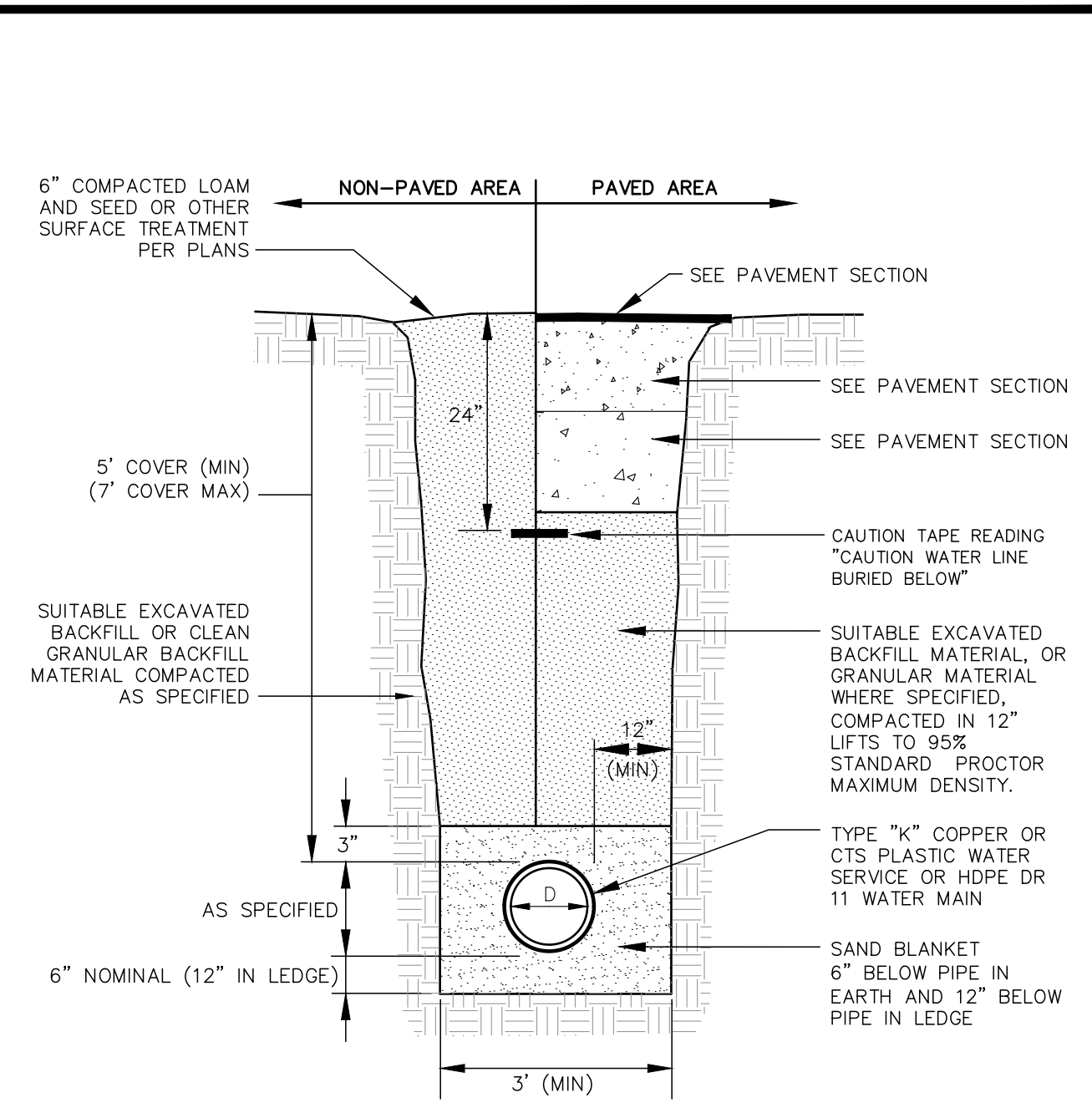
SAND BLANKET/BARRIER

SIEVE SIZE	% FINER BY WEIGHT
1/2"	90 - 100
200	0 - 15

SAND BLANKET/BARRIER

SIEVE SIZE	% FINER BY WEIGHT
1/2"	90 - 100
200	0 - 15

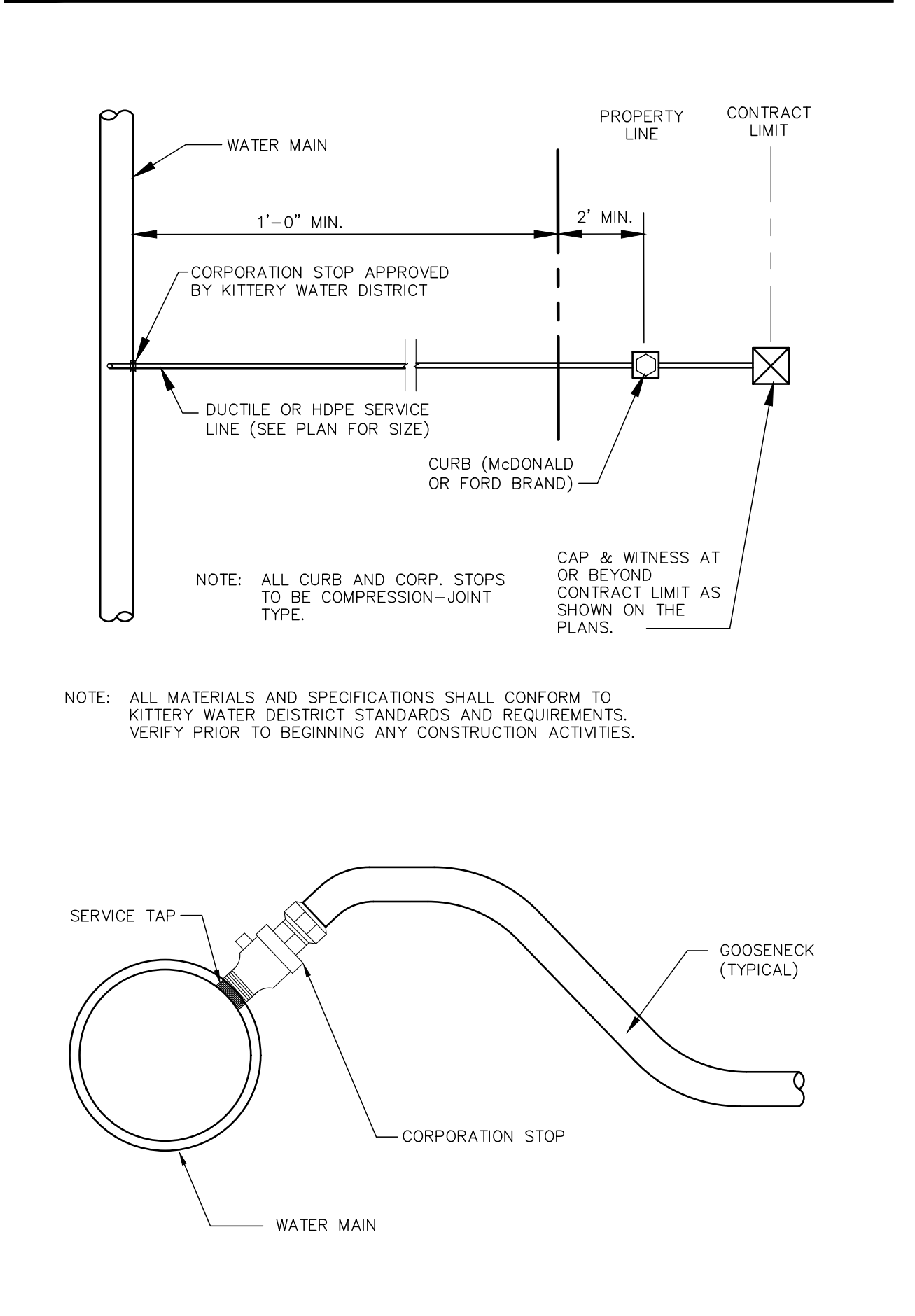
GAS TRENCH NOT TO SCALE



SAND BLANKET/BARRIER

SIEVE SIZE	% FINER BY WEIGHT
1/2"	90 - 100
200	0 - 15

WATER MAIN TRENCH NOT TO SCALE



WATER SERVICE CONNECTION NOT TO SCALE

ALTUS ENGINEERING
133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com

STATE OF MAINE
ERIC D. WEINFRIED
No. 6658
LICENSED PROFESSIONAL ENGINEER
11/22/23
Weinfeld

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ISSUED FOR: PRELIMINARY APPROVAL
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DRAWING FILE: _____ 5401SITE.DWG

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(11"x17") 1" = 20'

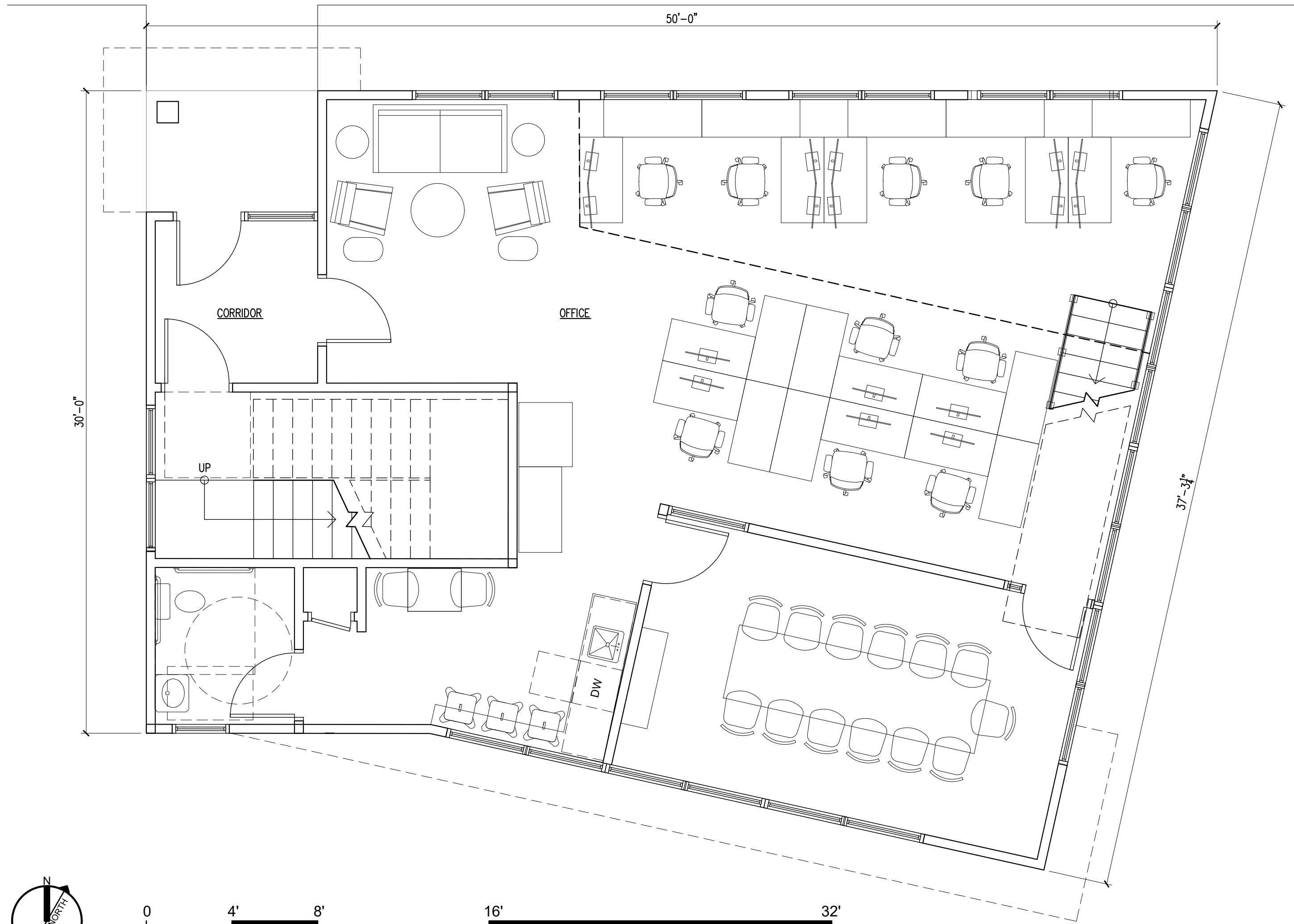
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PROJECT:
SITE REDEVELOPMENT
TAX MAP 4
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KITTEERY, MAINE

TITLE:
DETAIL SHEET

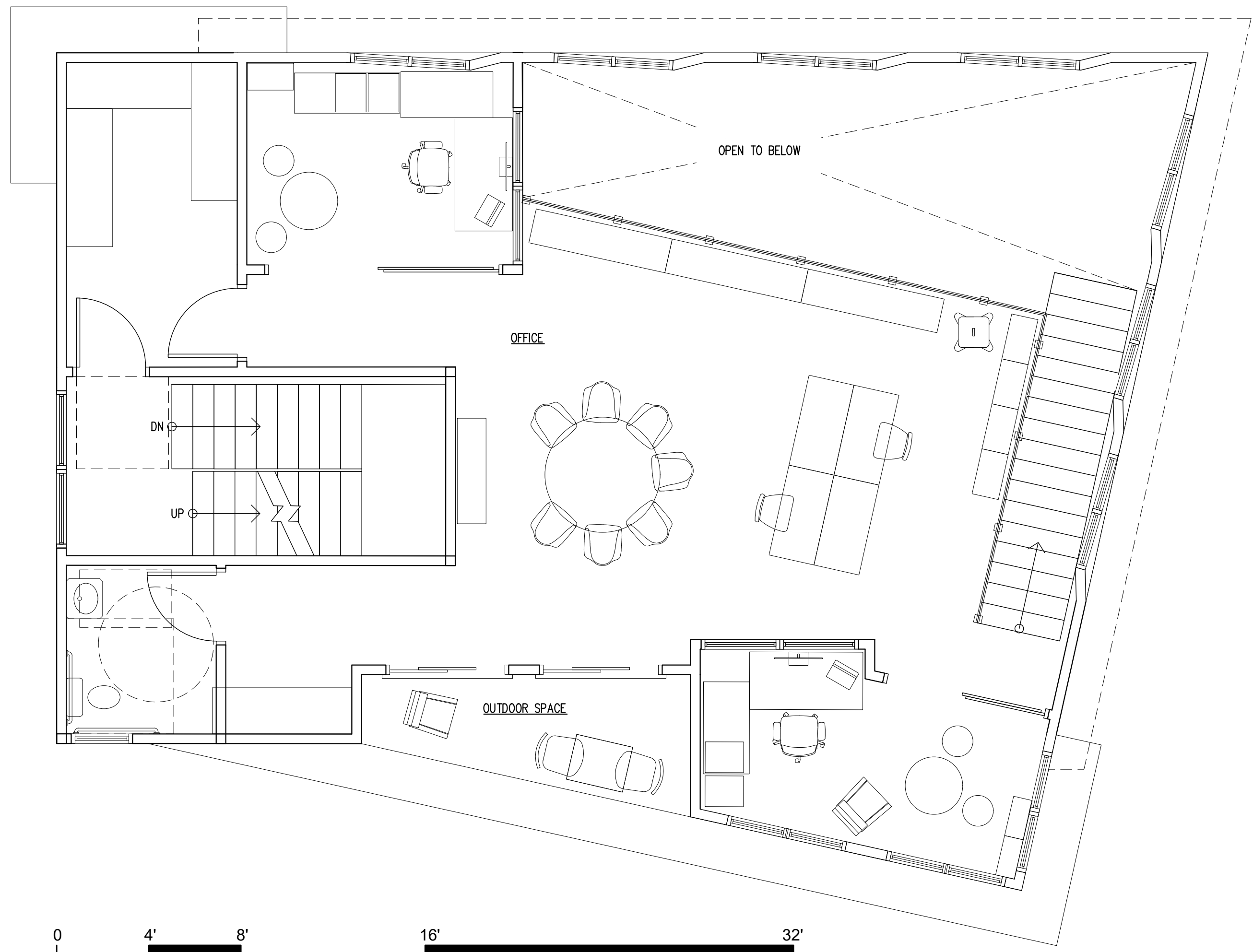
SHEET NUMBER:
C - 6

← WALKER ST. →



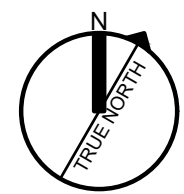
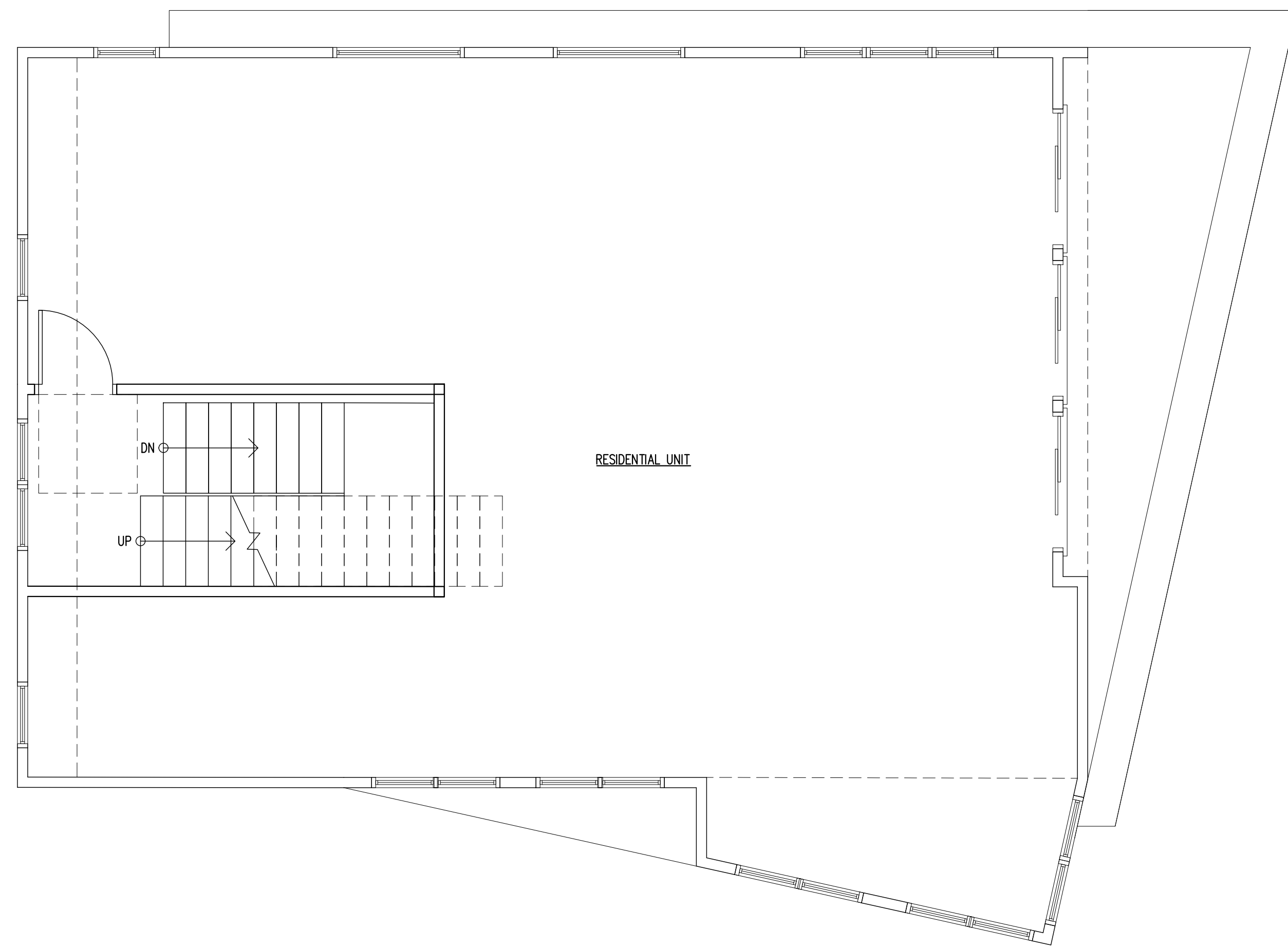
FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

01 1



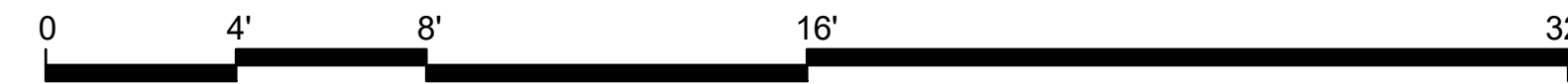
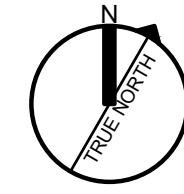
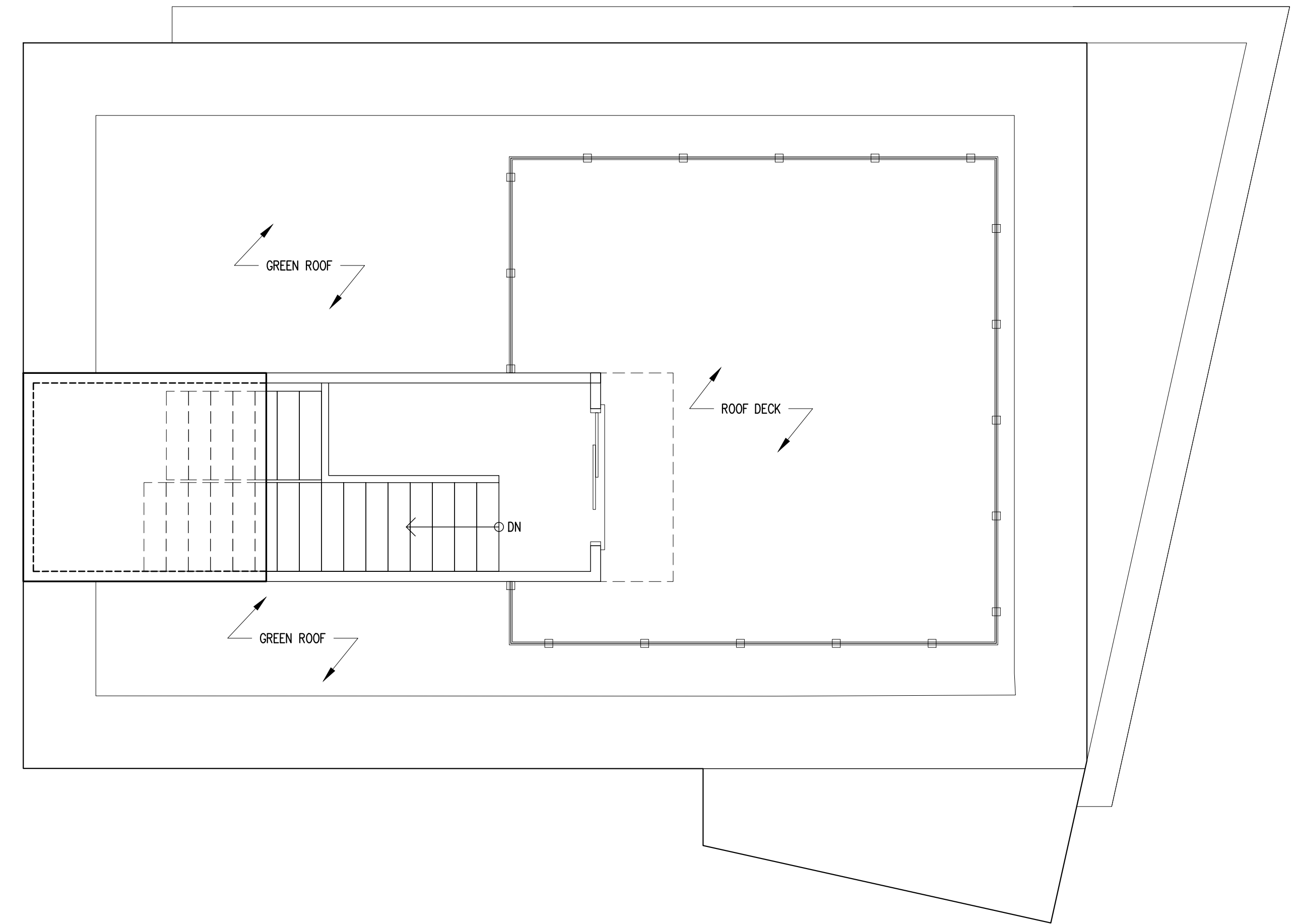
SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

02 2



THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"

02 1



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

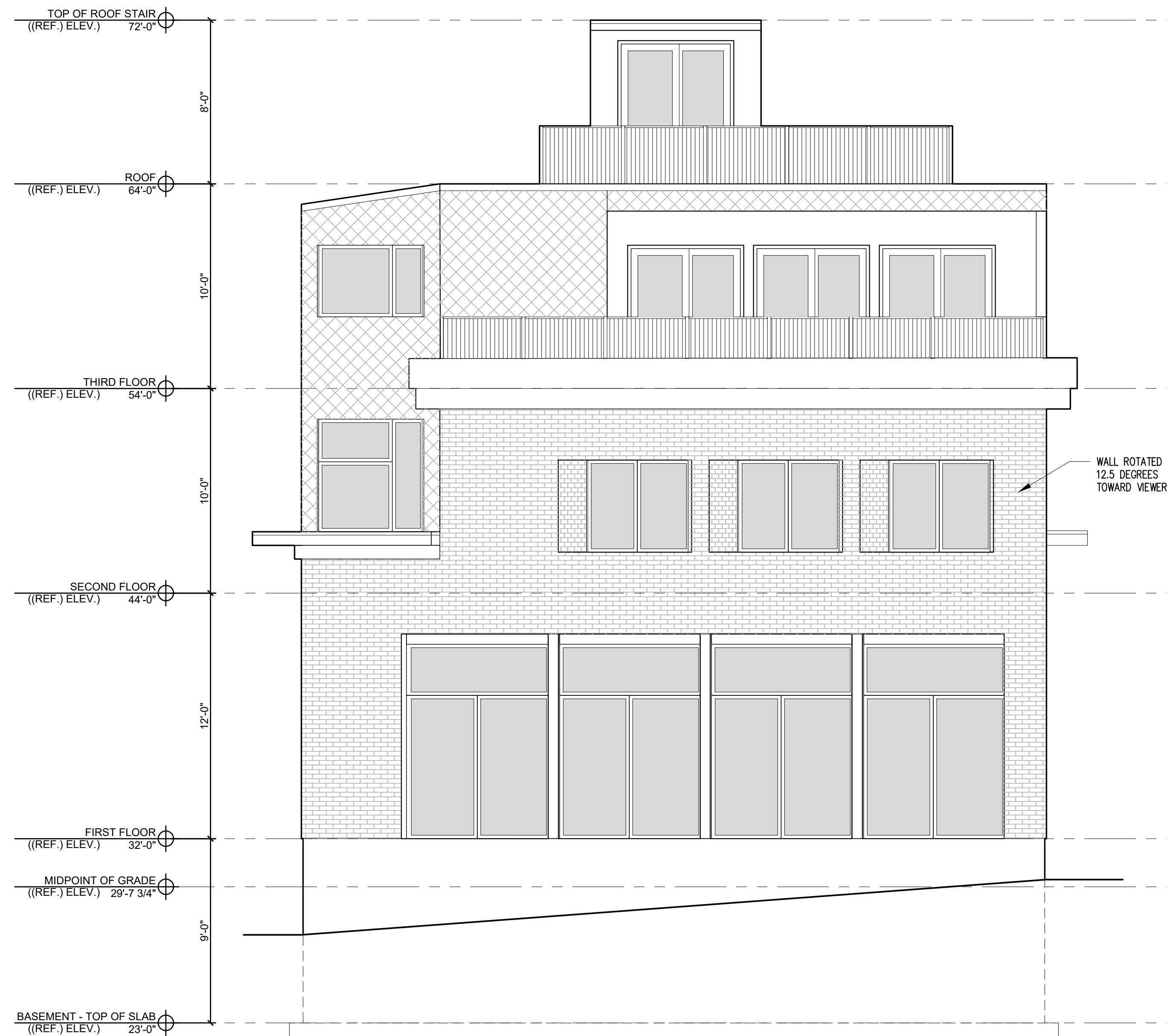
02 2



NORTH (FRONT) ELEVATION

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

03 1



EAST ELEVATION

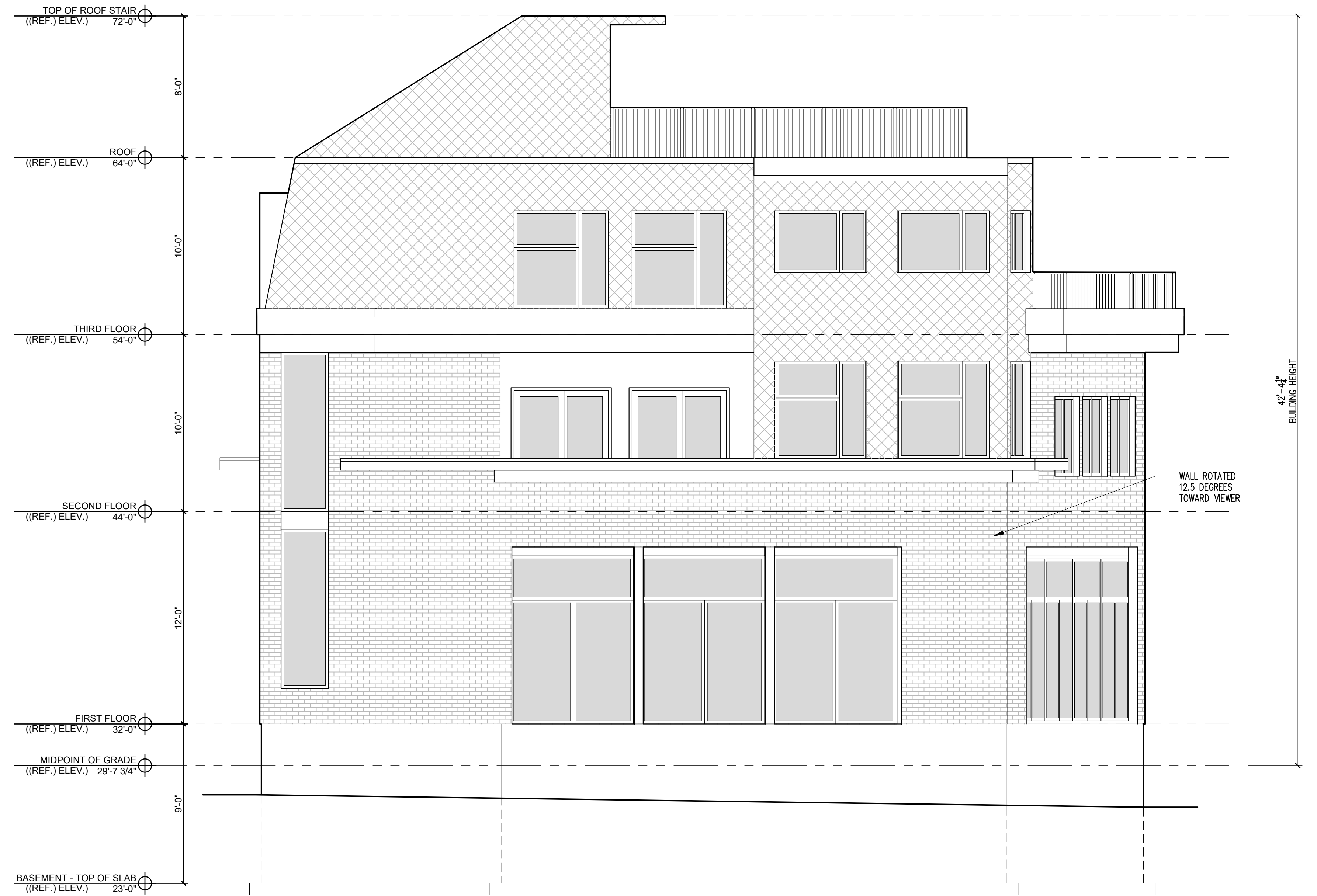
SCALE: 1/4"=1'-0"

03 2



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

04 1



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

04 2

42'-4 1/2"
BUILDING HEIGHT

WALL ROTATED
12.5 DEGREES
TOWARD VIEWER

AFFORDABLE HOUSING NARRATIVE

WINTER HOLBEN architecture + design seeks to construct two affordable rental units – a studio apartment and a one bedroom apartment - in addition to one market rate unit at the proposed 3 Walker St. location. The affordable units will be of the same quality, material, and finish as the market rate unit. Based on the 2023 MaineHousing Rent Restricted Programs charts, the rent for these units are targeted at 60% AMI. These rents are calculated to be \$1,279/month for the studio and \$1,371/month for the one-bedroom, respectively. Both affordable units are located on the southern side of the building, providing optimal daylighting.

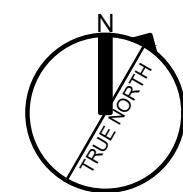
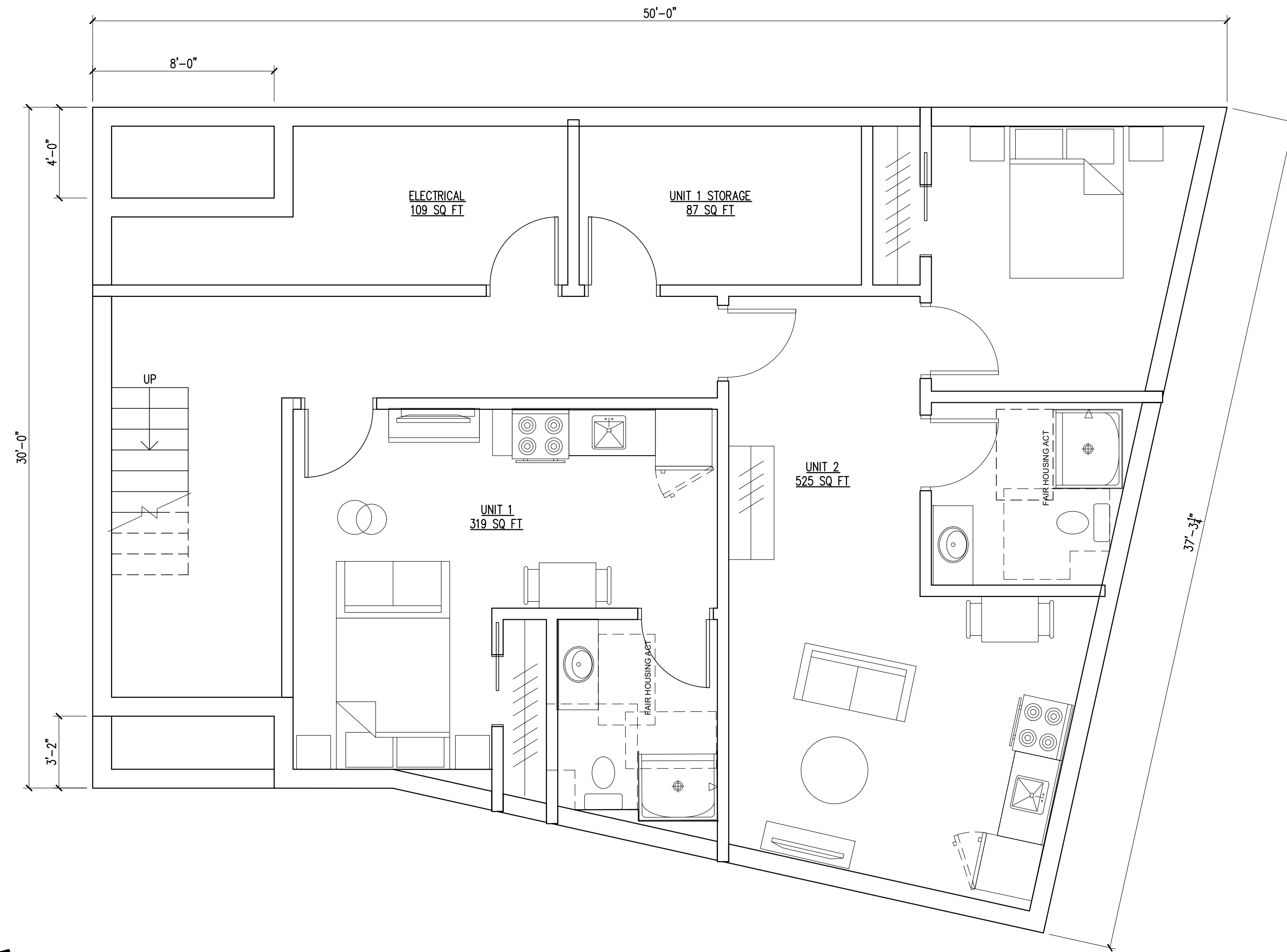
With more than 50% of the proposed units at an affordable rate, the site will qualify for the LD 2003 density incentive, reducing the minimum lot area per dwelling unit from 5,000 square feet to 2,000 square feet. This incentive is necessary for the construction of affordable units in the Foreside, given the limited size of the site. The 20% discount on permitting costs is sought after in addition to the density incentive.

Thank You,

Brandon Holben
Principal Architect | AIA, LEED

WINTER HOLBEN Architecture + Design
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BASEMENT APARTMENT UNIT FLOOR PLANS

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

001 **1**



Account 2024 Winter Holben Architecture
 Invoice 131135 Total Due: \$165.00
 Invoice Date 11/15/2023 Parking for 12/01/2023
 Printed on 12/11/2023

Current Charges: Billing for 12/1/2023

3 Parkers: 60 Government Permit Rate @ \$55.00 \$165.00

Parking \$165.00

Total Current Charges: \$165.00

Total Due: \$165.00

Parker Details:

60 Government Permit Rate

Marissa Ellis

Patrick Gould

Paige Williams

Please detach and return this stub with your payment

Account 2024
 Location 02-1245 60 Government
 Invoice 131135 12/01/2023
 Total Due \$165.00

Remit To:
 Unified Parking Partners
 496 Congress St Suite 3
 Portland, ME 04101

Do Not Pay: Automatically paid by
 Credit Card

Winter Holben Architecture
 7 WALLINGFORD SQ STE 2099
 KITTERY ME 03904

Kittery Water District Hydrant Flow Test Field Report

Tester: Mike Rogers

Date: 12/19/2023

Time: 10:00 AM

Test Static Hydrant # : 55-K

Elevation: _____

Gage Number: _____

Static Pressure: 48 P.S.I. Residual Pressure: 46 P.S.I.

Location: Central Avenue, near Dame Street

Flow Hydrant #: 51-K

Cap/Gage: _____

P.S.I.: _____

Pitot: _____

P.S.I.: _____

Diffuser: _____

P.S.I.: _____

Gage
Number: _____

3 Inch Meter: X

Cubic Feet: 32

Flow Dimensions: 1

Size: 2 1/2"

Location: Dame Street

Static Pressure: 55 P.S.I.

Calculated Flow Rate: 239 G.P.M.

Remarks: Rogers Road standpipe was 87.3 feet, Eliot Tank was 37.1 feet, office pressure 62.2 PSI, pump station pressure 66.8 PSI, pump #2 operating with a flow rate of 3.37 MGD (96% speed)