



TOWN OF KITTERY

200 Rogers Road, Kittery, ME 03904
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Visit us: www.kitteryme.gov/planning-board

Planning Board Meeting February 22, 2024

ITEM 1—3 Walker Street—Major Site Plan — Final Review

Action: 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 3 residential units 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	1/25/24	Held
YES	Preliminary Plan Approval	1/25/24	Approved
YES	Final Plan Review and Decision	Scheduled for 2/22/24	Pending

Applicant: Prior to the signing of the approved Plan any **Conditions of Approval related to the Findings of Fact along with waivers and variances (by the BOA) must be placed on the Final Plan and, when applicable, recorded at the York County Registry of Deeds. PLACE THE MAP AND LOT NUMBER IN 1/4" HIGH LETTERS AT LOWER RIGHT BORDER OF ALL PLAN SHEETS.** As per Section 16.4.4.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 final 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 areas and 4 parking spaces, with all other parking requirements met with an off-site agreement.

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. After plan acceptance, the applicant 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. The preliminary site plan, approved on 1/25/24 after closing a public hearing, proposed 1 market rate unit and 2 affordable units, as well as 2 floors of office space.

Since preliminary approval, the applicant has submitted a required photometric plan. The third-party review engineer contracted by CMA Engineering suggested a waiver in the ordinance related to lighting (detailed below), but otherwise signed off on the final plan set with a few minor comments, also detailed below. **Staff suggest the planning board grant final approval at this time.**

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. Lighting modification: Lighting is not allowed to spill outside of the property without a modification from the planning board. The applicant is requesting a modification to this for the front of the building and the side abutting the Kittery Dance Hall. No residential properties would be impacted; the applicant maintains that the lighting is not excessive and will improve visibility on the sidewalk and a side entrance of the abutting dance hall.
3. Lighting uniformity modification: The applicant is requesting a modification to the minimum uniformity ratio for lighting used for the parking areas. Increasing the uniformity would require pole-mounted lighting, which would further reduce the total open space of the already small parcel.

STAFF COMMENTS

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

1. The water main along 3 Walker Street is currently 4 inches. Because sprinklers are required in all 3-story buildings, the applicant has been working with the Kittery Water District regarding the best option to update the water utilities as part of the development. The Kittery Water District is planning to increase the size of the water mains along Walker Street in conjunction with an MDOT sidewalk renovation project, set to begin in late Winter or early Spring of 2024. To ensure adequate water capacity for the property, staff are suggesting a condition of approval on the plan that a building permit not be issued until the appropriately sized water main has been installed.
 - a. This does not affect the Water District's confirmation of adequate water capacity.
2. While the development did not propose enough units to trigger the affordable housing ordinance, the applicant still proposed two affordable units to accompany the market-rate unit on the third floor. The submitted 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 is targeting to tie the affordable units to 60% AMI. Before utility deductions, a rough estimate of the 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. 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.
 5. The review engineer suggested the applicant revise the traffic generator summary to accommodate the two new residential dwellings and receive a new confirmation letter from the Wastewater Department. The Wastewater Department has signed off on the new proposal, and the applicant has provided the new traffic generator summary. The increase in trips does **not** trigger a traffic impact study or cause a significant increase in traffic.

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).	Front setback: 10 ft minimum if not along Government Street or Wallingford Square	

	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.	The average setback of the adjacent lots appears to be 3.2 feet, which the proposed building now matches. The standard appears to be satisfied.
§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).	Building footprint maximum: 1,500 square feet. 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 parallel to the front lot line may not be greater than the width of the pre-existing building.	It appears the standard is satisfied
§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%.	Building design standards appear to be satisfied.
§16.4.25.D.(7).	Total off-street parking requirements: <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. 	The plan proposes 4 spaces on-site, and an off-site agreement for the remaining 3 spaces. The applicant appears to exceed this standard.

	<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>	
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 and the Kittery Water District.</p>
§16.5.25	Sprinkler Systems are required in all buildings of 3 stories or more and must meet NFPA standards	<p>Kittery Water District has sufficient water capacity for sprinkler systems. The applicant will work with the district to provide adequate utility lines to service the proposed development. Approval will be determined by State Fire Marshal.</p>
§16.5.27	Street Standards	<p>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.</p>
Code Ref.	§16.7.10 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 • 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, 	Provided
§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: Affordable housing narrative	Provided
§16.7.10.D.(3).(a-l).	<p>Additional final plan requirements including:</p> <ul style="list-style-type: none"> • Proposed streets, pedestrian ways, lots, easements, and areas dedicated to public use • Location of any markers or permanent monuments • Location and description of all structures, including signs. • Floor plans and elevations of principal structures • Building materials and colors • Fences, retaining walls, and other artificial features. <p>Stormwater management plan and drainage</p>	Provided
§16.7.10.D.(3).(g).	<p>Outdoor lighting and signage plan showing:</p> <ul style="list-style-type: none"> • All buildings, parking areas, driveways, services areas, proposed exteriors and snow storage areas • All proposed lighting fixture specifications • Photometric data, including cutoff fixtures and color rendering index • Mounting height of all external lights <p>Lighting analysis of proposed installation to show minimum, maximum, and average luminance</p>	Provided
§16.7.10.D.(3).(g).[1].	Snow storage areas.	Provided

§16.7.10.D.(3).(h).	Locations of machinery in permanently installed locations likely to cause noise along lot lines.	Provided
§16.7.10.D.(3).(i).	Storage areas for materials (raw, finished, or waste), and list of any types of toxic/hazardous materials stored on-site.	Provided
§16.7.10.D.(3).(j).	Location of fences, retaining walls, and other artificial features	Provided
§16.7.10.D.(3).(k).	Landscaping plan including location, size, and type of plan material	Provided
§16.7.10.D.(3).(l).	Stormwater management plan for stormwater and other surface water drainage	Provided

DISCUSSION, NEXT STEPS, AND RECOMMENDATIONS

The purpose of final review is to allow the applicant to address any final outstanding issues that must be addressed before planning board approval can be granted. Following an updated traffic count and official waiver request for the lighting plan, the third-party review engineer has 0 outstanding issues with the final plan set. Staff believe the waivers requested as part of the lighting plan are warranted and suggest the planning board grant final approval at this time.

RECOMMENDED MOTIONS

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

Motion to approve the application

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

**Kittery Planning Board
Findings of Fact
For 3 Walker Street
Site Plan Review**

**DRAFT
M4 L 99**

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

WHEREAS: 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 3 residential units located on the property of 3 Walker Street, Map 4 Lot 99, in the Mixed-Use Kittery Foreside Zone.

Pursuant to the Plan Review meetings conducted by the Planning Board as noted in the Plan Review Notes dated 2/22/24.

REQ'D	ACTION	COMMENTS	STATUS
NO	Sketch Plan	12/8/22	Accepted
YES	Completeness/Acceptance	12/14/23	Accepted
YES	Public Hearing	1/25/24	Held
NO	Site Visit	1/8/24	Held
YES	Preliminary Plan Approval	1/25/24	Approved
YES	Final Plan Approval	2/22/24	Approved

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

1. Final site plan application received 2/1/24 from Eric Weinrieb of Altus Engineering.
2. Stormwater Management Report received 2/1/24 from Eric Weinrieb of Altus Engineering.

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

Chapter 16.7 GENERAL DEVELOPMENT REQUIREMENTS

16.7.10.D.(5).(b). Findings of Fact

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

[1] Development Conforms to Local Ordinances.

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

Finding: The proposed development conforms to the requirements set in Title 16 for the Mixed-Use, Kittery Foreside Zone.

Conclusion: This standard appears to be met.

Vote of _ in favor _ against _ abstaining

[2] Water Supply Sufficient.

Standard: *The proposed development has sufficient water available for the reasonably foreseeable needs of the development.*

Finding: The proposed development has received confirmation from Kittery Water District that sufficient capacity exists to service all water and fire suppression needs.

Conclusion: This standard appears to be met.

Vote of _ in favor _ against _ abstaining

[3] Sewage Disposal Adequate.

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

Finding: The proposed development has received confirmation from the Town Wastewater Department confirming sufficient capacity for anticipated wastewater needs.

Conclusion: This standard appears to be met.

Vote of _ in favor _ against _ abstaining

[4] Stormwater Managed.

Standard: *The proposed development will provide for adequate stormwater management.*

Finding: The proposed development necessitated a stormwater management system which was reviewed by the Town's peer review engineering firm and found to be satisfactory.

Conclusion: This standard appears to be met.

Vote of _ in favor _ against _ abstaining

[5] Traffic Managed.

Standard: *The proposed development will:*

[a] Not cause unreasonable highway or public road congestion or unsafe conditions with respect to the use of the highways or public roads existing or proposed; and

[b] Provide adequate traffic circulation, both on-site and off-site.

Finding: Trip generation estimates appear to show the proposed development will not cause unreasonable congestion or unsafe conditions on public ways and provides for adequate on- and off-site traffic circulation.

Conclusion: This standard appears to be met.

Vote of _ in favor _ against _ abstaining

[6] Parking and Loading.

Standard: *Provisions have been made for safe internal vehicular circulation, loading and service areas, and parking associated with the proposed development.*

Finding: The proposed development utilizes an off-site parking agreement and, in doing so, exceeds the minimum parking requirement.

Conclusion: This standard appears to be met.

Vote of _ in favor _ against _ abstaining

[7] Utilities.

Standard: *The size, type, and locations of all public utilities and private utilities to serve the proposed development will be installed per accepted engineering practices*

Finding: The proposed development will be utilizing existing public utilities. Coordination with the Kittery Water District and Maine Department of Transportation will be required to ensure the adequate water main size is installed.

Conclusion: This standard appears to be met.

Vote of _ in favor _ against _ abstaining

[8] Erosion controlled.

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

Finding: The proposed development will be required to provide erosion and sedimentation controls during construction and the approved stormwater management system will control the stormwater on-site.

Conclusion: This standard appears to be met.

Vote of _ in favor _ against _ abstaining

[9] Groundwater protected.

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

Finding: It appears the proposed development will not cause any unreasonable adverse effects of the quantity or quality of groundwater.

Conclusion: This standard appears to be met.

Vote of __ in favor __ against __ abstaining

[10] Freshwater wetlands identified.

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

Finding: There are no freshwater wetlands on the site.

Conclusion: This standard appears to be met.

Vote of __ in favor __ against __ abstaining

[11] River, stream or brook identified.

Standard: *Any river, stream or brook within or abutting the proposed project area has been identified on any maps submitted as part of the application. For purposes of this section, "river, stream or brook" has the same meaning as in 38 M.R.S. § 480-B, subsection 9. Municipal solid waste disposal available. The proposed development will not cause an unreasonable burden on the municipality's ability to dispose of solid waste, if municipal services are to be used.*

Finding: It appears that a stream does not exist in or abutting the property within 75 feet.

Conclusion: This standard appears to be met.

Vote of __ in favor __ against __ abstaining

[12] Water body quality and shoreline protected.

Standard: *Whenever situated entirely or partially within 250 feet of any wetland, the proposed development will not adversely affect the quality of that body of water or unreasonably affect the shoreline of that body of water. Flood areas identified and development conditioned. All flood-prone areas within the project area have been identified on maps submitted as part of the application. Water and air pollution minimized. The proposed development will not result in undue water or air pollution. In making this determination, the following must be considered:*

[a] Elevation of the land above sea level and its relation to the floodplains;

[b] Nature of soils and subsoils and their ability to adequately support waste disposal;

[c] Slope of the land and its effect on effluents;

[d] Availability of streams for disposal of effluents;

[e] Applicable state and local health and water resource rules and regulations; and

[f] Safe transportation, disposal and storage of hazardous materials.

Finding: It appears that the proposed development will not adversely affect the quality of any water or wetland body.

Conclusion: This standard appears to be met.

Vote of _ in favor _ against _ abstaining

[13] Aesthetic, cultural and natural values protected.

Standard: *The proposed development will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, significant wildlife habitat identified by the Department of Inland Fisheries and Wildlife or the municipality, or rare and irreplaceable natural areas, or any public rights for physical or visual access to the shoreline.*

Finding: The proposed development does not appear to have an adverse effect on aesthetic, cultural or natural values as described in the standard.

Conclusion: This standard appears to be met.

Vote of _ in favor _ against _ abstaining

[14] Environmental considerations.

Standard: *The proposed development will not result in undue levels of lighting, noise, vibrations, smoke, heat, glare, fumes, dust, toxic matter, odors, or electromagnetic interference.*

Finding: The proposed development will not produce any adverse effects that would cause undue environmental degradation. The landscaping plan has endeavored to maintain existing mature vegetation to the greatest practical extent.

Conclusion: This standard appears to be met.

Vote of _ in favor _ against _ abstaining

[15] Utilization of the site.

Standard: *The proposed development does reflect the natural capabilities of the site to support development.*

Finding: It appears that the proposed development is designed in a manner that respects the natural capabilities of the lot.

Conclusion: This standard appears to be met.

Vote of _ in favor _ against _ abstaining

[16] Developer financially and technically capable.

Standard: *Developer is financially and technically capable to meet the standards of this section.*

Finding: It appears the developer is financially and technically capable to execute the project. A cost estimate and performance guarantee will be provided to Planning Staff prior to any permitting.

Conclusion: This standard appears to be met.

Vote of _ in favor _ against _ abstaining

Based on the foregoing Findings, the Kittery Planning Board finds the applicant has satisfied each of the review standards for approval and, therefore, the Kittery Planning Board hereby grants final approval for the Development at the above referenced property, including any waivers granted or conditions as noted.

Waivers:

1. Modification of minimum drainage pipe size from 12" to 6" to provide a more appropriate size for the proposed development.
2. Modification of the exterior lighting ordinance to allow for minimal spill onto the adjacent sidewalk and abutting commercial property.
3. Modification of the exterior lighting uniformity minimum to provide adequate lighting for the parking area without further reducing open space.

Conditions of Approval (to be included as notes on the final plan in addition to the existing notes):

1. Without prior approval, no changes, erasures, modifications, or revisions may be made to any Planning Board approved final plan.
2. Applicant/contractor will follow Maine DEP Best Management Practices for all work associated with site and building construction to ensure adequate erosion control and slope stabilization.
3. Prior to the commencement of grading and/or construction within a building envelope, as shown on the Plan, the owner and/or developer must stake all corners of the envelope. These markers must remain in place until the Code Enforcement Officer determines construction is completed and there is no danger of damage to areas that are, per Planning Board approval, to remain undisturbed.
4. The applicant will confirm sufficient water main size prior to the issuance of a building permit.
5. All Notices to Applicant contained in the Findings of Fact (dated: 2/22/24).

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

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

Notices to Applicant:

1. Prior to the release of the signed plans, the applicant must pay all outstanding fees associated with review, including, but not limited to, Town Attorney fees, peer review, newspaper advertisements and abutter notification.
2. State law requires all subdivision and shoreland development plans, and any plans receiving waivers or variances, be recorded at the York County Registry of Deeds within 90 days of the final approval.

3. Three (3) paper copies of the final recorded plan and any and all related state/federal permits or legal documents that may be required, must be submitted to the Town Planning Department. Date of Planning Board approval shall be included on the final plan in the Signature Block.
4. This approval by the Town Planning Board constitutes an agreement between the Town and the Developer, incorporating the Plan and supporting documentation, the Findings of Fact, and any Conditions of Approval.

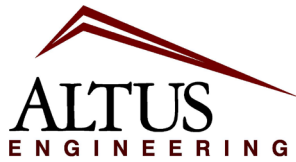
The Planning Board authorizes the Planning Board Chair, or Vice Chair, to sign the Final Plan and the Findings of Fact upon confirmation of compliance with any conditions of approval.

Vote of __ in favor __ against __ abstaining

APPROVED BY THE KITTERY PLANNING BOARD ON 2/22/24

Dutch Dunkelberger, Planning Board Chair

Per Title 16.2.12.B(1) - An aggrieved party with legal standing may appeal a final decision of the Planning Board to the York County Superior Court in accordance with Maine Rules of Civil Procedures Section 80B, within forty-five (45) days from the date the decision by the Planning Board was rendered.



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

February 9, 2024

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

**Re: Site Plan Review
Tax Map 4, Lot 99
3 Walker Street
P5401**

Transmitted via email to: mzakian@kitteryme.org
And Uploaded to Viewport

Max:

On behalf of Lane Cheney and 3 Walker Street, LLC, Altus Engineering (Altus) is pleased to submit a Final Site Plan Review Application for consideration at the February 22, 2024 Planning Board Meeting. We believe that with this submission we have satisfactorily addressed both CMA's concerns and the Planning Board's conditions of approval. We will confirm with CMA during our February 6th zoom meeting. After you have reviewed the digital materials, we will submit paper copies.

Please contact me directly if you have any questions or require any additional information.

Sincerely,

ALTUS ENGINEERING

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

Eric D. Weinrieb, P.E.
President

RMB/edw/5401.Town.ltr.docx

Enclosures

ecopy: Lane Cheney, 3 Walker Street, LLC
Brandon Holden, Winter Holden Architecture
Robbie Woodburn, Woodburn and Associates

Final Site Plan Review Application

Site Re-Development

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

February 9, 2024

Prepared For:

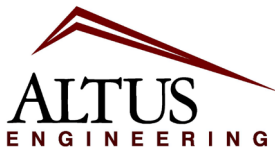
3 Walker Street, LLC

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



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 Maine Housing 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
7 Wallingford Square, Suite 2099 Kittery, ME 03904
O: (207) 994.3104 | C: (207) 703.4918
winterholben.com | [Instagram](#) | [LinkedIn](#)

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Site Re-Development

**3 Walker Street
Kittery, Maine**

Traffic Generator Summary

Revised February 6, 2023

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

Section 220 – Multi Housing (Low-Rises)

Peak Hour 1.66 trips per day

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
Rental Units	3	5
2,200 s.f. total	2.2	6
Total		11

Multifamily Housing (Low-Rise) (220)

Peak Period Parking Demand vs: Dwelling Units

On a: Sunday

Setting/Location: General Urban/Suburban (no nearby rail transit)

Peak Period of Parking Demand: 11:00 p.m. - 7:00 a.m.

Number of Studies: 1

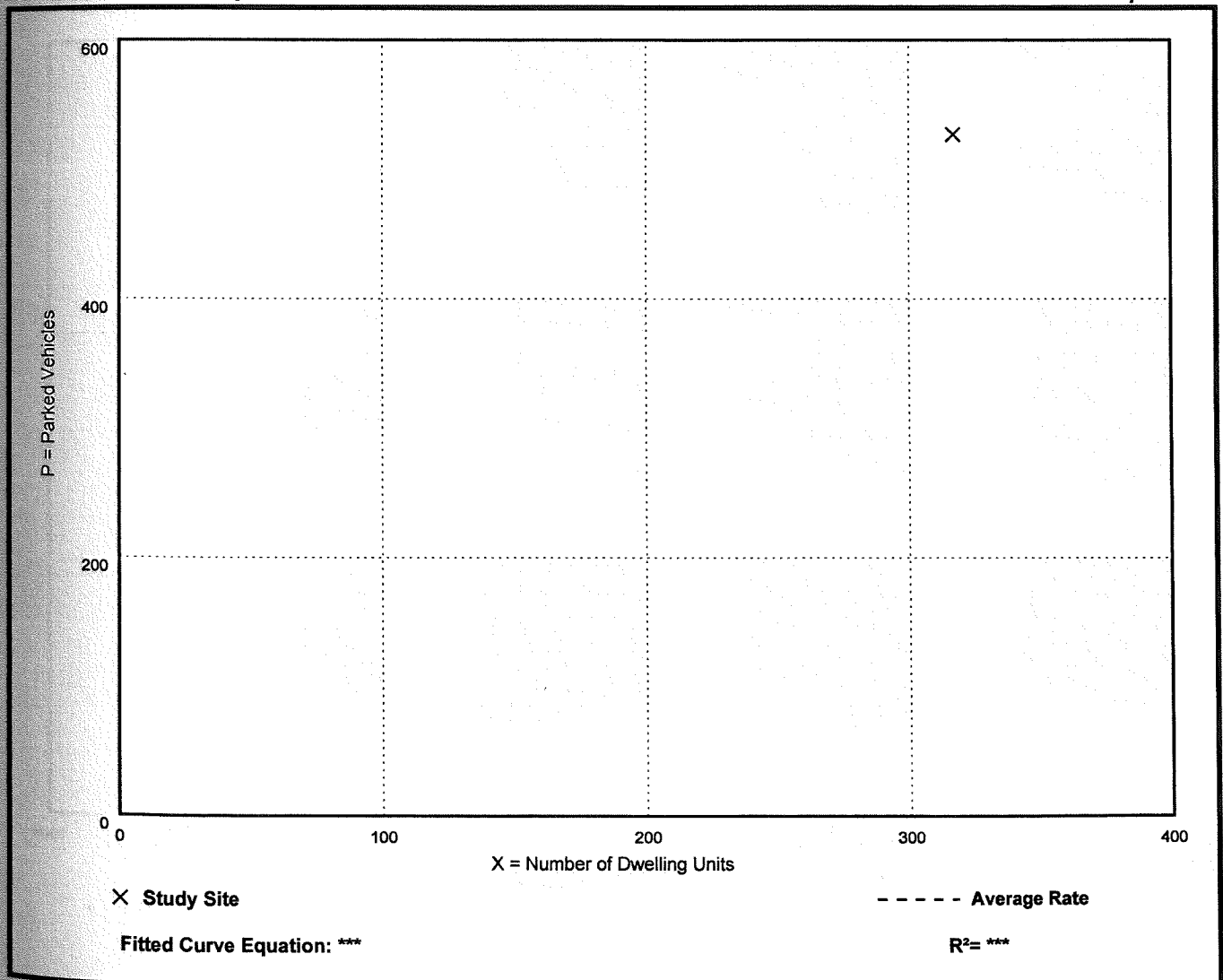
Avg. Num. of Dwelling Units: 317

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.66	1.66 - 1.66	*** / ***	***	*** (***)

Data Plot and Equation

Caution - Small Sample Size



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.

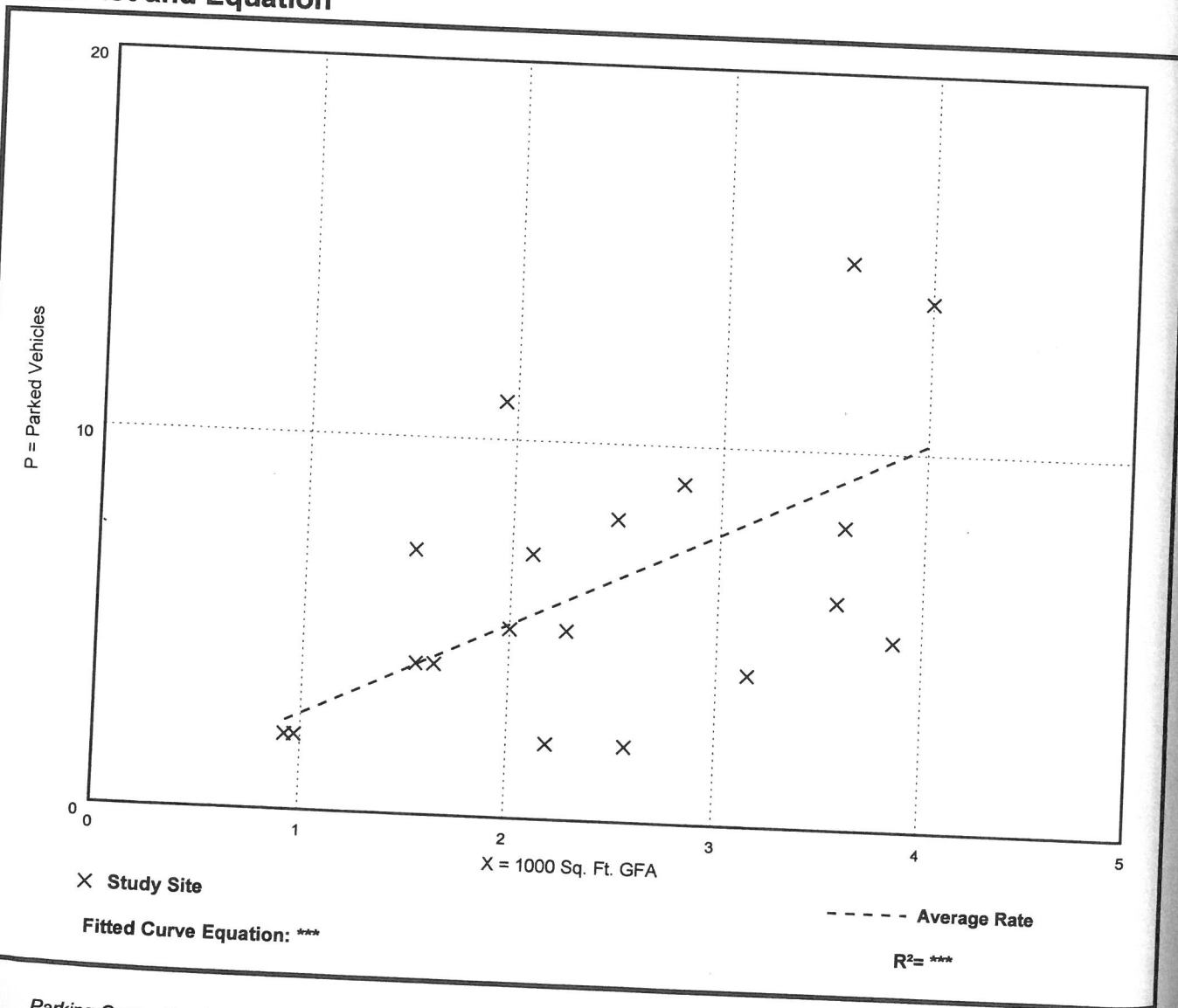
Number of Studies: 19

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



2. REFERENCE: TAX MAP 4, LOT 99
3 WALKER STREET
KITTERY, MAINE

3. TOTAL PARCEL AREA: 5,289 SQ. FT. OR 0.12 AC.

4. OWNER OF RECORD: 3 WALKER STREET, LLC
76 EXETER ROAD
NEWMARKET, NH 03857

BOSTON, MA 02117
Y.C.R.D. BK. 19219 PG. 0029

BOSTON, MA 02117
Y.C.R.D. BK. 19219 PG. 0024

KITTERY POINT, ME 03905
Y.C.R.D. BK. 19039 PG. 0131

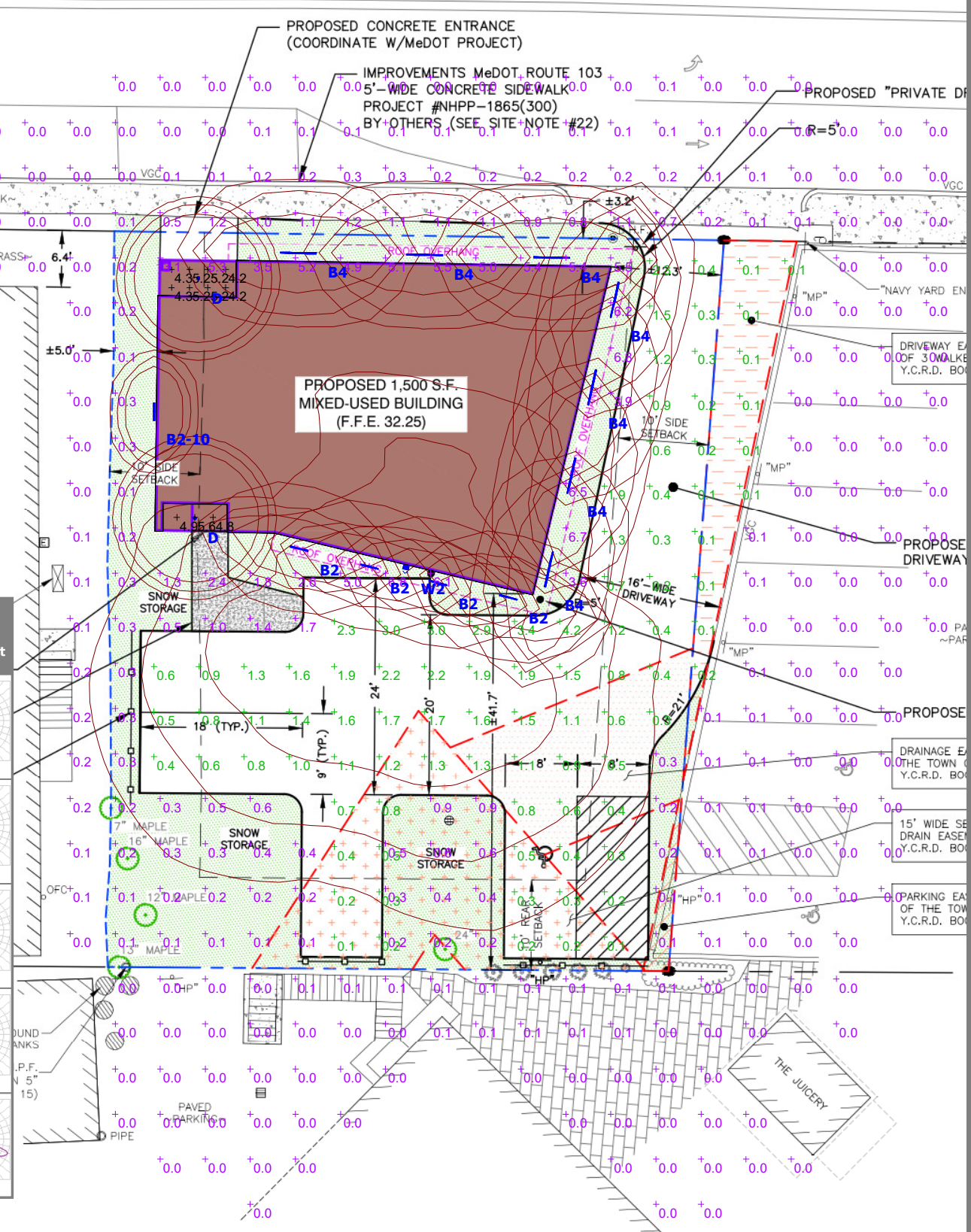
Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Back Entrance	+	5.1 fc	5.6 fc	4.8 fc	1.2:1	1.1:1
Driveway/Parking	+	0.9 fc	4.2 fc	0.1 fc	42.0:1	9.0:1
Front Entrance	+	4.7 fc	5.2 fc	4.2 fc	1.2:1	1.1:1
Outside of Parking Lot	+	0.5 fc	6.8 fc	0.0 fc	N/A	N/A

- PROVIDED: 4 SPACES**
- 6. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL PERMITS OBTAINED FOR THIS PROJECT.
 - 7. CONTRACTOR SHALL OBTAIN A "DIGSAFE" NUMBER AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION.
 - 8. 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.
 - 9. 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.
 - 10. PROPOSED TELEPHONE, ELECTRIC AND CABLE SERVICES AND CONDUITS SHALL BE INSTALLED UNDERGROUND.
 - 11. LOT SHALL BE SERVED BY KITTERY WATER DISTRICT WATER AND KITTERY SEWER DISTRICT.
 - 12. 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 ABUTTING PROPERTY NOR STORED WITHIN 5' OF SHRUBS AND TREES. EXCESS SNOW SHALL BE HAULED OFF-SITE, AS NEEDED.
 - 13. HORIZONTAL DATUM BASED ON NAD83(2011) MAINE WEST STATE PLANE COORDINATE ZONE (1802) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
 - 14. VERTICAL DATUM IS BASED ON APPROXIMATE NAVD88(GEoid18) (±.2') DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.

THE DANCE HALL
TAX MAP 4 LOT 100
THE DANCE HALL
PO BOX 691
KITTERY, ME 03904
Y.C.R.D. BK. 16232 PG. 0164

WALKER STREET (ROUTE 103)



Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens per Lamp	LLF	Wattage	Polar Plot
⋮	B2	4	EcoSense Lighting	L50-I-24in-02-30-80-MULT-9x29	Trov L50 Graze 2ft; surface-mounted at 24ft	LED	L50-I-12-02-30-80-MULT-9x29.ies	154	0.9	4	Max: 864cd
⋮	B2-10	1	EcoSense Lighting	L50-I-24in-02-30-80-MULT-9x29	Trov L50 Graze 2ft; surface-mounted at 10ft	LED	L50-I-12-02-30-80-MULT-9x29.ies	154	0.9	4	Max: 864cd
⋮	B4	7	EcoSense Lighting	L50-I-48in-02-30-80-MULT-9x29	Trov L50 Graze 4ft; surface-mounted at 24ft	LED	L50-I-12-02-30-80-MULT-9x29.ies	154	0.9	8	Max: 864cd
○	D	2	Lithonia Lighting	LDN4 ALO1 (500LM) SWW1 (3000K) L04AR LD MVOLT UGZ	4in Round Downlight; mounted at 10ft	LED	LDN4_ALO1_(750LM)_SWW1_(3000K)_AR_L SS_80CRI.ies	868	0.6	8.89	Max: 932cd
⌘	W2	1	Lithonia Lighting	WDGE2 LED P3 30K 80CRI TFTM SRM DDBXD	WDGE2 LED Wallpack; mounted at 12ft	LED	WDGE2_LED_P3_30K_80CRI_TFTM.ies	3015	0.9	32.1375	Max: 2074cd



3 WALKER ST - KITTERY, ME
Site Lighting Layout

Designer
Heidi G. Connors
Visible Light, Inc.
24 Stickney Terrace
Suite 6
Hampton, NH 03842

Date
01/30/2024

Scale
1"=16'

Drawing No.
Summary

1 of 1

TAX MAP 4 LOT 106
7 WALLINGFORD SQUARE UNIT 102
KITTERY, ME 03904
Y.C.R.D. BK. 18959 PG. 0884

WAIVER REQUEST

DESCRIPTION	Ordinance Section	Describe why this request is being made.
	EXAMPLE 16.32.560 (B)- OFFSTREET PARKING.	***EXAMPLE*** Requesting a waiver of this ordinance since the proposed professional offices have a written agreement with the abutting Church owned property to share parking.
	16.7.11.C.3.a	Request waiver for minimum 12" drainpipe; only proposing roof leaders and underdrain pipes.
16.7.11.h.(2)	Request to exceed the lighting uniformity ratio, and to have minor lighting spill beyond the property lines. The site is very small. Installing building mounted soffit lights makes good use of the site. Pole mounted lights will detract from the open space. Building mounted lighting creates some minor "hot spots" adjacent to the building, which increases the uniformity ratio. Minor spillage onto the Dance Hall property will improve the lighting in the alley and make their emergency egress safer. Minor spill onto the public sidewalk will be consistent with the Dance Hall property and will improve the safety on the public sidewalk. No residential properties will be adversely impacted by granting the waiver. There is light spill from abutting properties onto this site from the south and the Dance Hall.	

Related Kittery Land Use Code concerning waivers and modifications:

16.10.8.2.5 Conditions or Waivers.

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

16.7.4.1 Objectives Met. In granting modifications or waivers, the Planning Board must require such conditions as will, in its judgment, substantially meet the objectives of the requirements so waived or modified.

I certify that, to the best of my knowledge, the information provided in this application is true and correct and will not deviate from the plans submitted without notifying the Kittery Planning Department of any changes.

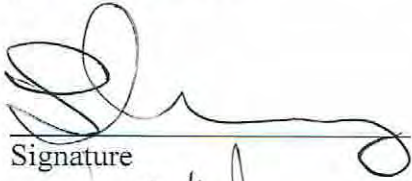
Applicant's Signature:	_____	Owner's Signature:	see Letter of Authorization
Date:	_____	Date:	6/01/23

COMPLETED BY OFFICE STAFF

ASA CHARGE	AMOUNT	ASA CHARGE	AMOUNT
REVIEW		SERVICES	
LEGAL FEES (TBD)		RECORDER	\$35
ENGINEERS REVIEW (TBD)		FACT FINDING (TBD)	
ABUTTER NOTICES		3 RD PARTY INSPECTIONS (TBD)	
POSTAGE	\$20	OTHER PROFESSIONAL SERVICES	\$50
LEGAL NOTICES		PERSONNEL	
ADVERTISING	\$300	SALARY CHARGES IN EXCESS OF 20 HOURS	
SUPPLIES			
OFFICE	\$5		

Letter of Authorization

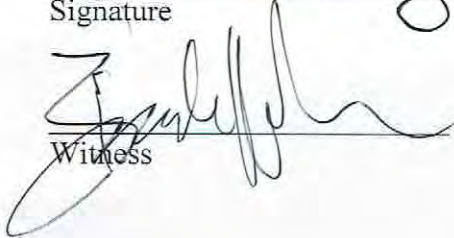
3 Walker Street, LLC, hereby authorizes Altus Engineering, LLC, Doucet Survey, LLC, and Winter Holben Design, LLC to represent us in all matters concerning the engineering, surveying and architecture, and related permitting of improvements to the property located at 3 Walker Street in Kittery, Maine 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



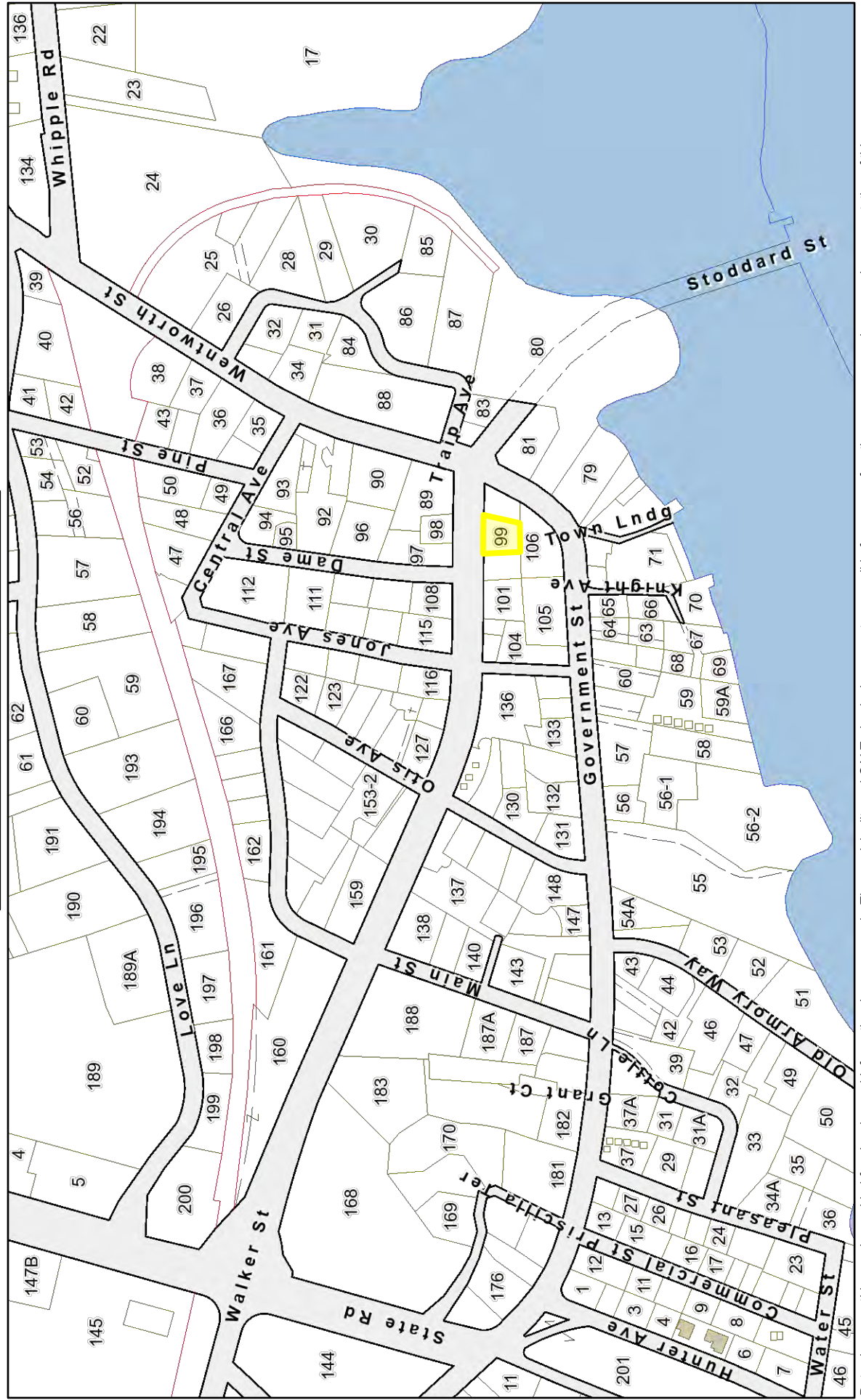
Vicinity Plan

Kittery, ME

1 inch = 300 Feet

November 9, 2023

www.cai-tech.com



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Untitled Map

Write a description for your map.

Legend



3 Walker St

SITE



3 Walker St



400 ft



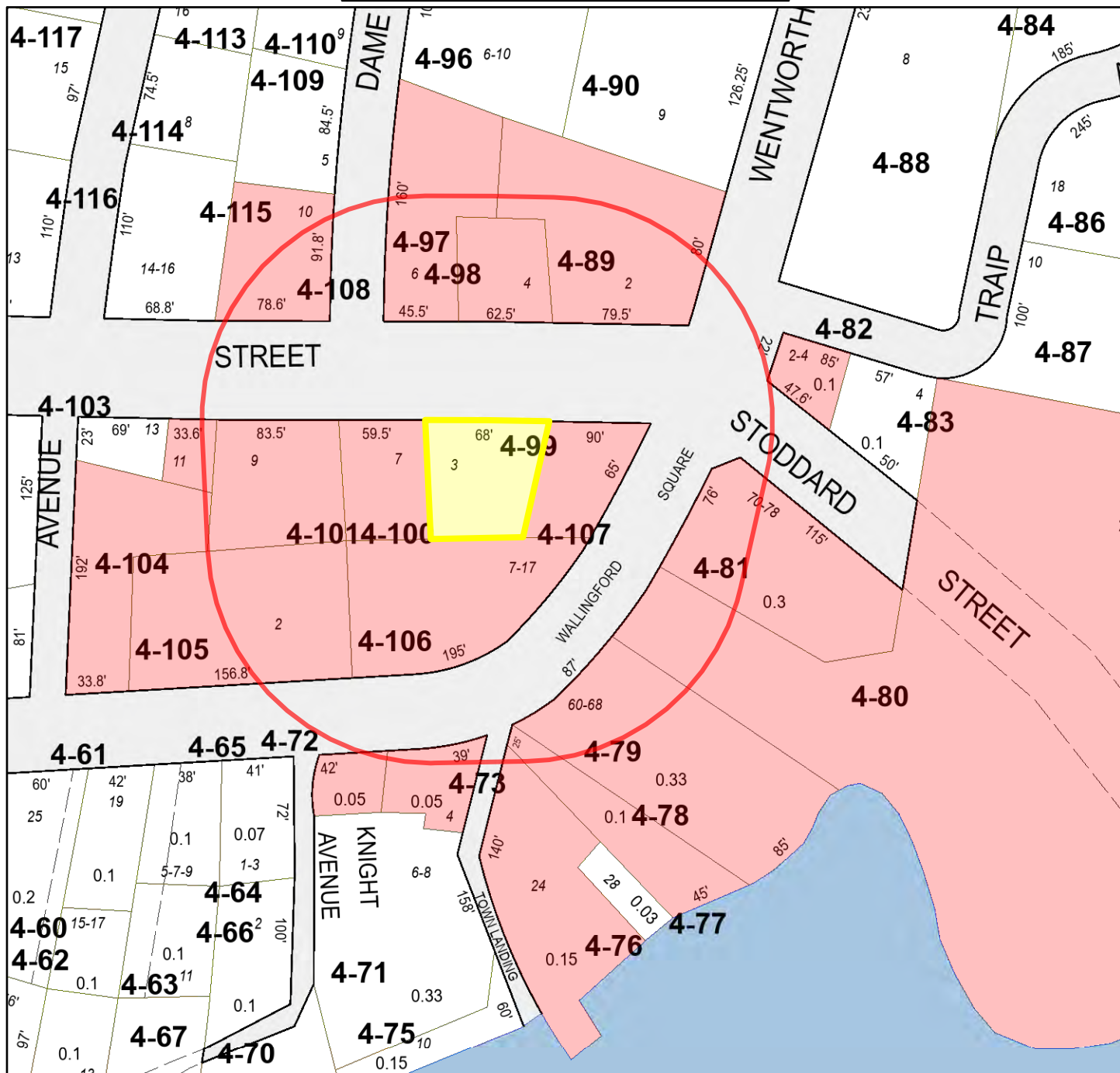
Kittery, ME



1 inch = 100 Feet

www.cai-tech.com

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

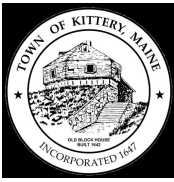


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11/9/2023

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 (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

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
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<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

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<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

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<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

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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

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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
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<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

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7020 0640 0001 3192 7400

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Kittery, ME 03904

Certified Mail Fee	\$4.35
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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	\$0.64



Total Postage and Fees
\$5.01

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

PS Form Instructions

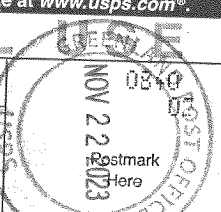
7020 0640 0001 3192 7417

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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	\$0.64



Total Postage and Fees
\$5.01

Sent To
WALKER LLC
WALKER LLC
PO BOX 170998
BOSTON, MA 02117

PS Form Instructions

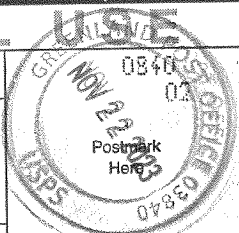
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U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

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	\$0.64



Total Postage and Fees
\$5.01

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

PS Form Instructions

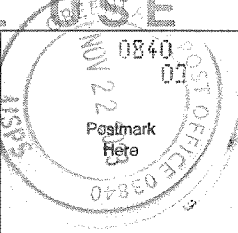
7020 0640 0001 3192 7431

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
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.64



Total Postage and Fees
\$5.01

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

PS Form Instructions

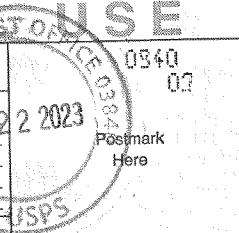
7020 0640 0001 3192 7448

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

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

Kittery 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	\$0.64



Total Postage and Fees
\$5.01

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

PS Form Instructions

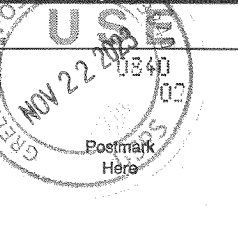
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For delivery information, visit our website at www.usps.com®.

Kittery Point, ME 03907

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
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<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	\$0.64



Total Postage and Fees
\$5.01

Sent To
STUDIO VERTE LLC
STUDIO VERTE LLC
172 PEPPERRELL ROAD
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
 PARADIS, PAUL J
 11 WALKER STREET
 KITTERY, ME 03904

PS Form 38 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
 SECOND CHRISTIAN SOCIETY
 33 GOVERNMENT STREET
 KITTERY, ME 03904-1652

PS Form 38 Instructions

7020 0640 0001 3192 7316

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

PS Form 38 Instructions

7020 0640 0001 3192 7302

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

PS Form 38 Instructions

7020 0640 0001 3192 7332

U.S. Postal Service™
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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
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<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
 INHABITANTS OF KITTERY
 200 ROGERS ROAD
 KITTERY, ME 03904-1428

PS Form 38 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
 JEST REALTY LLC
 23 RANDOM ROAD
 BEDFORD, NH 03110

PS Form 38 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,

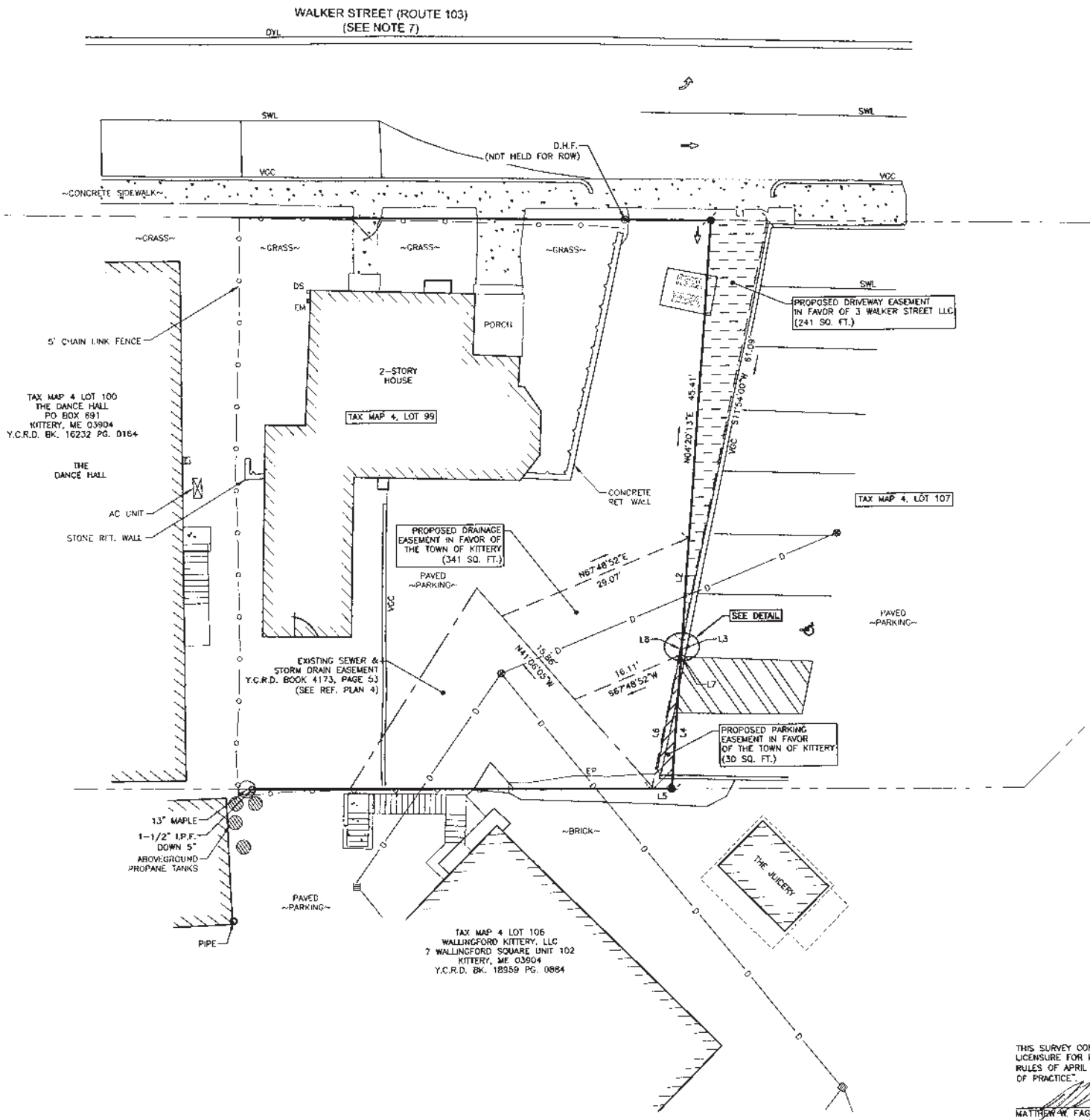
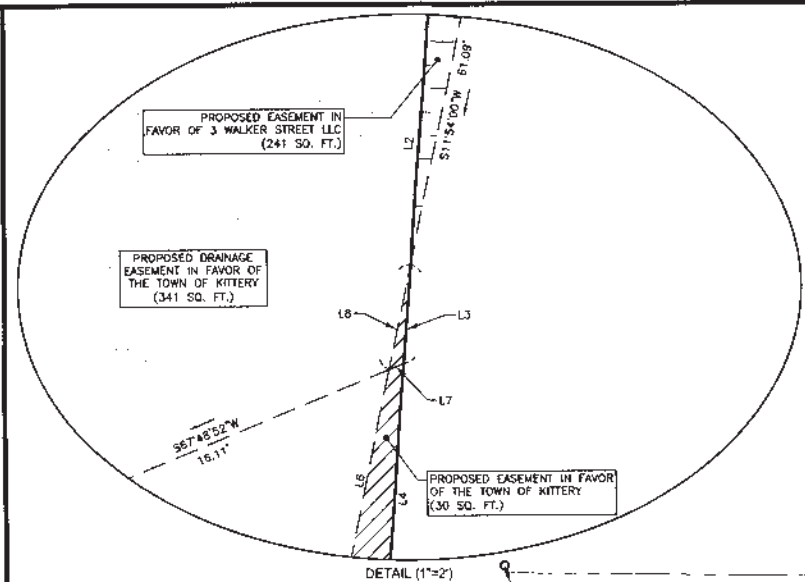
[Signature]

Notary Public/Maine Attorney-at-law

Print Name: _____

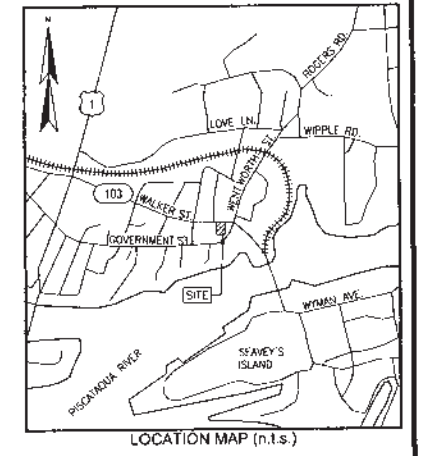
Commission Expires: _____
(Affix notarial seal)





- 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 (1902) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYMET 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, 1983, Y.C.R.D. PLAN BOOK 37, 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.

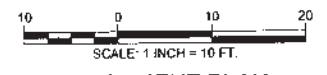
YORK ss REGISTRY OF DEEDS
RECEIVED Jan 11 2023
AT 8 31 AM A.M., A J
RECORDED IN BOOK 431 PAGE 18
ATTEST: Jane E. Hammond R.S.:P



- 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
 - 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 TABLE

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	2.05'
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. FAGGNER-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 LLC
Serving Your Professional Surveying & Mapping Needs
102 Kent Place, Newmarket, NH 03857 (603) 659-6506
Offices in Bedford & Keene, NH and Kennebunk, ME
http://www.doucetsurvey.com



APPROXIMATE



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)

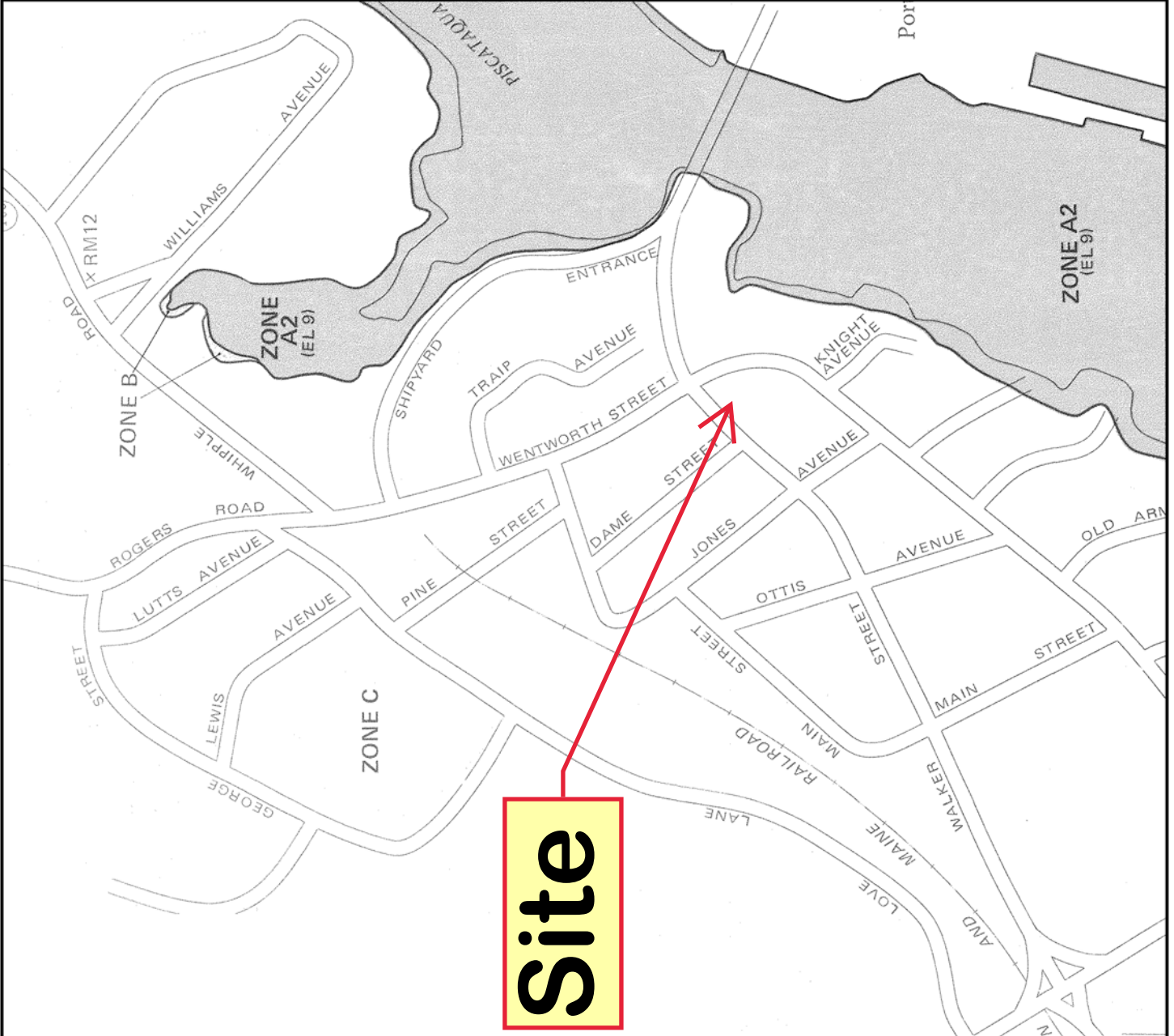
COMMUNITY-PANEL NUMBER
230171 0008 D

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>.

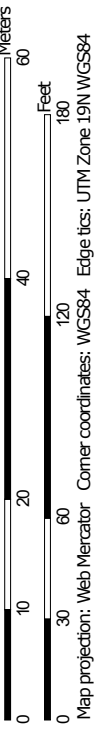


Soil Map—York County, Maine
(3 Walker Street, Kittery, Maine)



Soil Map may not be valid at this scale.

Map Scale: 1:685 if printed on A landscape (11" x 8.5") sheet.



MAP LEGEND

- Area of Interest (AOI)
- Area of Interest (AOI)
- 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%



TOWN OF KITTELY, 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,

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". The signature is written in a cursive style.

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.

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

5401.10c 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.

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,

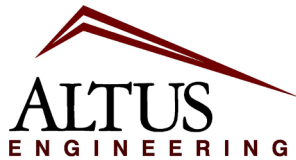
A handwritten signature in blue ink that reads "Ronald M. Beal".

Ronald M. Beal, P.E.
Project Engineer

5401.10c Dept.FD.ltr.docx

Enclosure

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



*Civil
Site Planning
Environmental
Engineering*

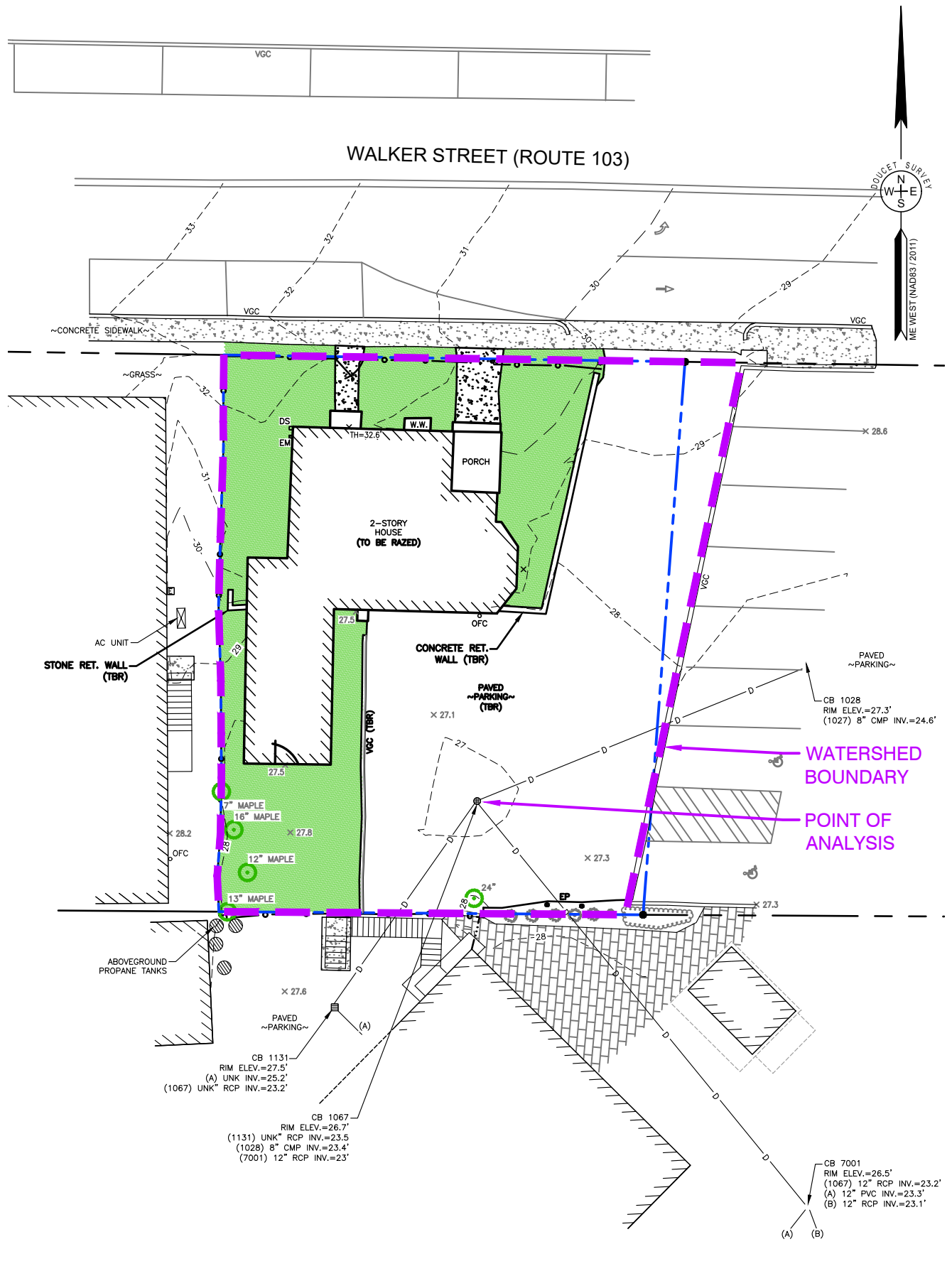
133 Court Street
Portsmouth, NH
03801-4413

Drainage Summary January 8, 2024

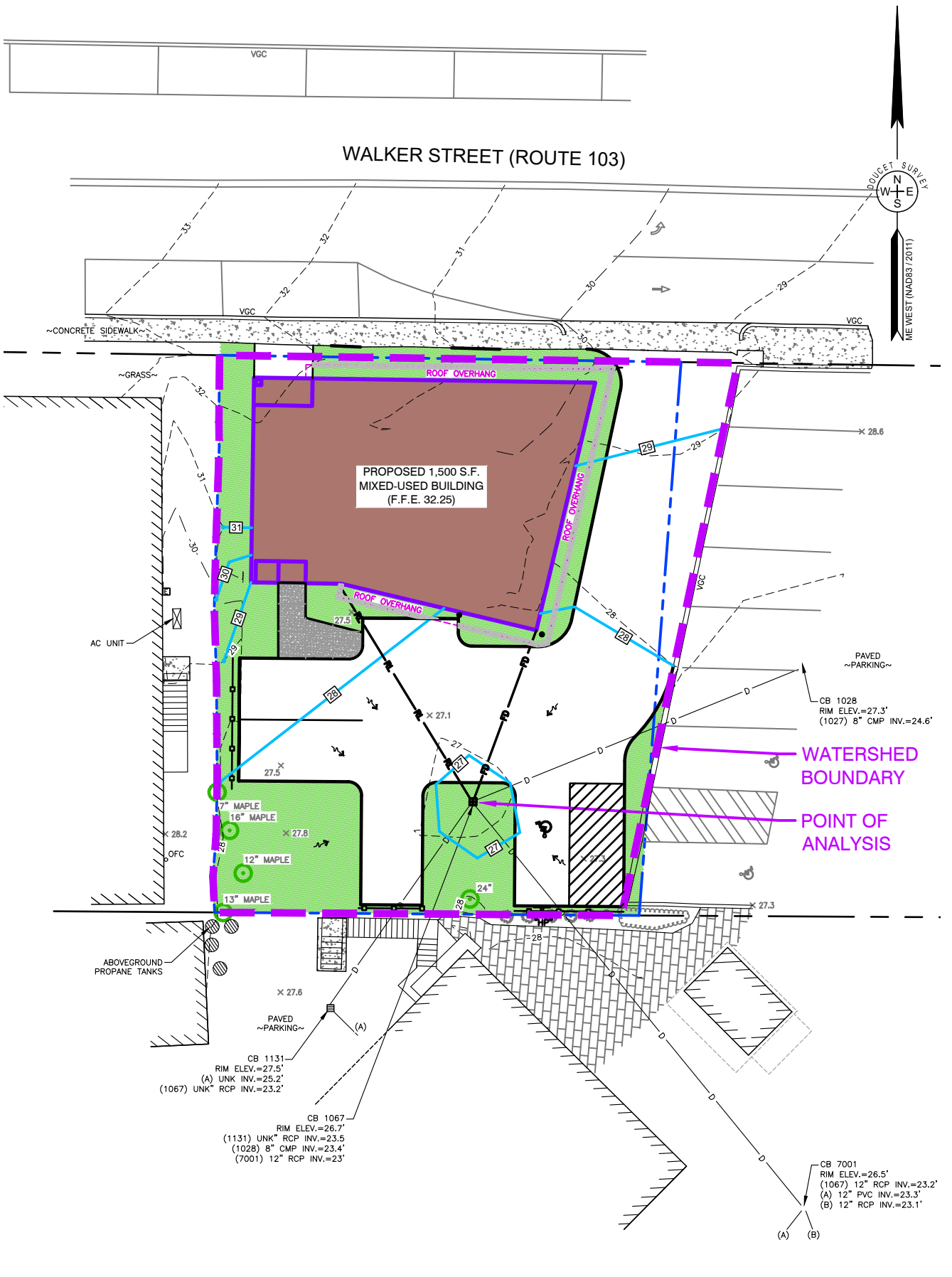
The property is located at 3 Walker Street. This redevelopment project will raze the existing structure, which has fallen into disrepair and proposes constructing a mixed-use building consisting of two levels of office space and a residential unit on the third level with site amenities. The lot area 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 54 square feet (1.0%), therefore there will be a diminutive reduction to the post-development runoff. Additionally, a new 4-foot-deep sump catch basin and stone drip edge are 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.

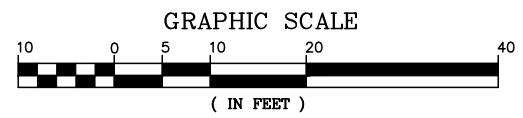
rmb/5401 DS-Memo2.docx



PRE-DEVELOPMENT



POST-DEVELOPMENT



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

NOT FOR CONSTRUCTION

ISSUED FOR:
PRELIMINARY APPROVAL

ISSUE DATE:
JANUARY 8, 2024

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	01/05/24

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

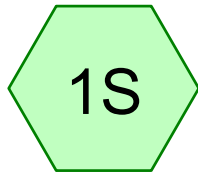
SCALE:
(22"x34") 1" = 10'
(11"x17") 1" = 20'

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

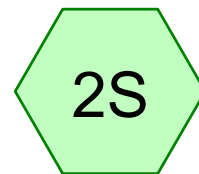
PROJECT:
**SITE
REDEVELOPMENT
TAX MAP 4
LOT 99
3 WALKER STREET
KITTERY, MAINE**

TITLE:
**WATERSHED
PLAN**

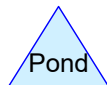
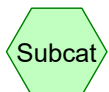
SHEET NUMBER:
WS - 1



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"

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5,289	91	Weighted Average
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Type III 24-hr 25-yr Rainfall=6.17"

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3,678		69.54% Impervious Area

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



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

SITE RE-DEVELOPMENT

3 Walker Street
Kittery, Maine 03904

Assessor's Parcel 4, Lot 99

Plan Issue Date:

November 22, 2023	Preliminary Submission
January 8, 2024	Resubmit Prelim. Submission
January 31, 2024	P.B. Approval

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

Landscape Architect:

**woodburn
& company**
LANDSCAPE ARCHITECTURE
103 Kent Place Newmarket, New Hampshire Phone: 603.659.5949

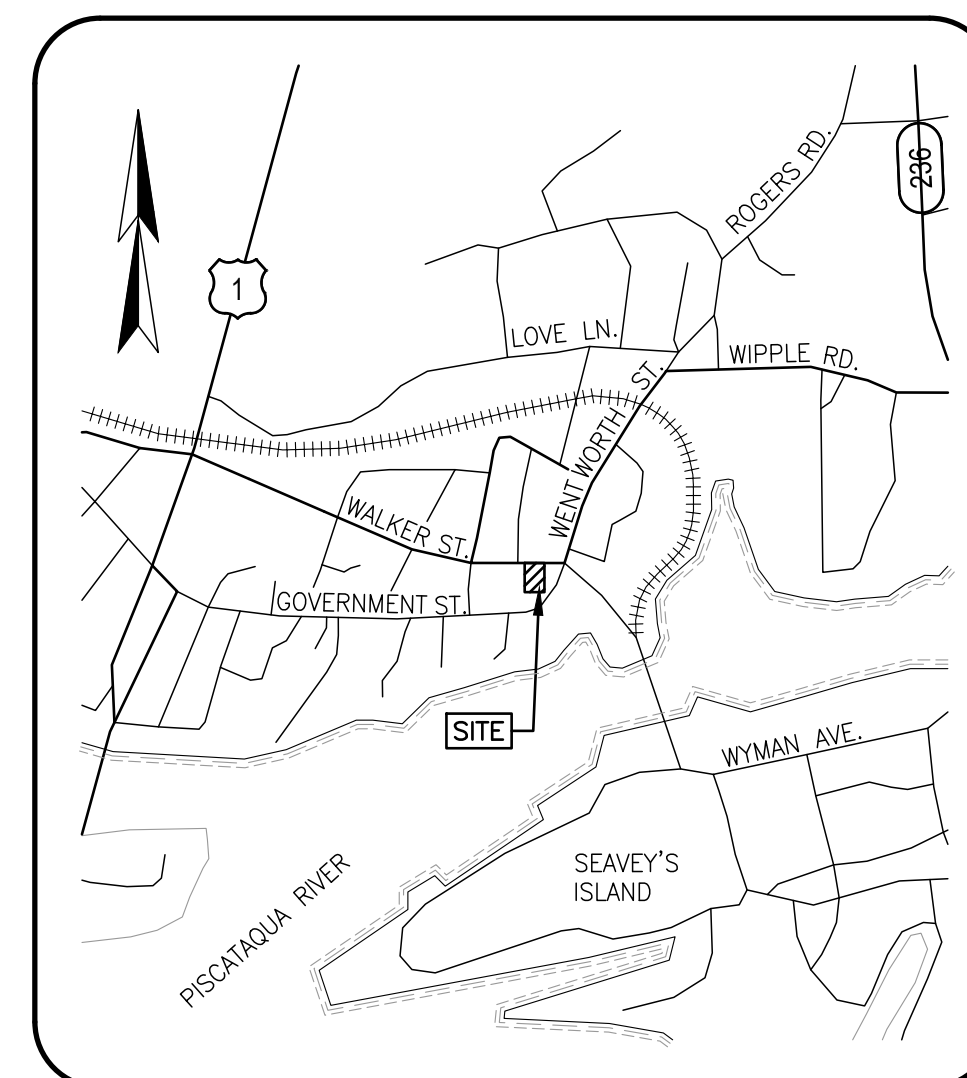
Civil Engineer:

ALTUS
ENGINEERING

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

Surveyor:

**DOUCET
SURVEY**
Serving Your Professional Surveying & Mapping Needs
102 Kent Place, Newmarket, NH 03857 (603) 659-6560
Offices in Bedford & Keene, NH and Kennebunk, ME
http://www.doucetsurvey.com



LOCUS NOT TO SCALE

Sheet Index

Title	Sheet No.:	Rev.	Date
Existing Conditions Plan	1 of 1	1	12/20/23
Site Preparation Plan	C-1	2	01/31/24
Site Plan	C-2	2	01/31/24
Grading and Utility Plan	C-3	2	01/31/24
Landscape Plan	L-1	0	01/30/24
Detail Sheet	C-4	2	01/31/24
Detail Sheet	C-5	2	01/31/24
Detail Sheet	C-6	2	01/31/24

- 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) ($\pm 0.2'$) 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.

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.

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.

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.

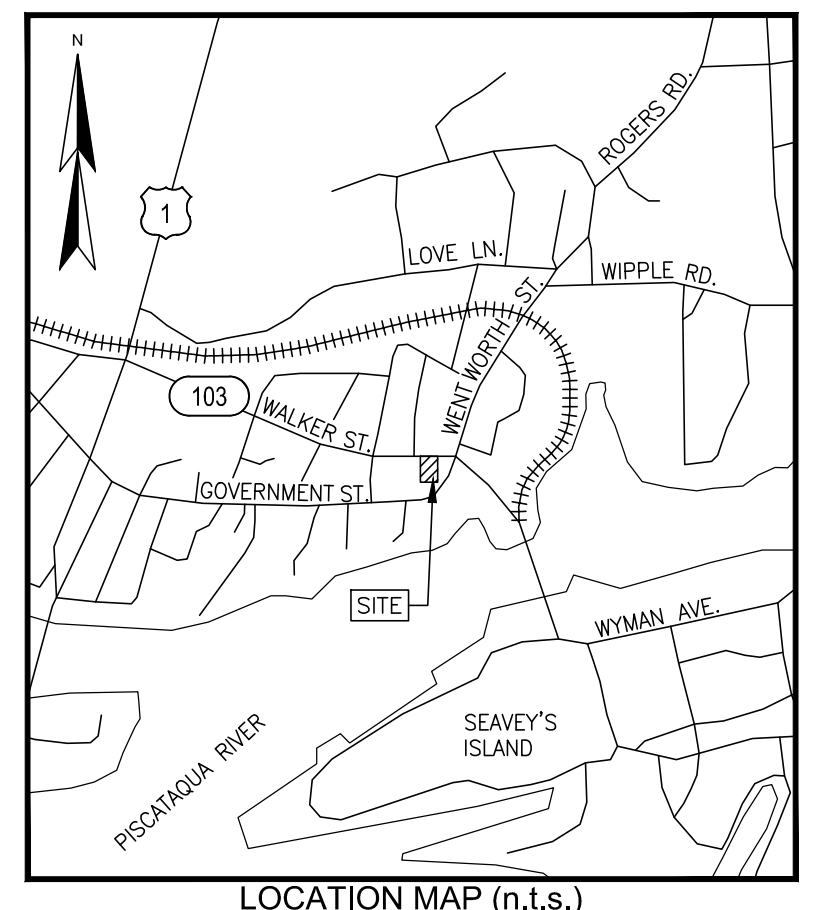
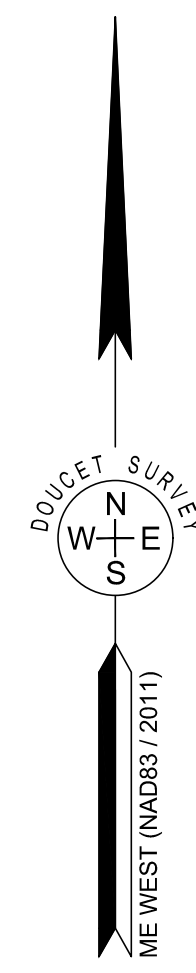
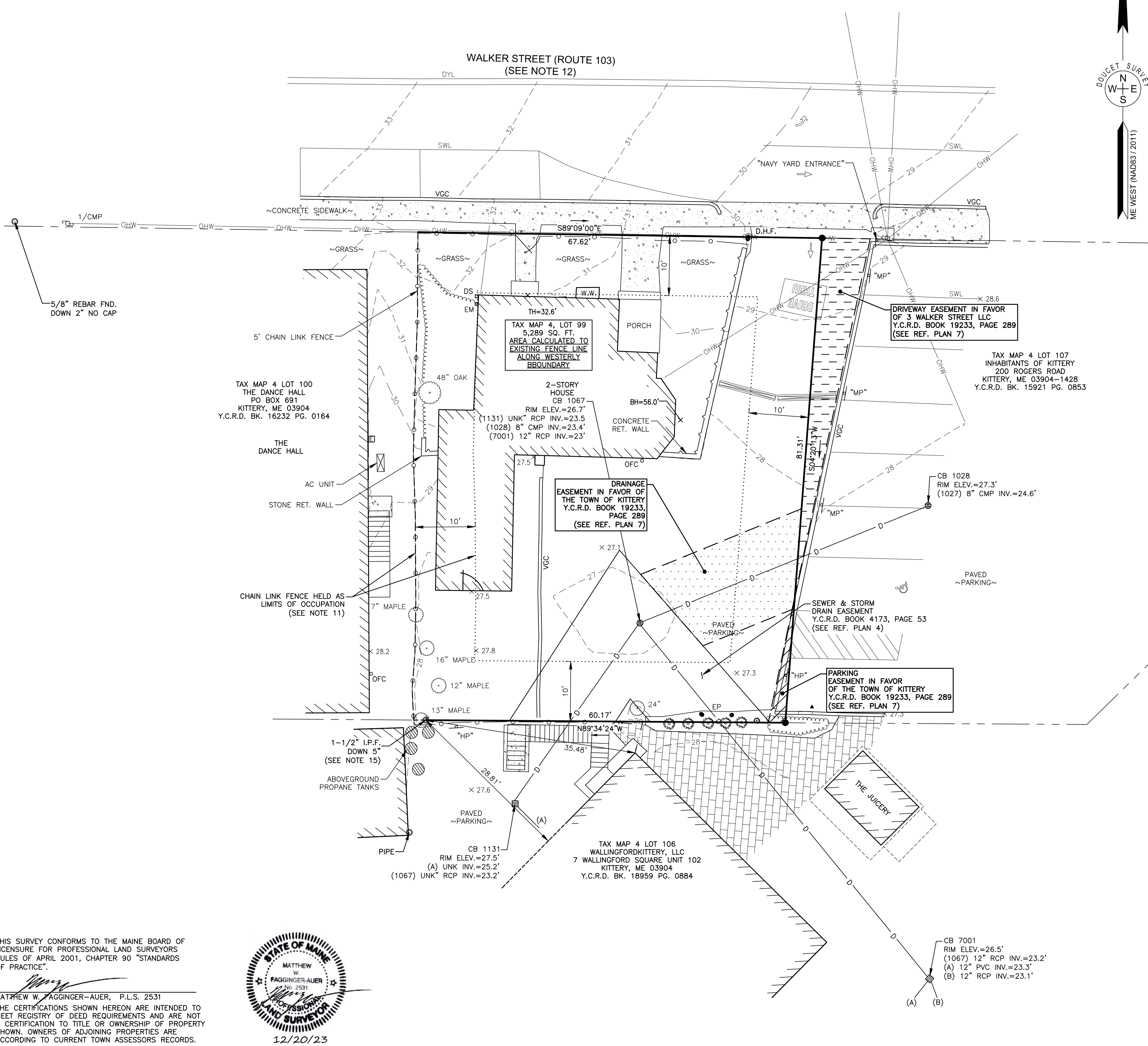
- REFERENCE PLANS:**
- "ALTA/ACSM LAND TITLE SURVEY, WALKER STREET, KITTERY MAINE, BOA KITTERY" DATED 08-02-10 BY HOLDEN ENGINEERING & SURVEYING INC.
 - "STATE OF MAINE DEPARTMENT OF TRANSPORTATION BUREAU OF HIGHWAYS RIGHT OF WAY MAP, STATE HIGHWAY 100" KITTERY YORK COUNTY, D.O.T. FILE NO. 16-261" DATED 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. DINIEN, WALKER STREET, KITTERY, MAINE, LEASE TO FIRST NATIONAL BANK OF PORTLAND, MAINE", BY OULTON 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".

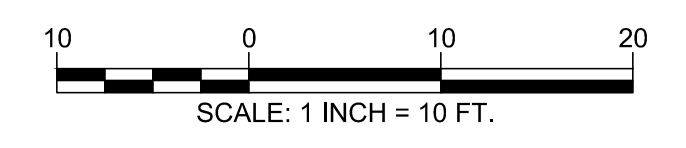
MATTHEW W. FAGGINGER-AUER, P.L.S. 2531

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.

12/20/23



- 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
 - DOWN SPOUT
 - DOUBLE YELLOW LINE
 - EDGE OF PAVEMENT
 - HANDICAP PARKING SIGN
 - MUNICIPAL PARK SIGN
 - NO PARKING SIGN
 - POLYVINYL CHLORIDE PIPE
 - REINFORCED CONCRETE PIPE
 - RETAINING WALL
 - SINGLE WHITE LINE
 - THRESHOLD ELEVATION
 - UNKNOWN
 - VERTICAL GRANITE CURB
 - WING WALL
 - 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

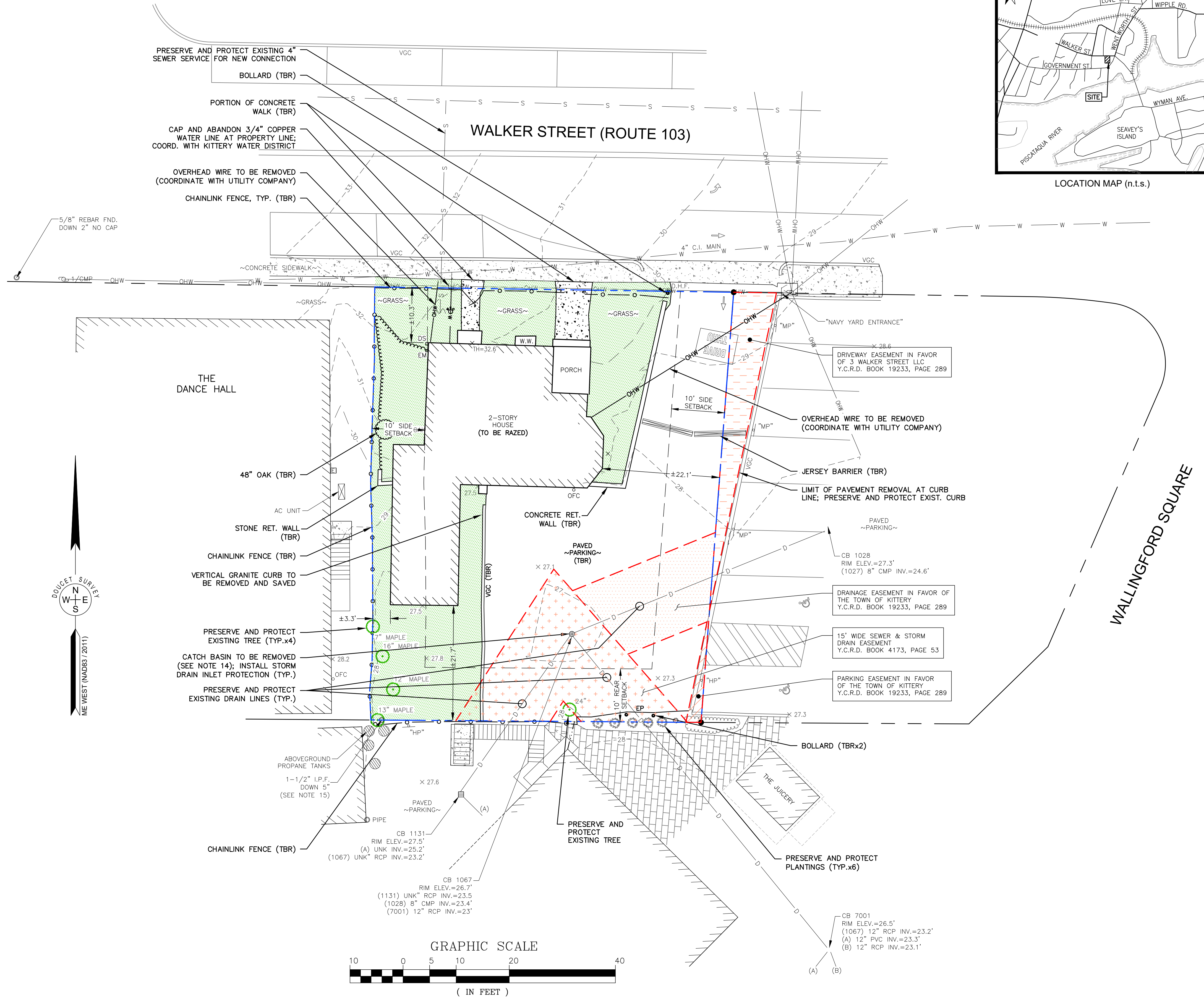
DRAWN BY: M.T.L.	DATE: AUGUST 25, 2022
CHECKED BY: D.C.B.	DRAWING NO. 7620A
JOB NO. 7620	SHEET 1 OF 1

DOUCET SURVEY

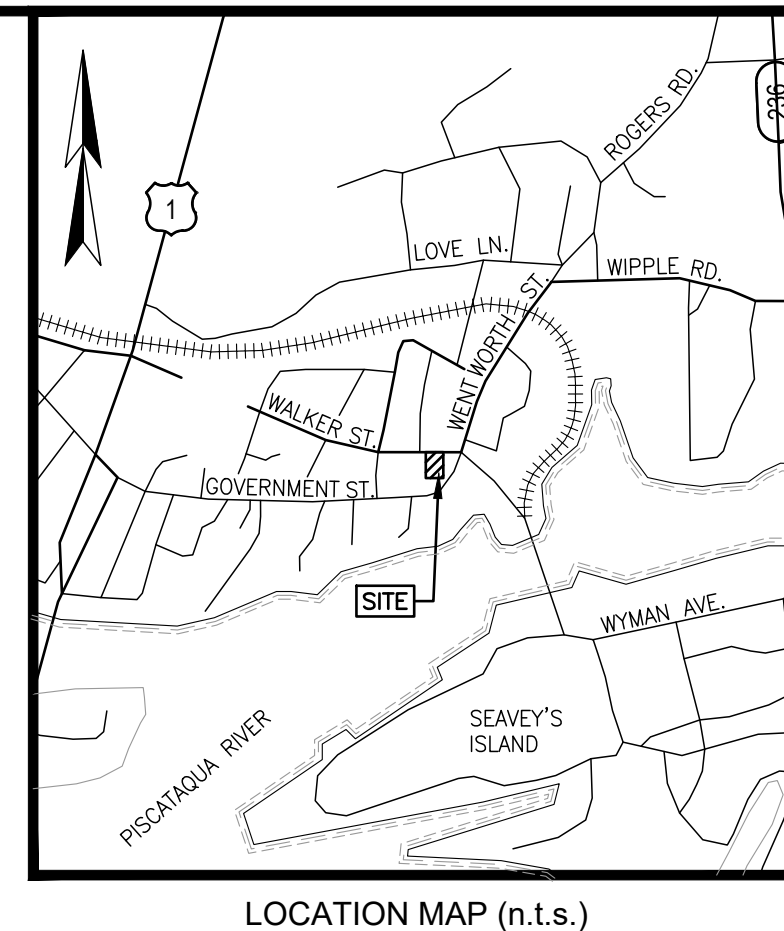
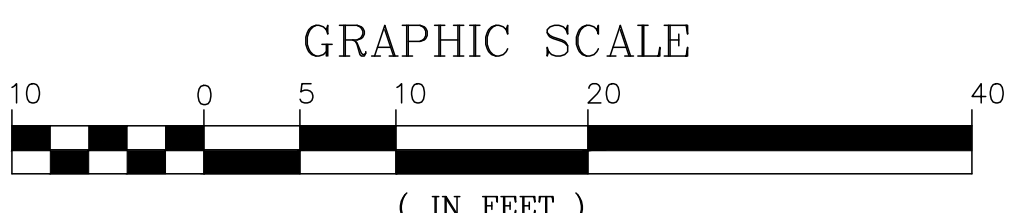
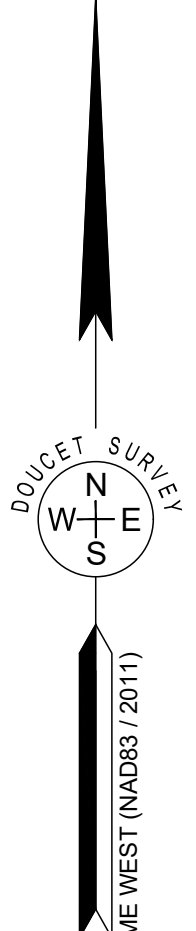
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DEMOLITION NOTES

- 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**
- EXISTING LOT LINE
 - UTILITY EASEMENT
 - 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
 - DOWN SPOUT
 - DOUBLE YELLOW LINE
 - EDGE OF PAVEMENT
 - HANDICAP PARKING SIGN
 - MUNICIPAL PARK SIGN
 - NO PARKING SIGN
 - POLYVINYL CHLORIDE PIPE
 - REINFORCED CONCRETE PIPE
 - RETAINING WALL
 - SINGLE WHITE LINE
 - THRESHOLD ELEVATION
 - UNKNOWN
 - VERTICAL GRANITE CURB
 - WING WALL
 - INVERT I.D. CONNECTION UNKNOWN



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ERIC D. WEINRIED
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LICENSED PROFESSIONAL ENGINEER
1/31/24

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ISSUE DATE:
JANUARY 31, 2024

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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 MULTI-LEVEL MIXED-USED BUILDING, INCLUDING (2) AFFORDABLE RENTAL UNITS, (1) MARKET RATE RENTAL UNIT AND OFFICE SPACE.
- 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
NEWMARKET, NH 03857
Y.C.R.D. BK. 19105 PG. 0610
- ZONE: MIXED USE - KITTERY FORESIDE (MU-KF)
DIMENSIONAL REQUIREMENTS:

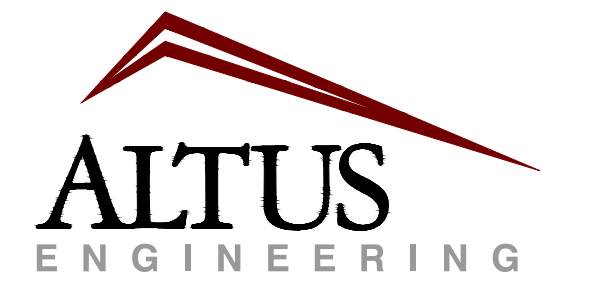
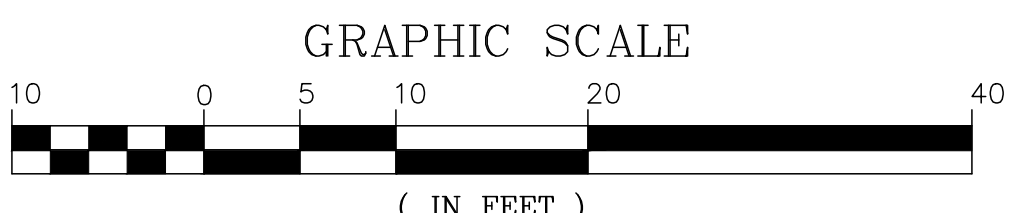
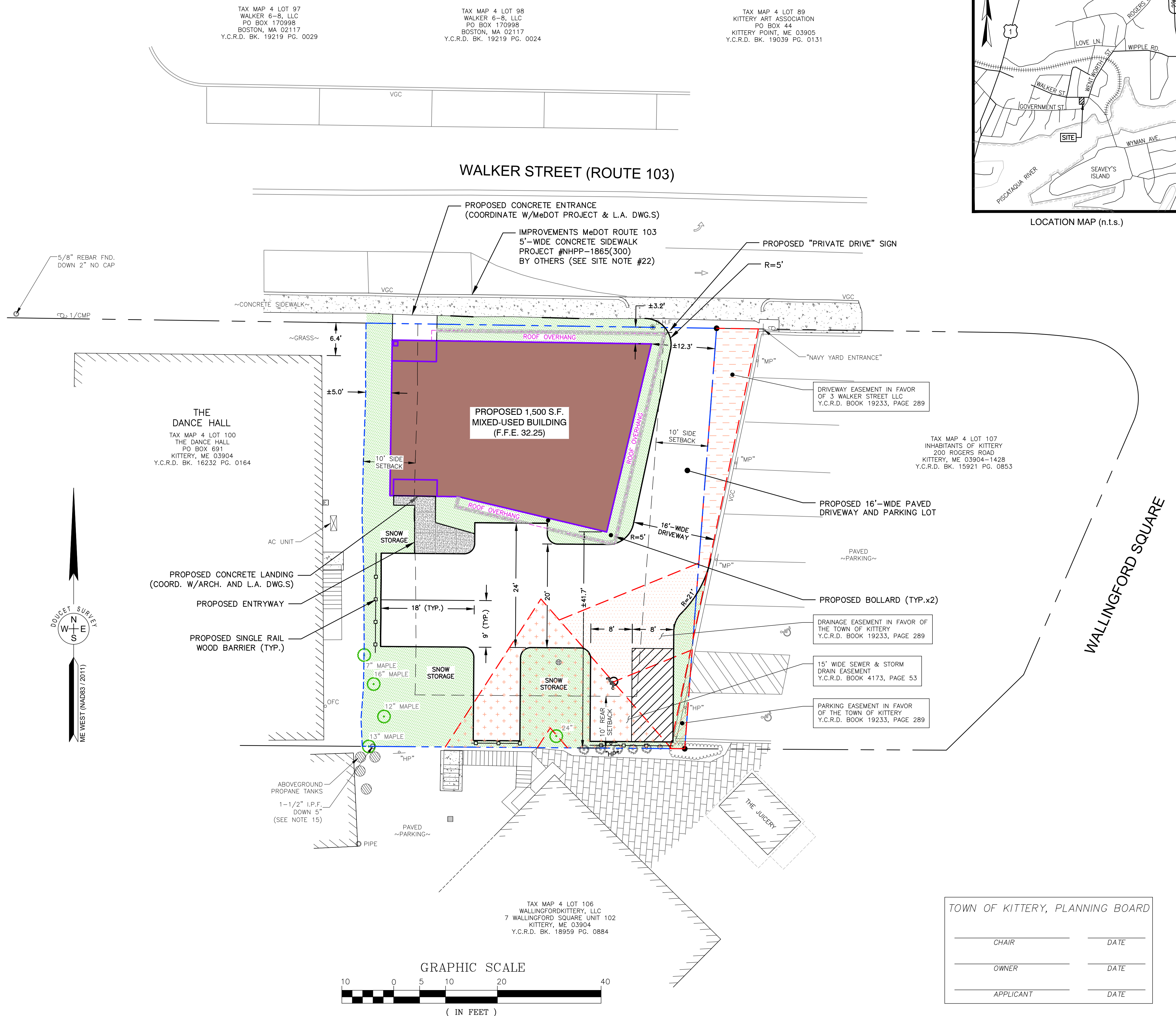
	REQ'D	EXISTING	PROPOSED
MIN. LOT AREA	5,000 SF	5,289 SF	5,289 SF
MIN. FRONTAGE	0'	±67.62'	±67.62'
MIN. FRONT SETBACK	0'	±10.3'	±3.2' *
MIN. SIDE SETBACK (RT.)	10'	±3.3'	±5.0'
MIN. SIDE SETBACK (LT.)	10'	±22.1'	±11.7'
MIN. REAR SETBACK	10'	±21.7'	±41.7'
MAX. BLDG. COVERAGE	60%	±22.3%	±28.6%
MAX. BLDG. HEIGHT	40'	±28'	<40'
MIN. OPEN SPACE	40%	±28.6%	±29.5%
		±1,511 SF	±1,538 SF

* AVG. FRONT BLDG. SETBACK - $[6.4(LT) + 0.0(RT)]/2 = 3.2'$

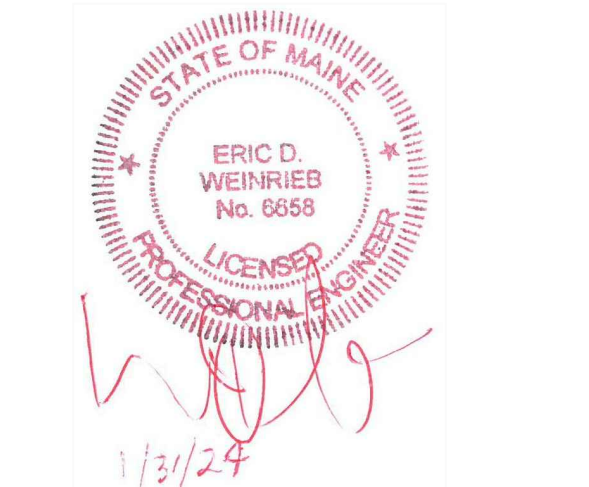
PARKING REQ.S: IF AFFORDABLE UNITS ARE 2 TIMES OR GREATER THAN THE MARKET RATE UNITS:
 2 SPACES PER 3 DWELLING UNITS
 OFFICE: 2,200 SF * 1 SPACES/300 SF
 (NON-RES 3 SPACE CREDIT)
 REQUIRED: 4 SPACES
 PROVIDED: 4 SPACES**
 ** AGREEMENT FOR (3) OFF-SITE SPACES IS PROVIDED
- ALL WORK SHALL BE PERFORMED 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 ABUTTING 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 MeDOT WORK. CONTACT MeDOT FOR SCHEDULE. BRIAN KEEZER
MAINE DOT
16 STATE HOUSE STATION
AUGUSTA, ME 04333-0016
CELL: (207) 462-0697
EMAIL: BRIAN.KEEZER@MAINE.GOV
- OWNER SHALL PERFORM STORMWATER MAINTENANCE OF THE SITE IN THE SPRING AND FALL YEARLY. THIS SHALL INCLUDE BUT NOT LIMITED TO PARKING LOT SWEEPING AND THE GENERAL CLEANUP OF LANDSCAPE AREAS.

PLAN REFERENCE:

- "EXISTING CONDITIONS PLAN FOR 3 WALKER STREET, LLC (TAX MAP 4 LOT 99), 3 WALKER STREET, KITTERY, MAINE", REVISED DECEMBER 20, 2023, PREPARED BY DOUCET SURVEY, LLC.



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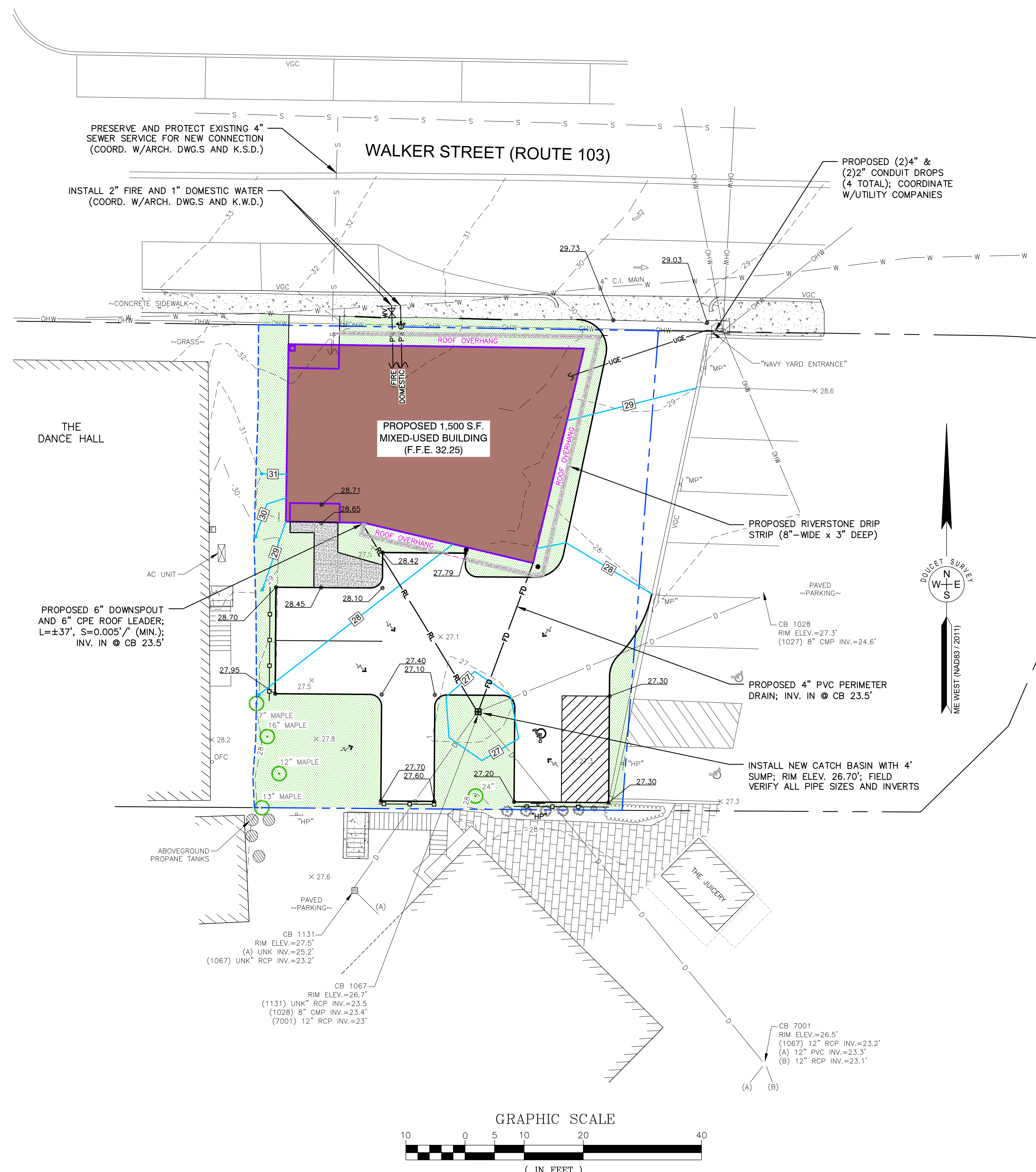
SITE PLAN

SHEET NUMBER:

C - 2

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 M&DOT 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.
- 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.
- LEDGE IS ENCOUNTERED ON SITE WILL BE MECHANICALLY REMOVED.
- DRAINAGE PIPE SHALL BE CORRUGATED POLYETHYLENE PIPE (CPP), 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.
- BUILDING SUMP PUMP SHALL NOT BE ALLOWED TO DISCHARGE INTO THE ONSITE CATCH BASIN.

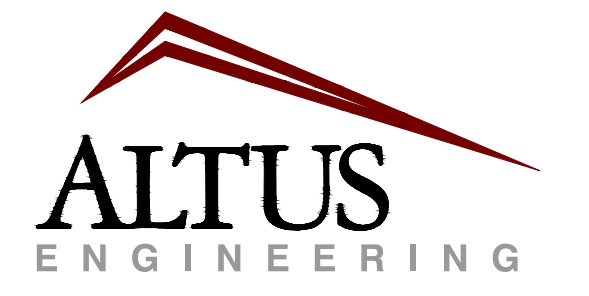


UTILITY NOTES

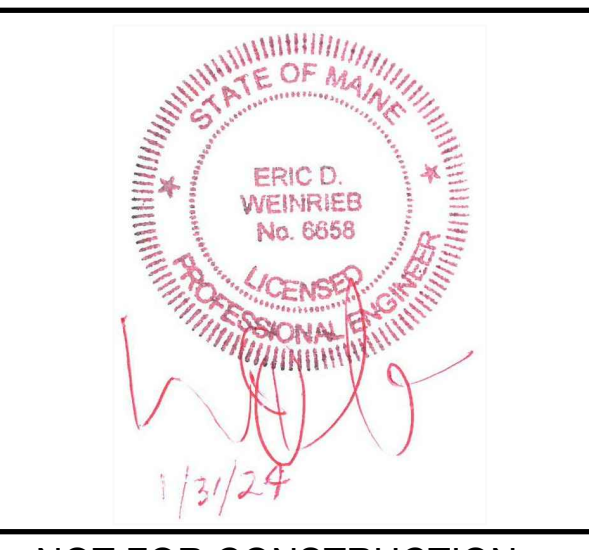
- THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE. CATCH BASINS, MANHOLES, WATER GATES, ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY PROVIDERS AND GOVERNMENTAL AGENCIES. AS SUCH, THEY 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 M&DOT 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, M&DOT 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 TOWN 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 SEWER DEPARTMENT, (207) 439-4646
CABLE/INTERNET/TELECOMMS: 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 K.S.D. AND K.W.D. 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 HAVE 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 M&DOT LOCATION PERMIT AND HIGHWAY OPENING PERMIT.
- ELECTRICAL CONTRACTOR TO PROVIDE CONDUIT LAYOUT PLAN FOR SITE LIGHTING FIXTURES.

LEGEND:

- 28---
 - 28---
 - RL---
 - FD---
 - CB---
 - 32.64
 - PW---
 - V---
 - K.S.D.
 - K.W.D.
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED 6" CPE ROOF LEADER
 - PROPOSED FOUNDATION DRAIN
 - PROPOSED CATCH BASIN
 - PROPOSED SPOT GRADE
 - PROPOSED DOMESTIC WATER
 - PROPOSED WATER SHUTOFF VALVE
 - KITTERY SEWER DEPARTMENT
 - KITTERY WATER DISTRICT



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TITLE:
GRADING AND
UTILITY PLAN

SHEET NUMBER:
C - 3

PROJECT NAME AND LOCATION

Site Redevelopment
Map 4 Lot 99
3 Walker Street
Kittery, Maine
Latitude: 043° 05' 00" N
Longitude: 070° 44' 37" W

DESCRIPTION

The project consists of razing existing residences and to construct a 1,500 s.f. multi-floor building. The project will be completed in a single phase.

DISTURBED AREA

The total area to be disturbed is approximately 0.1 acres for new construction of driveway and associated improvements. Prior to lot clearing and soil disturbance, sedimentation barrier shall be installed to prevent sediment leaving the lot.

SEQUENCE OF MAJOR ACTIVITIES

- 1. Install temporary erosion control measures, including silt fences and stabilized construction exit.
2. Upon completion of items 1, demo existing structures, clear and grub vegetated areas, strip and remove excess materials from site. Existing pavement shall be retained as long as reasonably possible.
3. Construct building.
4. Construct drainage structures & driveway base materials.
5. Grade and shape lot to finish elevations.
6. Stabilize disturbed areas.
7. When all construction activity is complete and site is stabilized, remove all temporary erosion control measures.

NAME OF RECEIVING WATER

Closed municipal drainage systems discharging to tidal waters of Piscataqua River.

TEMPORARY EROSION AND SEDIMENT CONTROLS AND STABILIZATION PRACTICES

All work shall be in accordance with state and local permits. Work shall conform to the practices described in the "Maine Erosion and Sediment Control BMPs, 2003" published by the Maine Department of Environmental Protection.

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

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

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

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

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

- A. GENERAL
1. Perimeter controls shall be installed prior to earth moving operations.
2. The smallest practical portion of the site will be denuded at one time and no more than be mulched in one day. All disturbed areas must be stabilized by temporary measures within 5 days of initial disturbance and stabilized by permanent measures immediately after final grading.
3. Sediment barriers shall be installed downgradient of stockpiles and diversion swales installed upgradient of stockpiles to prevent movement of soil.
4. Built-up sediment shall be removed from sedimentation barrier or other barriers when it has reached one-third the height of the tubular barrier or bale, or when "bulges" occur in sedimentation barrier.
5. All diversion dikes shall be inspected and any breaches promptly repaired.
6. Temporary seeding and planting shall be inspected for bare spots, washouts, and unhealthy growth.
7. The owner's authorized engineer shall inspect the site on a periodic basis to review compliance with the plans.
8. All ditches and swales shall be stabilized prior to directing runoff to them. All diversion dikes will be inspected and any breaches promptly repaired.
9. Temporary water diversion (swales, basins, etc) shall be used as necessary until areas are stabilized.
10. Ponds and swales shall be installed early on in the construction sequence (before rough grading site).
11. All cut and fill slopes shall be seeded/loamed within 72 hours of achieving finished grade.
a. Base coarse gravels have been installed in areas to be paved;
b. A minimum of 90% vegetated growth as been established;
c. A minimum of 3 inches of non-erosive material such as stone of riprap has been installed; or
d. Erosion control blankets have been properly installed.

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

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

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

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

Composition
Erosion control mix shall contain a well-graded mixture of particle sizes and may contain rocks less than 4" in diameter. Erosion control mix must be free of refuse, physical contaminants, and

material toxic to plant growth. The mix composition shall meet the following standards:
* The organic matter content shall be between 80 and 100%, dry weight basis.
* Particle size by weight shall be 100% passing a 6" screen and a minimum of 70%, maximum of 85%, passing a 0.75" screen.
* The organic portion needs to be fibrous and elongated.
* Large portions of silts, clays or fine sands are not acceptable in the mix.

Installation
Erosion control mix shall not be used on slopes steeper than 2:1.
* On slopes of 3:1 or less; 2 inches plus an additional 1/2 inch per 20 feet of slope up to 100 feet.
* On slopes between 3:1 and 2:1, 4 inch plus an additional 1/2 inch per 20 feet of slope up to 100 feet.
The thickness of the mulch at the bottom of the slope needs to be:
<20' of slope 2.0"
<60' of slope 3.0"
<100' of slope 4.0"
* It shall be placed evenly and must provide 100% soil coverage, with the soil totally invisible

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

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

TEMPORARY VEGETATION

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

Specifications
Seedbed Preparation
Apply limestone and fertilizer according to soil test recommendations. If soil testing is not feasible on small or variable sites, or where timing is critical, fertilizer may be applied at the rate of 600 pounds per acre or 13.8 pounds per 1,000 square feet of 10-10-10 (N-P2O5-K2O) or equivalent. Apply limestone (equivalent to 50 percent calcium plus magnesium oxide) at a rate of 3 tons per acre (138 lb. per 1,000 square feet).

Seeding
* Select seed from recommendations in enclosed table.
* Where the soil has been compacted by construction operations, loosen soil to a depth of 2 inches before applying fertilizer, lime and seed.
* Apply seed uniformly by hand, cyclone seeder, drill, cultipacker type seeder or hydroseeder (slurry including seed and fertilizer). Hydroseeding that includes mulch may be left on soil surface. Seeding rates must be increased 100% when hydroseeding.

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

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

Table with columns: Seed, Lb./Ac, Seeding Depth, Recommended Seeding Dates, Remarks. Rows include Winter Rye, Oats, Annual Ryegrass, Sudangrass, Perennial.

FILTERS

Tubular Sediment Barrier
a. To be provided by an approved manufacturer or supplier;
b. Installed per manufacturer's specifications;
c. Barrier shall be removed when they have served their useful purpose but not before the upslope areas has been permanently stabilized.

Straw/Hay Bales

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

PERMANENT SEEDING

- 1. Bedding - stones larger than 1 1/2", trash, roots, and other debris that will interfere with seeding and future maintenance of the area should be removed. Where feasible, the soil shall be tilled to a depth of 6" to prepare a seedbed and mix fertilizer (refer to Landscape Drawings and Specifications) into the soil.
2. Fertilizer (refer to Landscape Drawings and Specifications) - lime and fertilizer should be applied evenly over the area prior to or at the time of seeding and incorporated into the soil. Kinds and amounts of lime and fertilizer should be based on an evaluation of soil tests.
3. Seed Mixture (See Landscape Drawings for additional information):
3.1. Lawn seed mix shall be a fresh, clean new seed crop. The Contractor shall furnish a dealer's guaranteed statement of the composition of the mixture and the percentage of purity and germination of each variety.
3.2. Seed mixture shall conform to landscape specifications.
4. Sodding - sodding is one where it is desirable to rapidly establish cover on a disturbed area. Sodding an area may be substituted for permanent seeding procedures anywhere on site. Bed preparation, fertilizing, and placement of sod shall be performed according to the S.C.S. Handbook. Sodding is recommended for steep sloped areas, areas immediately adjacent to sensitive water courses, easily erodible soils (fine sand/silt), etc.

DEWATERING

A dewatering plan shall be implemented to address excavation de-watering following heavy rainfall events or where the excavation may intercept the groundwater table during construction. The collected water needs treatment and a discharge point that will not cause downgradient erosion and offsite sedimentation or within a resource.

All dewatering discharge locations shall be located on relatively flat ground at least 75' from streams and 25' from wetlands. The contractor shall utilize "Dirtbags", erosion control mix berms, or similar methods for filtration of dewatering and shall conform to the Maine Erosion and Sediment Control BMPs.

Placement of "Dirtbags" shall be located such that they can be removed intact upon completion of construction with no discharge of silt at the site and properly disposed.

MONITORING SCHEDULE

- The contractor shall be responsible for installing, monitoring, maintaining, repairing, replacing and removing all of the erosion and sedimentation controls or appointing a qualified subcontractor to do so. Maintenance measures will be applied as needed during the entire construction cycle, immediately following any significant rainfall, and at least once a week, a visual inspection will be made of all erosion and sedimentation controls as follows:
1. sedimentation barrier shall be inspected and repaired. Sediment trapped behind these barriers shall be excavated when it reaches a depth of 6" and redistributed to areas undergoing final grading.
2. Construction entrance shall be visually inspected and repaired as needed. Any areas subject to rutting shall be stabilized immediately. If the voids of the construction entrance become filled with mud, more crushed stone shall be added as needed. The public roadway shall be swept should mud be deposited/tracked onto them.

STANDARDS FOR STABILIZING SITES FOR THE WINTER

- The following standards and methodologies shall be used for stabilizing the site during the winter construction period:
1. Standard for the timely stabilization of disturbed slopes (any area having a grade greater than 25%) the contractor will seed and mulch all slopes to be vegetated by September 15th. If the contractor fails to stabilize any slope to be vegetated by September 15th, then the contractor will take one of the following actions to stabilize the slope for late fall and winter.
A. Stabilize the soil with temporary vegetation and erosion control mats; by October 1st the contractor will seed the disturbed slope with winter rye at a rate of 3 pounds per 1000 square feet and then install erosion control mats or anchored hay mulch over the seeding. The contractor will monitor growth of the rye over the next 30 days.
B. Stabilize the slope with wood-waste compost; the contractor will place a six-inch layer of wood-waste compost on the slope by November 15th. The contractor will not use wood-waste compost to stabilize slopes having grades greater than 50% (2h:1v) or having groundwater seeps on the slope face.
C. Stabilize the slope with stone riprap; the contractor will place a layer of stone riprap on the slope by November 15th. The developer's owner will hire a registered professional engineer to determine the stone size needed for stability on the slope and to design a filter layer for underneath the riprap.
2. Standard for the timely stabilization of disturbed soils - by September 15th the contractor will seed and mulch all disturbed soils on the site. If the contractor fails to stabilize these soils by this date, then the contractor will take one of the following actions to stabilize the soil for late fall and winter.
A. Stabilize the soil with temporary vegetation; by October 1st the contractor will seed the disturbed soil with winter rye at a seeding rate of 3 pounds per 1000 square feet, lightly mulch the seeded soil with hay or straw at 75 pounds per 1000 square feet, and anchor the mulch with plastic netting. The contractor will monitor growth of the rye over the next 30 days. If the rye fails to grow at least three inches or fails to cover at least 75% of the disturbed soil before November 1, then the contractor will mulch the area for over-winter protection as described in item iii of this standard.
B. Stabilize the soil with sod; the contractor will stabilize the disturbed soil with properly installed sod by October 1st, proper installation includes the contractor pinning the sod onto the soil with wire pins, rolling the sod to guarantee contact between the sod and underlying soil, and watering the sod to promote root growth into the disturbed soil.
C. Stabilize the soil with mulch; by November 15th the contractor will mulch the disturbed soil by spreading hay or straw at a rate of at least 150 pounds per 1000 square feet on the area so that no soil is visible through the mulch. Immediately after applying the mulch, the contractor will anchor the mulch with netting or other method to prevent wind from moving the mulch off the disturbed soil.
Winter inspections shall be performed after, each rainfall, snowstorm or thawing and at least once a week. All areas within 75 feet of a protected natural resource must be protected with a double row of sediment barrier.

EROSION CONTROL REMOVAL

- An area is considered stable if it is paved or if 90% growth of planted seeds is established. once an area is considered stable, the erosion control measures can be removed as follows:
1. sedimentation barrier: sedimentation barrier shall be disposed of legally and properly off-site. all sediment trapped behind these controls shall be distributed to an area undergoing final grading or removed and relocated off-site.
2. Stabilized Construction Entrance: The stabilized construction entrance shall be removed once the compacted roadway base is in place. Stone and sediment from the construction entrance shall be redistributed to an area undergoing grading or removed and relocated offsite.
3. Miscellaneous: Once all the trapped sediments have been removed from the temporary sedimentation devices the disturbed areas must be regraded in an aesthetic manner conform to the surrounding topography. Once graded these disturbed areas must be loamed (if necessary), fertilized, seeded and mulched in accordance with the rates previously stated. The above erosion controls must be removed within 30 days of final stabilization of the site. Conformance with this plan and following these practices will result in a project that complies with the state regulations and the standards of the natural resources protection act, and will protect water quality in areas downstream from the project.

INSPECTION AND MAINTENANCE NOT REQUIRE FOR THIS SITE

- 1. All sediment control measures shall be inspected at least once each week and following any storm event of 0.25 inches or greater. An inspection report shall be made after each inspection by a qualified inspector engaged by the Owner. The qualified inspector shall be a Professional Engineer licensed in Maine or be a Certified Professional in Erosion and Sediment Control approved by the Owner and MDEP.
2. All measures shall be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours and completed within 72 hours.
3. Inspection and maintenance reports shall include disturbed and impervious areas, erosion and stormwater control measures, areas used for storage that are exposed to precipitation, and locations where vehicles enter or exit the site. Inspect these areas at least once a week as well as before and after a 0.5 inches or greater storm event and prior to completion of permanent stabilization measures. A person with knowledge of erosion and stormwater control, including the standards in the Maine Construction General Permit and any departmental companion document to the MCGP, must conduct the inspection. This person must be identified in the inspection log. If best management practices (BMPs) need to be modified or if additional BMPs are necessary, implementation must be completed within 7 calendar days and prior to any storm event (rainfall). All measures must be maintained in effective operating condition until areas are permanently stabilized.
4. Inspection Log (report): A log (report) must be kept summarizing the scope of the inspection, name(s) and qualifications of the personnel making the inspection, the date(s) of the inspection,

and major observations relating to operation of erosion and sedimentation controls and pollution prevention measures. Major observations must include BMPs that need maintenance, BMPs that failed to operate as designed or proved inadequate for a particular location, and location(s) where additional BMPs are needed. For each BMP requiring maintenance, BMP needing replacement, and location needing additional BMPs, note in the inspection log the correct action taken and when it was taken. The log must be made accessible to the department staff and a copy must be provided upon request. The permittee shall retain a copy of the log for a period of at least three years from the completion of the permanent stabilization.

HOUSEKEEPING

- 1. Spill prevention: Controls must be used to prevent pollutants from construction and waste materials stored onsite, including storage practices to minimize exposure of the materials to stormwater and appropriate spill prevention, containment, and response planning implementation. The contractor and owners need to take care with construction and waste materials such that contaminants do not enter the stormwater. The storage of materials such as paint, petroleum products, cleaning agents and the like are to be stored in watertight containers. The use of the products should be in accordance with manufacturer recommendations. When fueling equipment, including snowblowers and lawnmowers, have oil absorbent pads available below the fueling. Refueling of small engines by the owner should occur in the garage or on a paved surface. Any spill or release of toxic or hazardous substances must be reported to the department. For oil spills, call 1-800-482-0777 which is available 24 hours a day. For spills of toxic or hazardous material, call 1-800-452-4664 which is available 24 hours a day. For more information, visit the department's website at: HTTP://WWW.MAINE.GOV/DEP/SPILLS/EMERGENCYRESP/
2. Groundwater protection: Protection of the groundwater is required by the contractor and owner. During construction, liquid petroleum products and other hazardous materials with the potential to contaminate groundwater may not be stored or handled in areas of the site draining to an infiltration area. An "infiltration area" is any area of the site that, by design or as a result of soils, topography, and other relevant factors accumulates runoff that infiltrates into the soil. Petroleum products should be stored in manufactured cans designed for the purpose. Dikes, berms, sumps, and other forms of secondary containment that prevent discharge to groundwater may be used to isolate portions of the site for the purposes of storage and handling of these materials. Spill preventions procedures should be followed.

Note: Lack of appropriate pollutant removal BMPs may result in violations of the groundwater quality standard established by 39 M.R.S.A. §465-C(1). Any project proposing infiltration of stormwater must provide adequate pre-treatment of stormwater prior to discharge of stormwater to the infiltration area, or provide treatment within the infiltration area, in order to prevent accumulation of fines, reductions in infiltration rate, and consequent flooding and destabilization.

- 3. Fugitive sediment and dust: Actions must be taken to ensure that activities do not result in noticeable erosion of soils or fugitive dust emissions during or after construction. Oil may not be used for dust control.

Note: Dewatering a stream without a permit from the department violates state water quality standards and the Natural Resources Protection Act.

- 4. Debris and other materials: Litter, construction debris, and construction chemicals exposed to stormwater must be prevented from becoming a pollutant source. Construction materials and construction debris should be covered to prevent rainwater from washing contaminants off the site. Any fertilizers, cleaning products, herbicides should be protected from the weather and used in accordance with manufacturers recommendations.

Note: Any contaminants that are washed off the site by rainwater is a violation of the Clean Waters Act. To prevent these materials from becoming a source of pollutants, construction activities related to a project may be required to comply with applicable provisions of rules related to solid, universal, and hazardous waste, including, but not limited to, the Maine Solid Waste and Hazardous Waste Management Rules; Maine Hazardous Waste Management Rules; Maine Oil Conveyance and Storage Rules; and Maine Pesticide regulations.

- 5. Trench or foundation dewatering: Trench dewatering is the removal of water from trenches, foundations, coffer dams, ponds, and other areas within the construction area that retain water after excavation. In most cases the collected water is heavily silted and hinders correct and safe construction practices. The collected water removed from the ponded area, either through gravity or pumping, must be spread through natural wooded buffers or removed to areas that are specifically designed to collect the maximum amount of sediment possible, like a cofferdam sedimentation basin. Avoid allowing the water to flow over disturbed areas of the site.

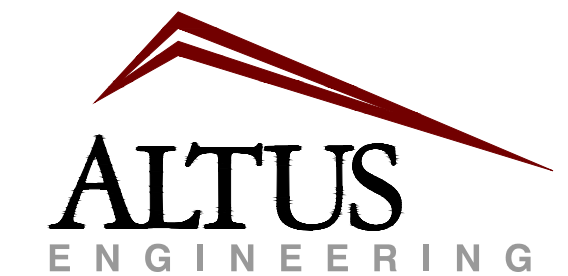
Note: For guidance on dewatering controls, consult the Maine Erosion and Sediment Control BMPs, published by the Maine Department of Environmental Protection.

- 6. Non-stormwater discharges: Identify and prevent contamination by non-stormwater discharges. Where allowed non-stormwater discharges exist, they must be identified and steps should be taken to ensure the implementation of appropriate pollution prevention measures for the non-stormwater component(s) of the discharge. Authorized non-stormwater discharges are:
Discharges from firefighting activities
* Fire hydrant flushings
* Vehicle washwater if detergents are not used and washing is limited to the exterior of vehicles (engine, undercarriage, and transmission washing is prohibited)
* Dust control runoff in accordance with permit conditions
* Routine external building washdown, not including surface paint removal, that does not involve detergents
* Pavement washwater (where spills/leaks of toxic or hazardous materials have not occurred, unless all spilled material had been removed) if detergents are not used
* Uncontaminated air conditioning or compressor condensate
* Uncontaminated groundwater or spring water
* Foundation or footer drain-water where flows are not contaminated
* Uncontaminated excavation dewatering
* Potable water sources including waterline flushings
7. Unauthorized non-stormwater discharges: Identify and prevent contamination from discharges that is mixed with a source of non-stormwater, other than those discharges in compliance with 6. Unauthorized non-stormwater discharges are:
* Wastewater from the washout or cleanout of concrete, stucco, paint, form release oils, curing compounds or other construction materials;
* Fuels, oils, or other pollutants used in vehicle and equipment operations and maintenance;
* Soaps, solvents or detergents used in vehicle and equipment wash;
* Toxic or hazardous substances from a spill or other release.

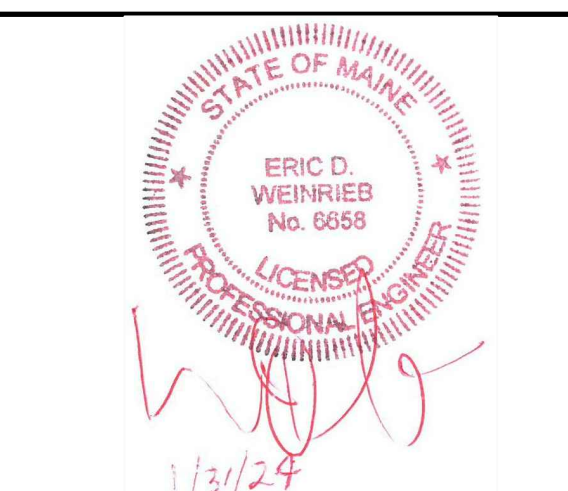
Allowable non-stormwater discharges cannot be authorized under this permit unless they are directly related to and originate from a construction site or dedicated support activity.

This project has a written erosion control plan and stormwater maintenance plan. Modifications to the plan must be approved by the Town.

Maintenance of stormwater treatment and control systems must occur regularly. The stormwater maintenance report provides inspection details and time lines for doing the inspections and reporting to the Town and DEP.



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



NOT FOR CONSTRUCTION

ISSUED FOR: APPROVAL

ISSUE DATE: JANUARY 31, 2024

Table with columns: NO., DESCRIPTION, BY, DATE. Rows include 0 INITIAL SUBMISSION, 1 TOWN COMMENT'S, 2 APPROVAL.

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

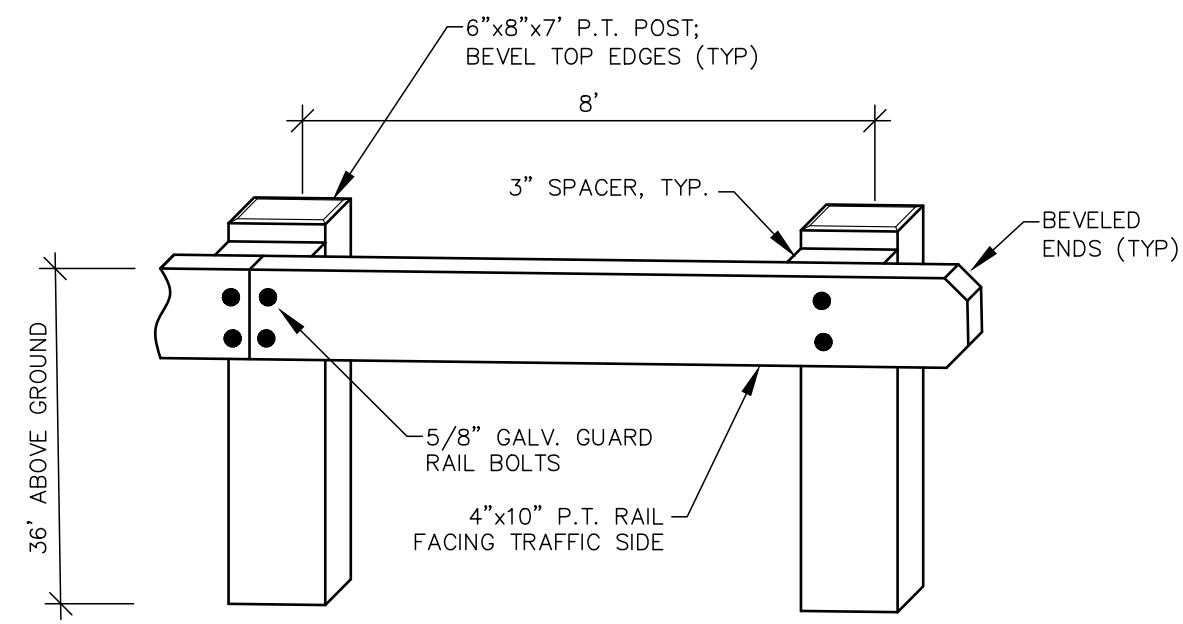
3 WALKER STREET KITTERY, MAINE

TITLE:

DETAIL SHEET

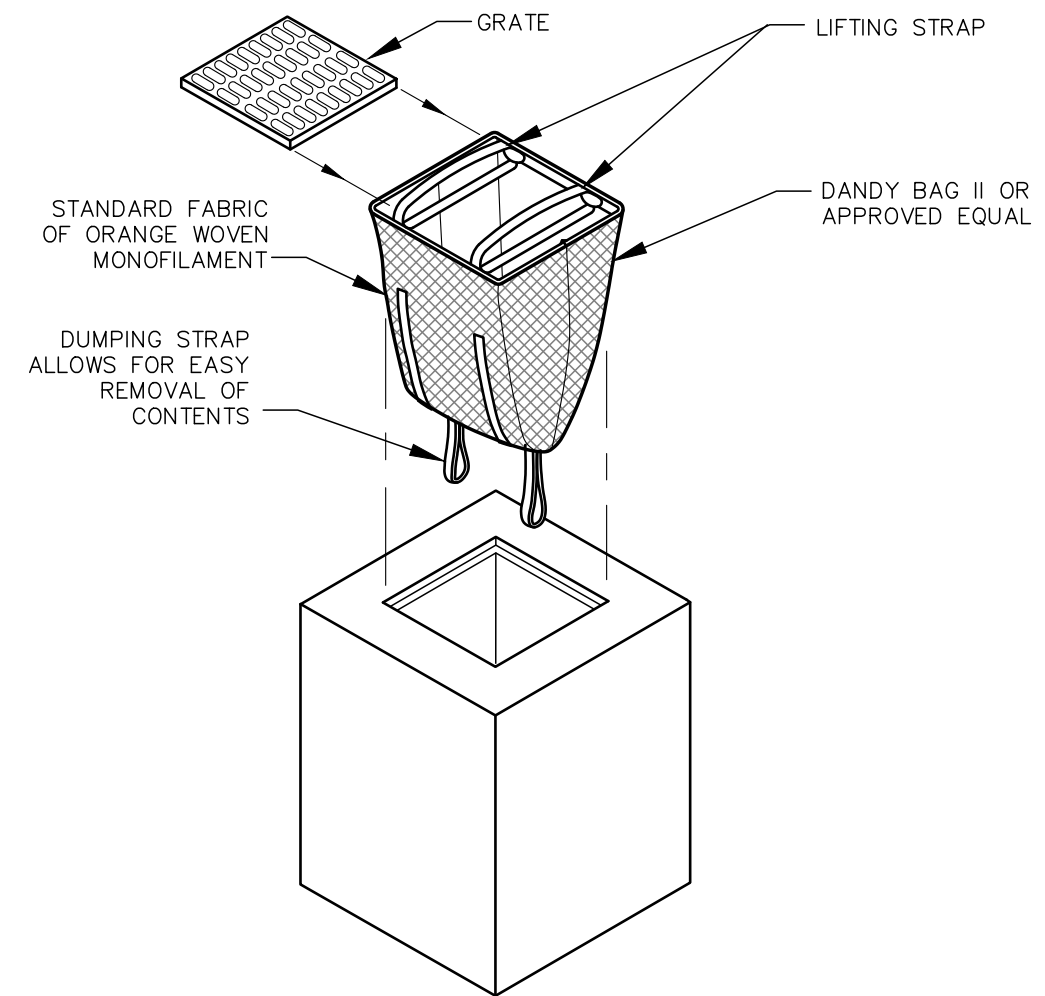
SHEET NUMBER:

C - 4



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

SINGLE RAIL WOOD BARRIER NOT TO SCALE



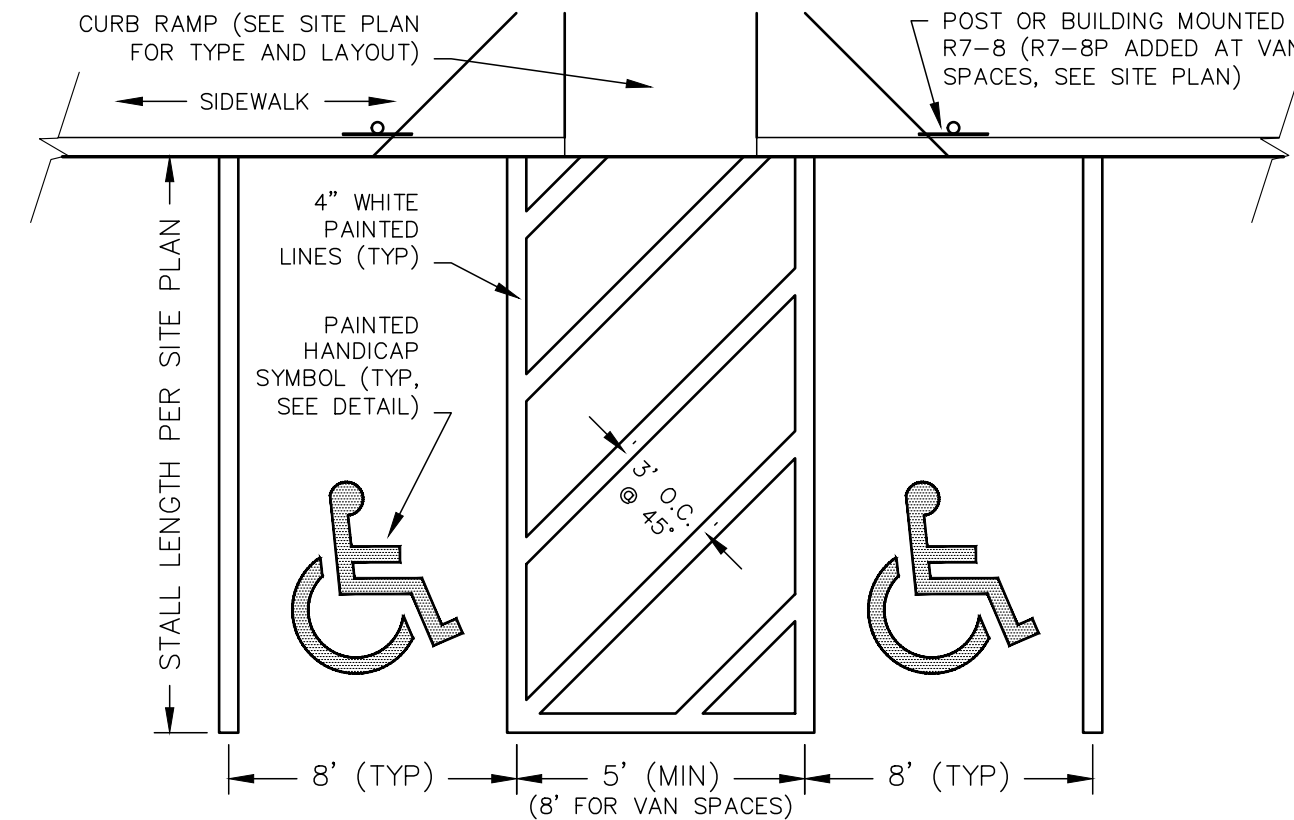
INSTALLATION AND MAINTENANCE:

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.

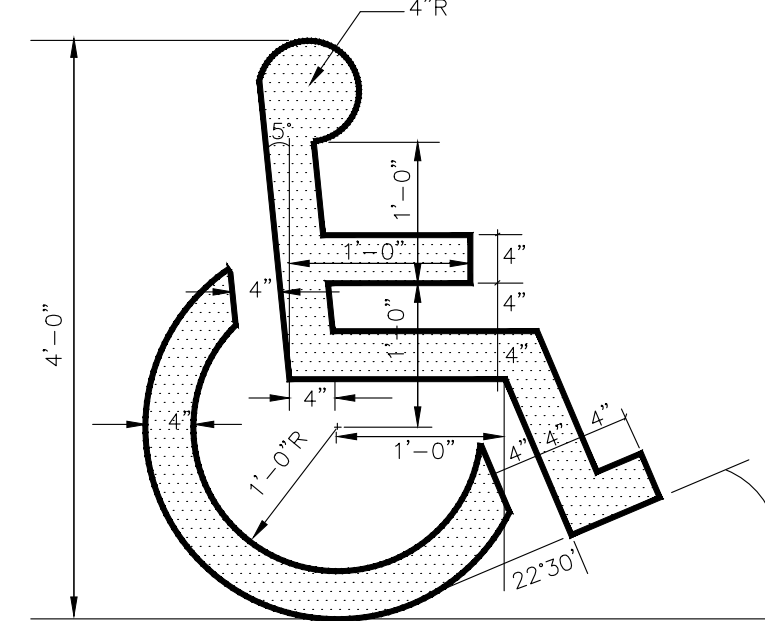
MAINTENANCE: REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM VICINITY OF THE UNIT AFTER EACH STORM EVENT. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE CATCH BASIN INSERT. IF THE CONTAINMENT AREA IS MORE THAN 1/3 FULL OF SEDIMENT, THE UNIT MUST BE EMPTIED. TO EMPTY THE UNIT, LIFT THE 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.



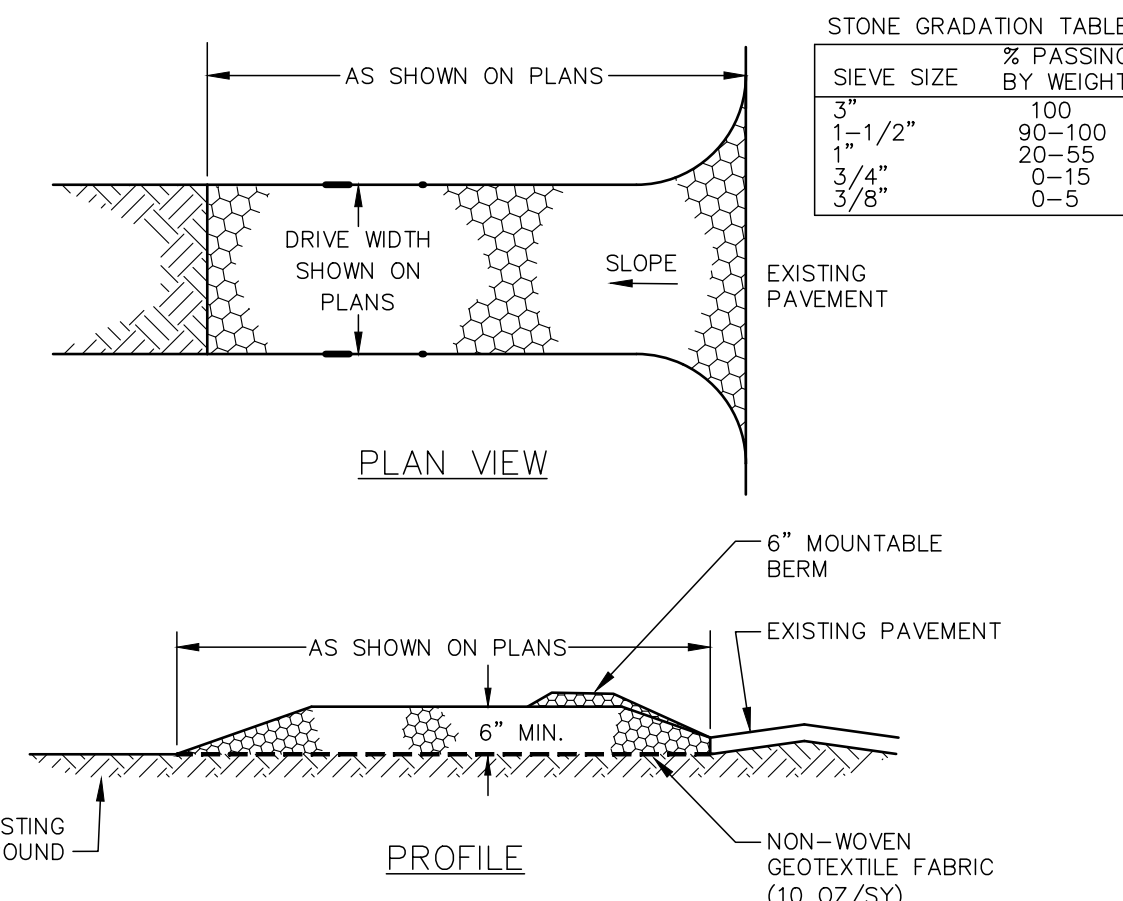
HANDICAP PARKING STALL LAYOUT NOT TO SCALE



NOTES:

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

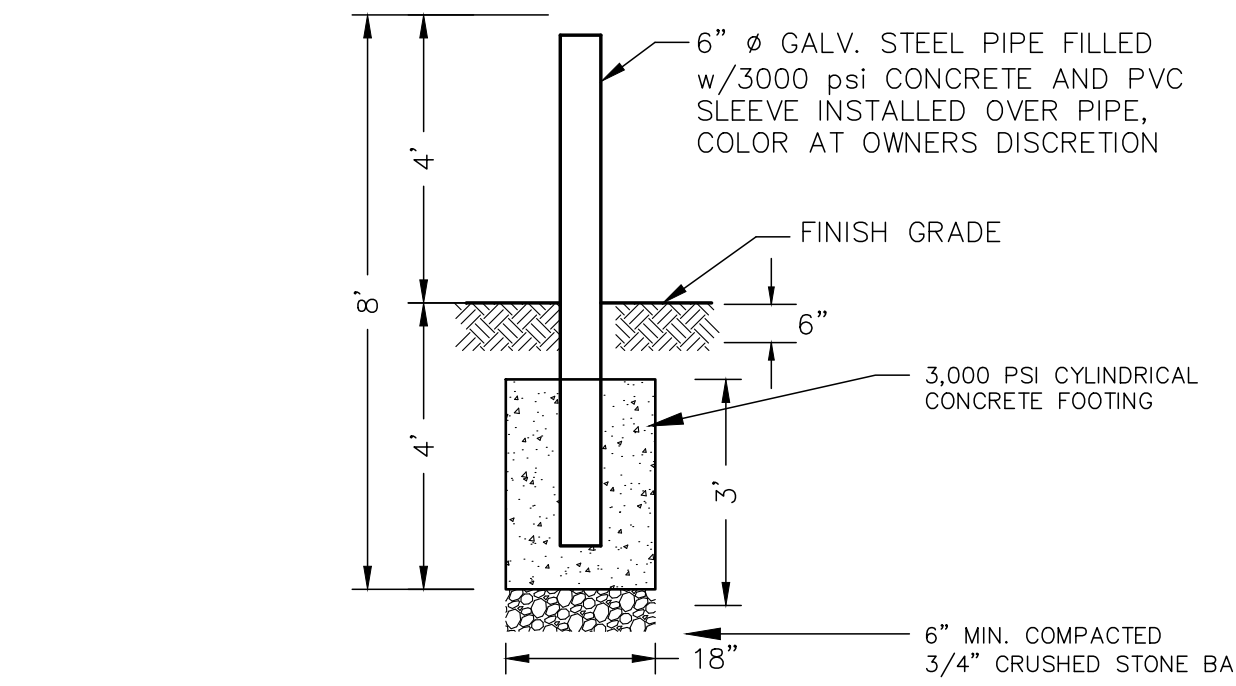
PAINTED HANDICAP SYMBOL NOT TO SCALE



CONSTRUCTION SPECIFICATIONS:

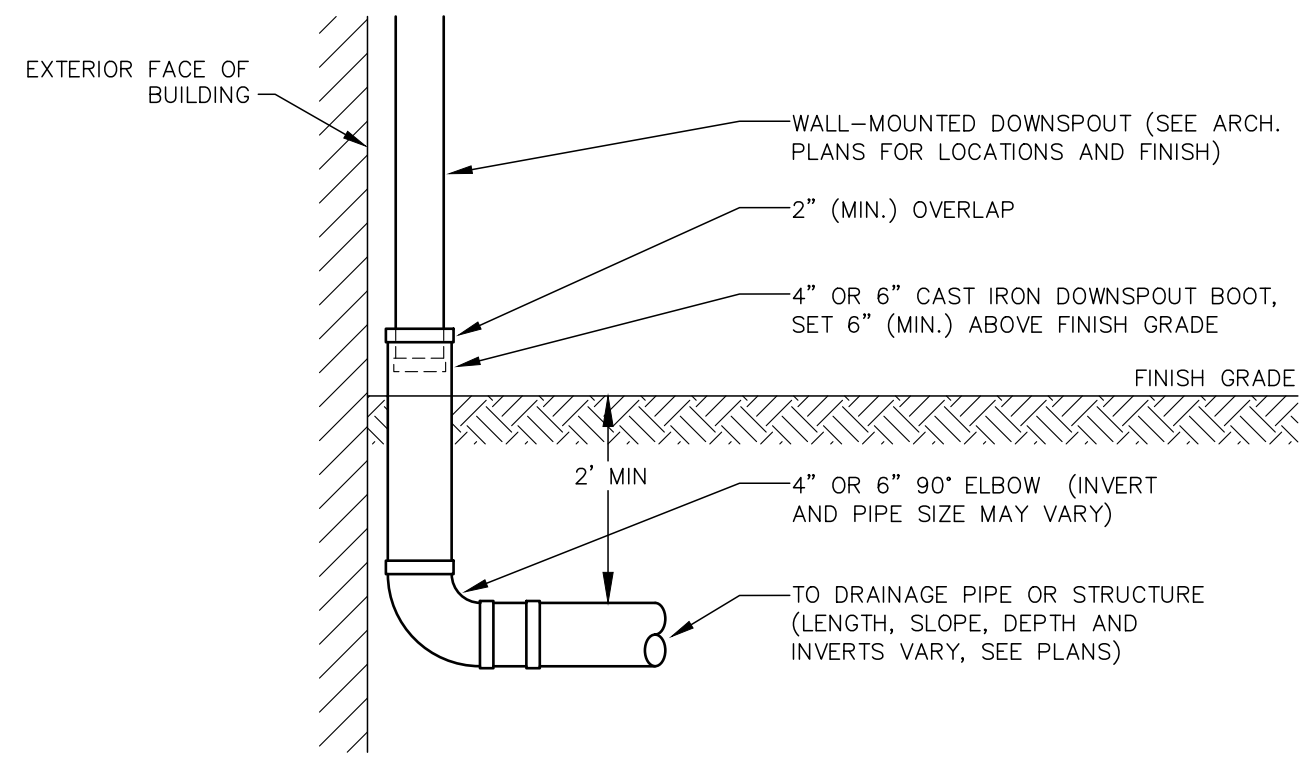
1. **STONE SIZE** - 2" to 3" DIA. CRUSHED STONE
2. **LENGTH** - DETAILED ON PLANS (50 FOOT MINIMUM).
3. **THICKNESS** - SIX (6) INCHES (MINIMUM).
4. **WIDTH** - FULL DRIVE WIDTH UNLESS OTHERWISE SPECIFIED.
5. **FILTER FABRIC** - MIRAFI 600X OR EQUAL APPROVED BY ENGINEER.
6. **SURFACE WATER CONTROL** - 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

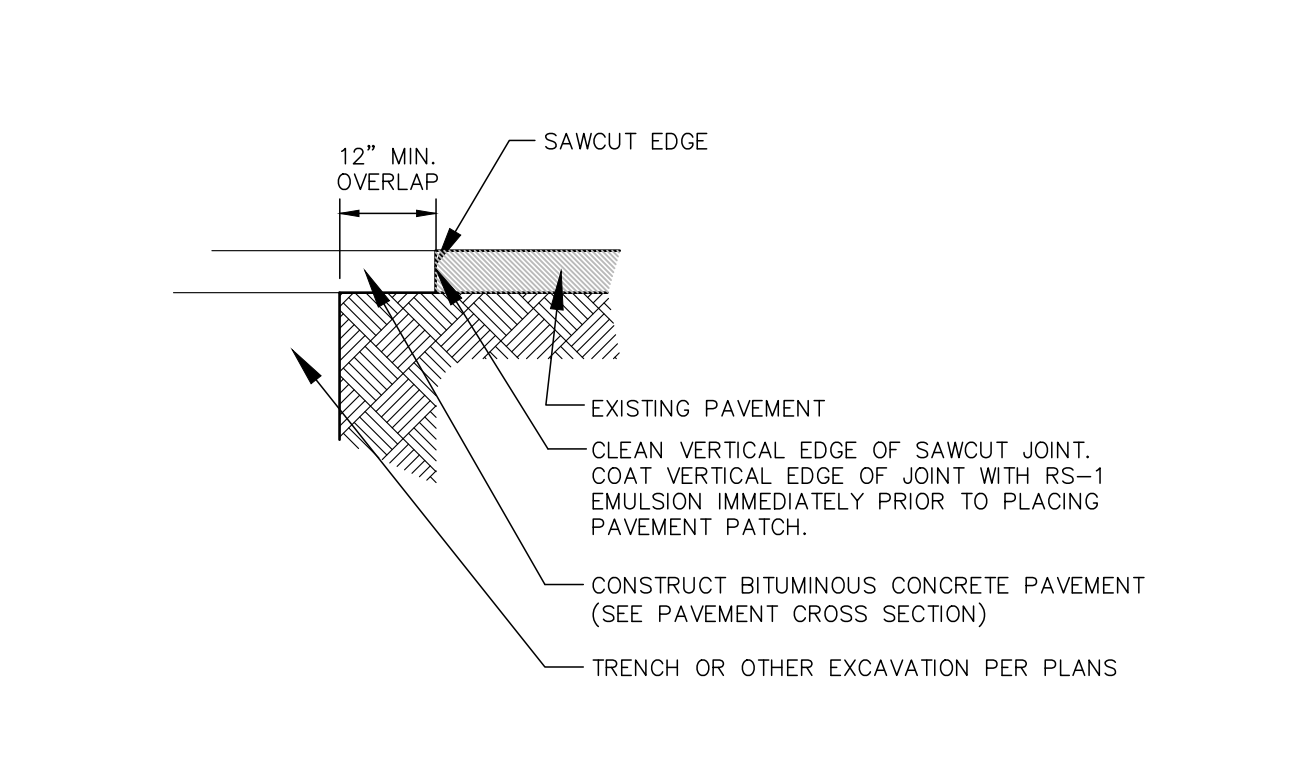


BOLLARD NOT TO SCALE

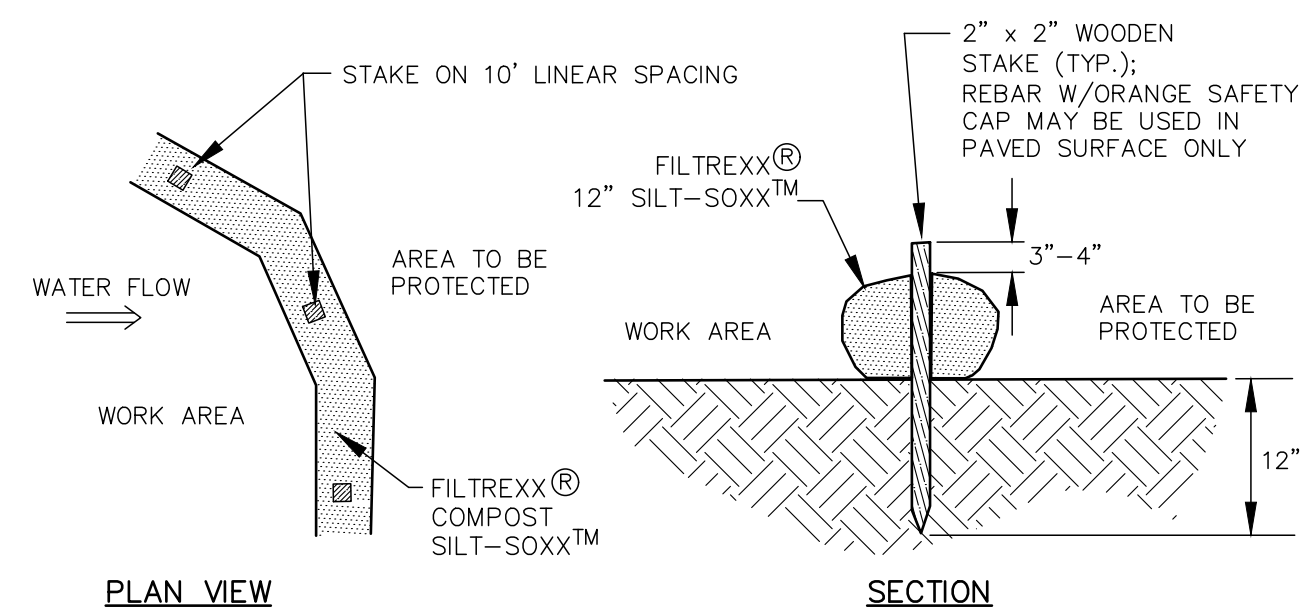
STORM DRAIN INLET PROTECTION NOT TO SCALE



EXTERIOR ROOF DRAIN CONNECTION NOT TO SCALE

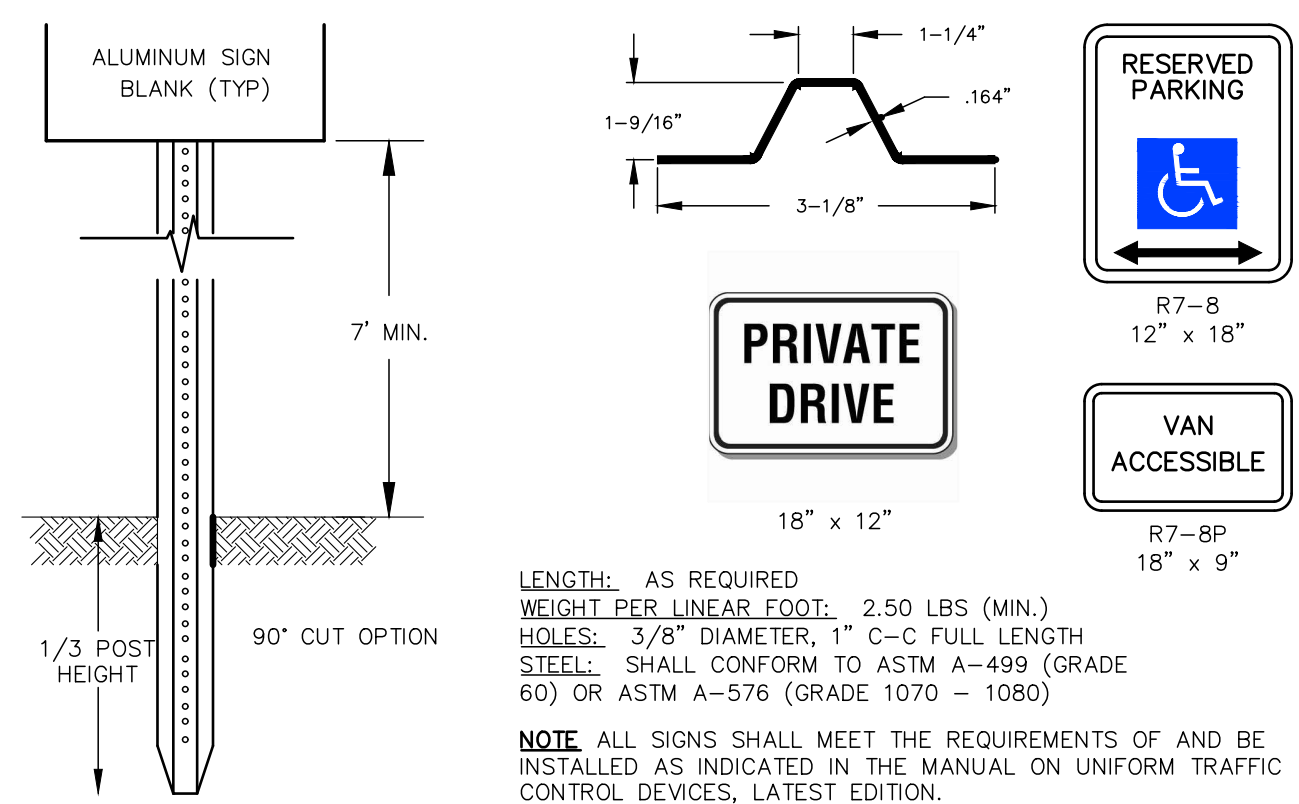


TYPICAL PAVEMENT SAWCUT NOT TO SCALE

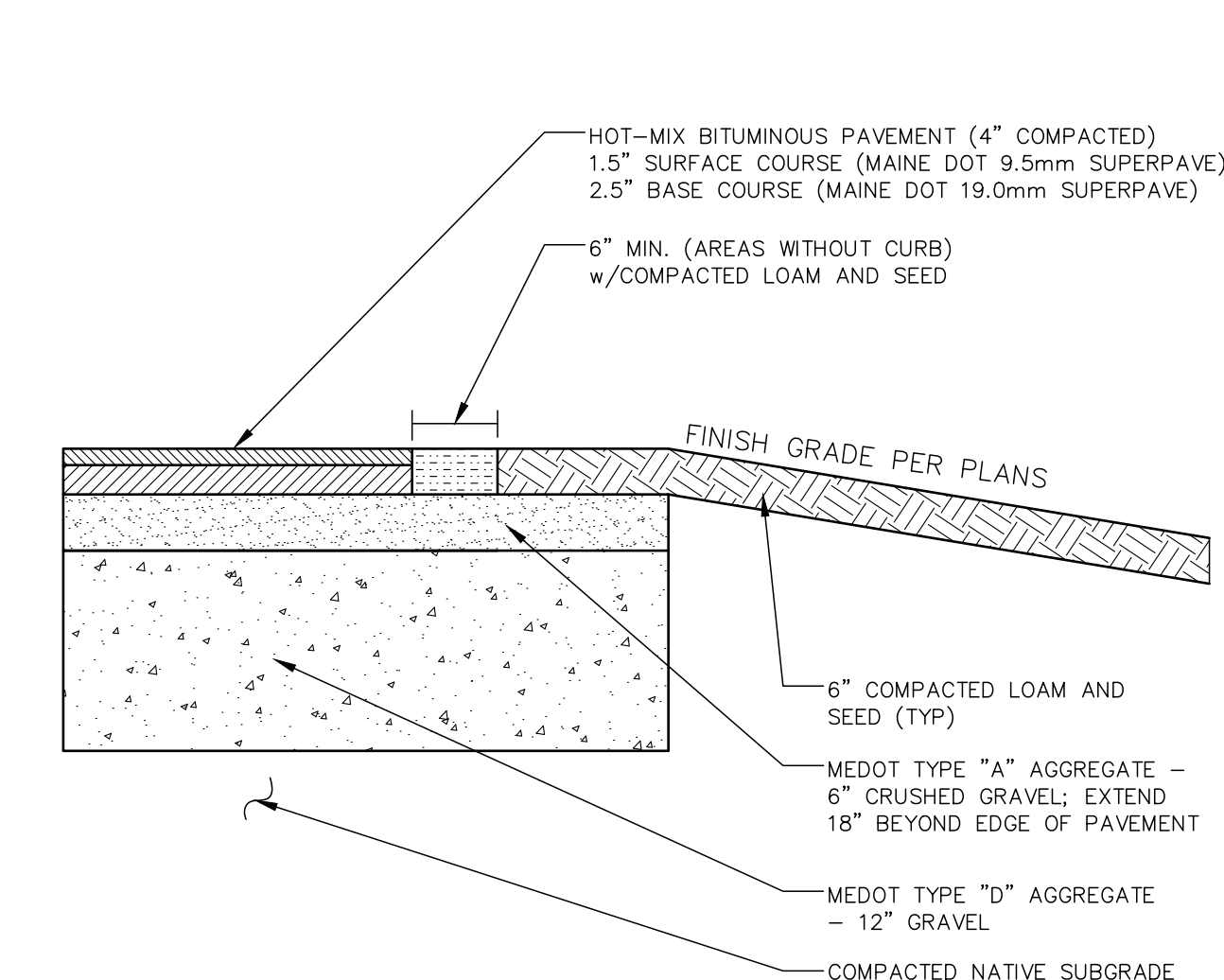


- NOTES:**
1. SILT-SOXX MAY BE USED IN PLACE OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
 2. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
 3. SILT-SOXX COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIREMENTS OF THE SPECIFIC APPLICATION.
 4. ALL SEDIMENT TRAPPED BY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

TUBULAR SEDIMENT BARRIER NOT TO SCALE



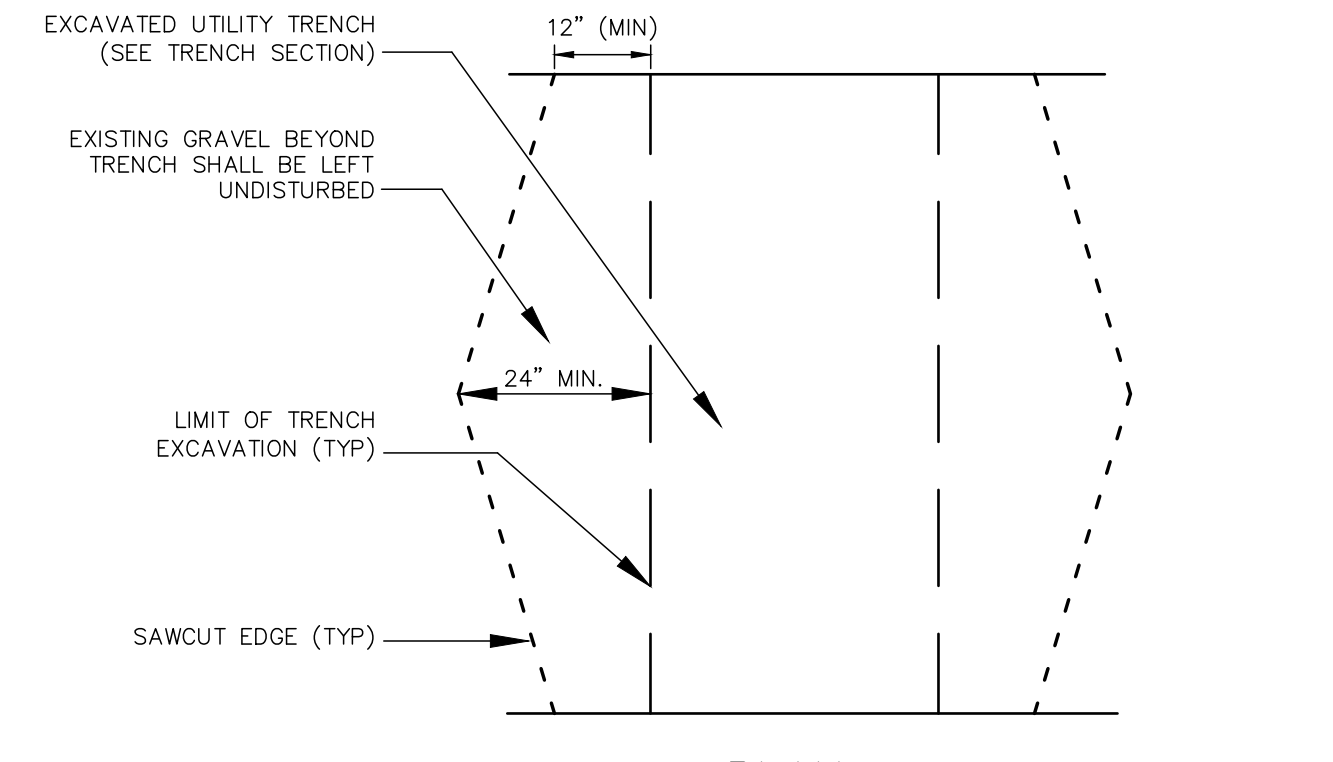
SIGN DETAILS NOT TO SCALE



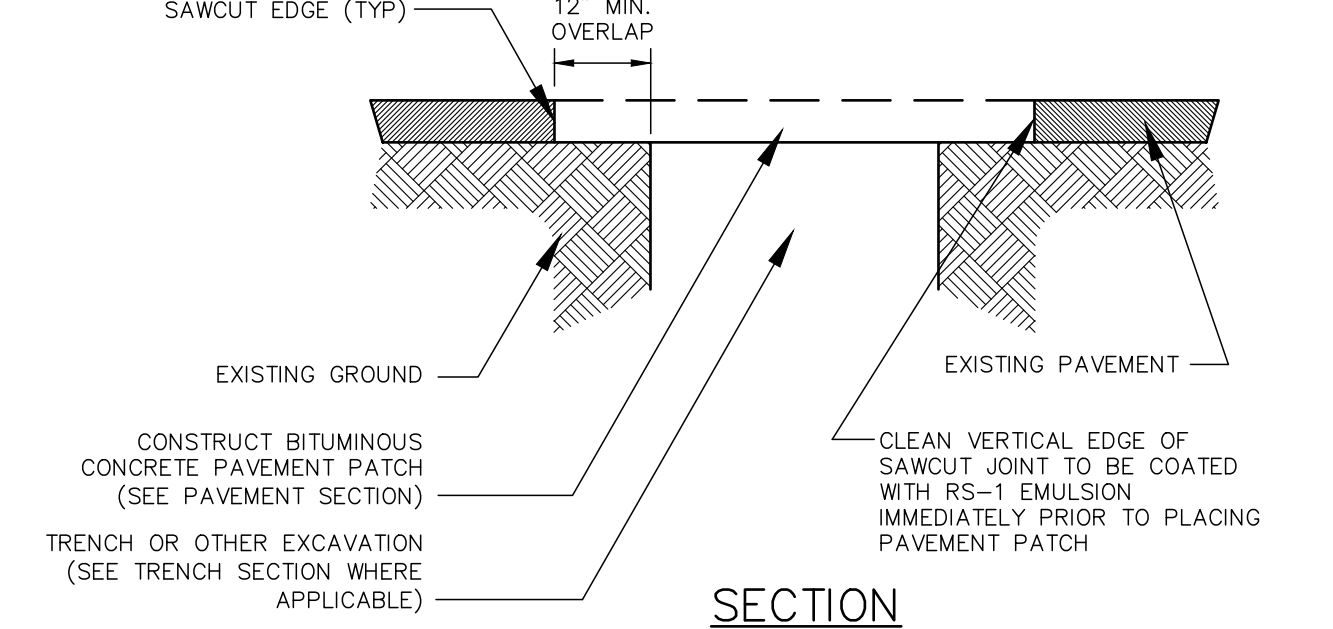
NOTES:

1. IF OWNER HAS A GEOTECHNICAL REPORT PROPOSED, IT 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 PROFFROLLED 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 MEDOT 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



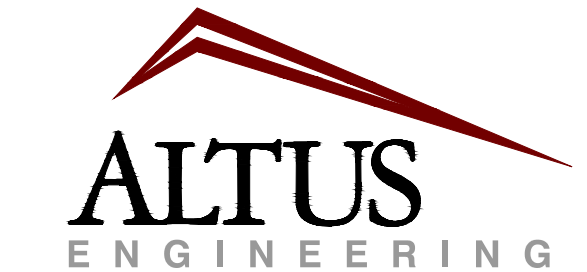
TYPICAL TRENCH PATCH NOT TO SCALE



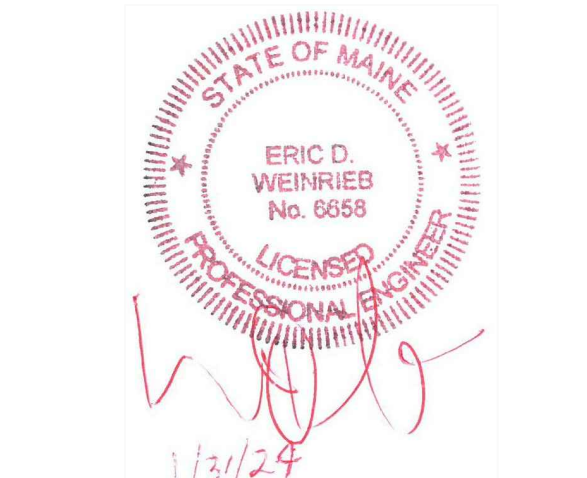
NOTES:

1. MACHINE CUT EXISTING PAVEMENT.
2. ALL TEMPORARY, DAMAGED OR DEFECTIVE PAVEMENT SHALL BE REMOVED PRIOR TO PLACEMENT OF PERMANENT TRENCH REPAIRS.
3. DIAMOND PATCHES, SHALL BE REQUIRED FOR ALL TRENCHES CROSSING ROADWAY. DIAMOND PATCHES SHALL MEET MEDOT REQUIREMENTS.
4. MATCH PAVEMENT THICKNESS TO ADJACENT PAVEMENT THICKNESS.

TYPICAL TRENCH PATCH NOT TO SCALE



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



NOT FOR CONSTRUCTION

ISSUED FOR: APPROVAL

ISSUE DATE: JANUARY 31, 2024

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	11/22/23
1	TOWN COMMENT'S	EDW	01/08/24
2	APPROVAL	EDW	01/31/24

DRAWN BY: RMB

APPROVED BY: EDW

DRAWING FILE: 5401SITE.DWG

SCALE: AS SHOWN

OWNER/APPLICANT:

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

PROJECT:

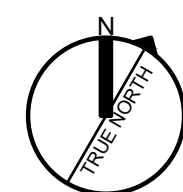
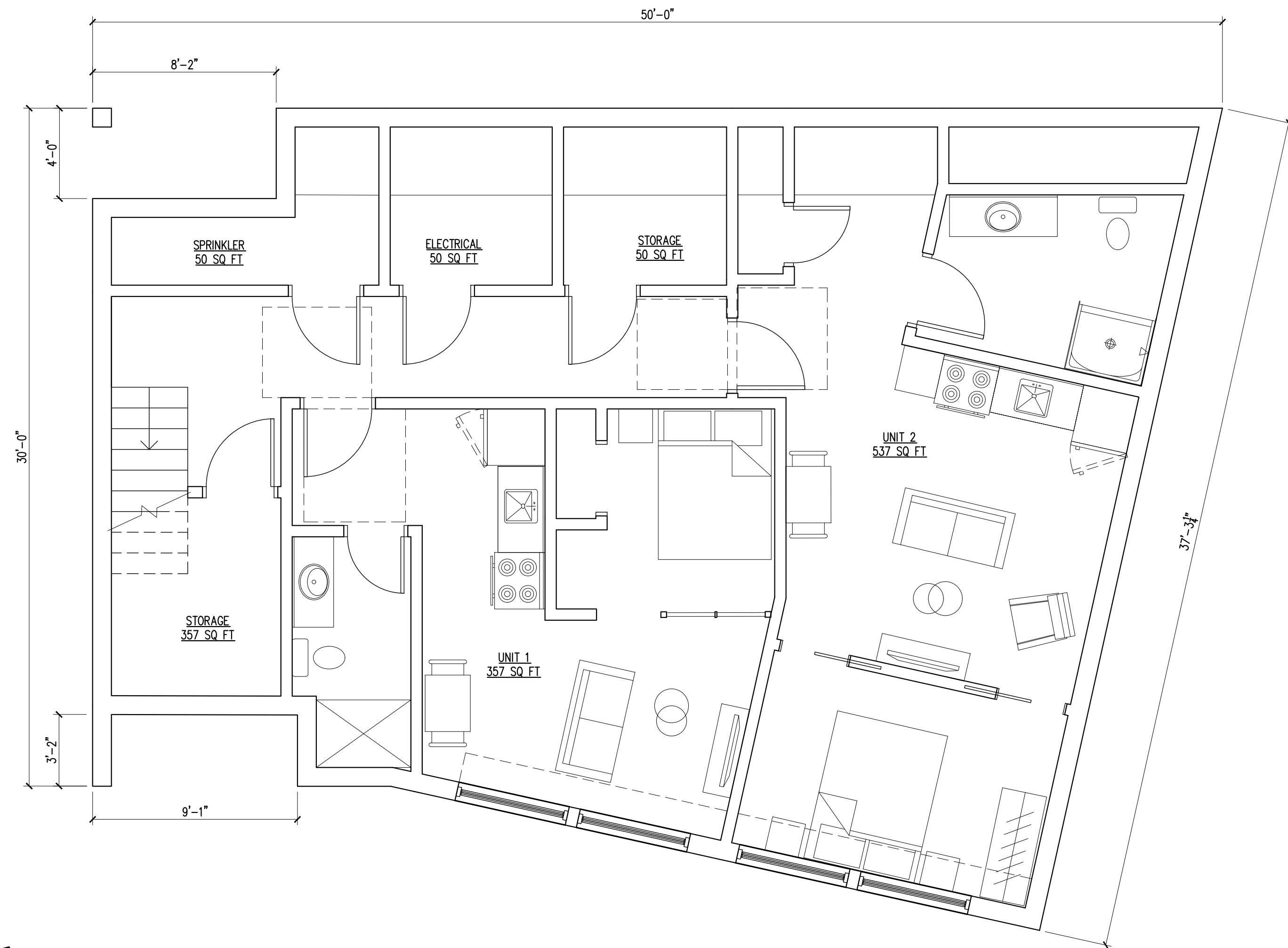
SITE REDEVELOPMENT
TAX MAP 4
LOT 99
3 WALKER STREET
KITTERY, MAINE

TITLE:

DETAIL SHEET

SHEET NUMBER: C - 5



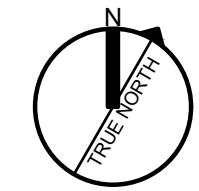
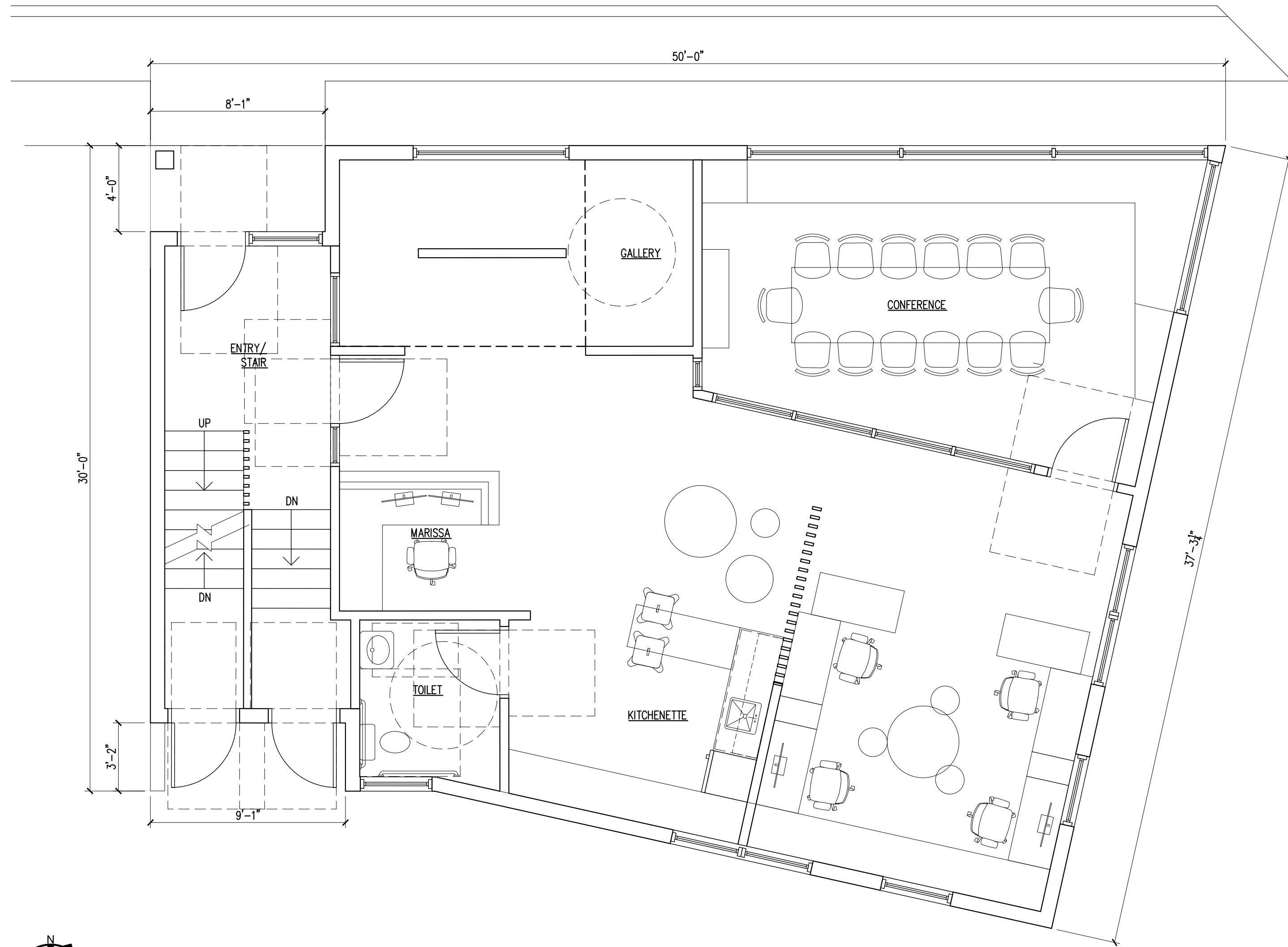


BASEMENT FLOOR PLAN

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

000 1

← WALKER ST. →

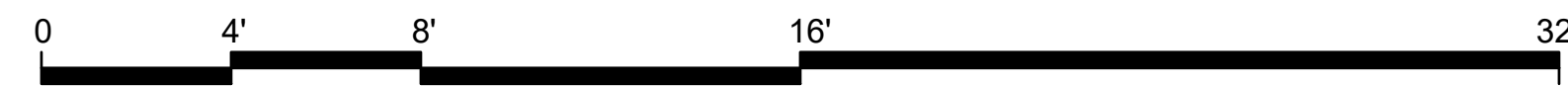
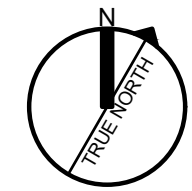
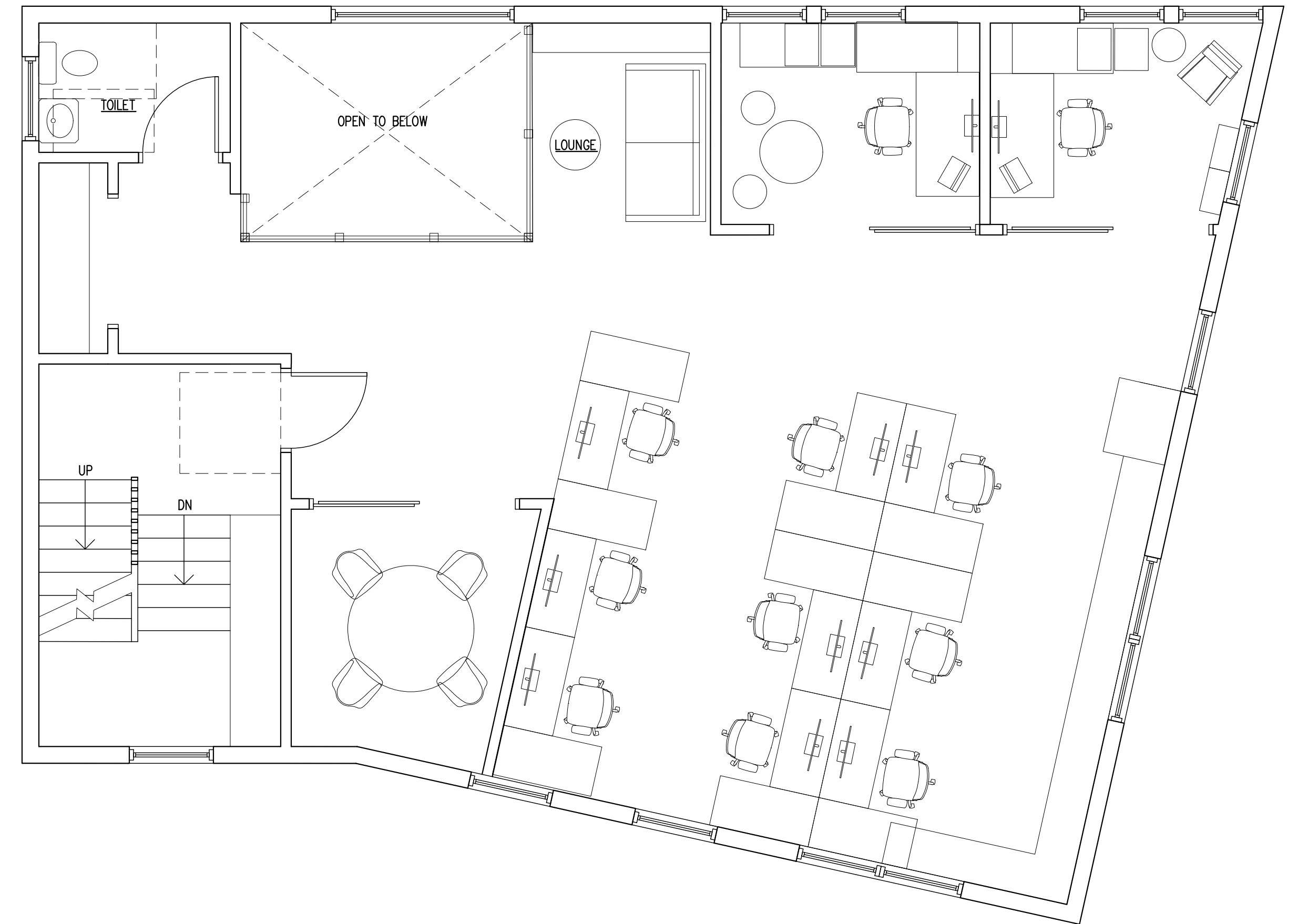


FIRST FLOOR PLAN

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

001

1

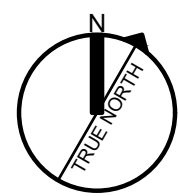
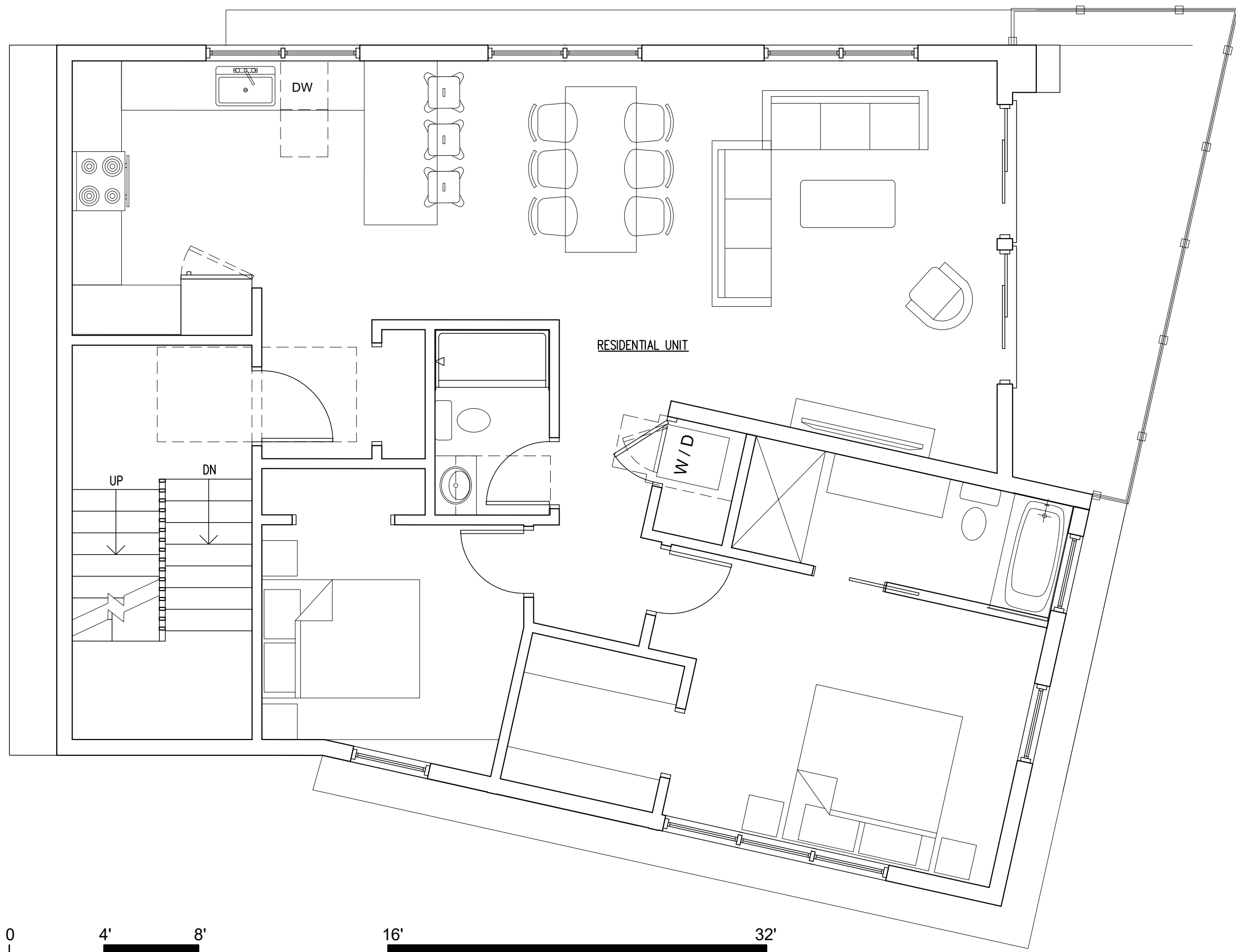


SECOND FLOOR PLAN

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

001

2

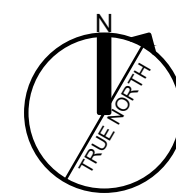
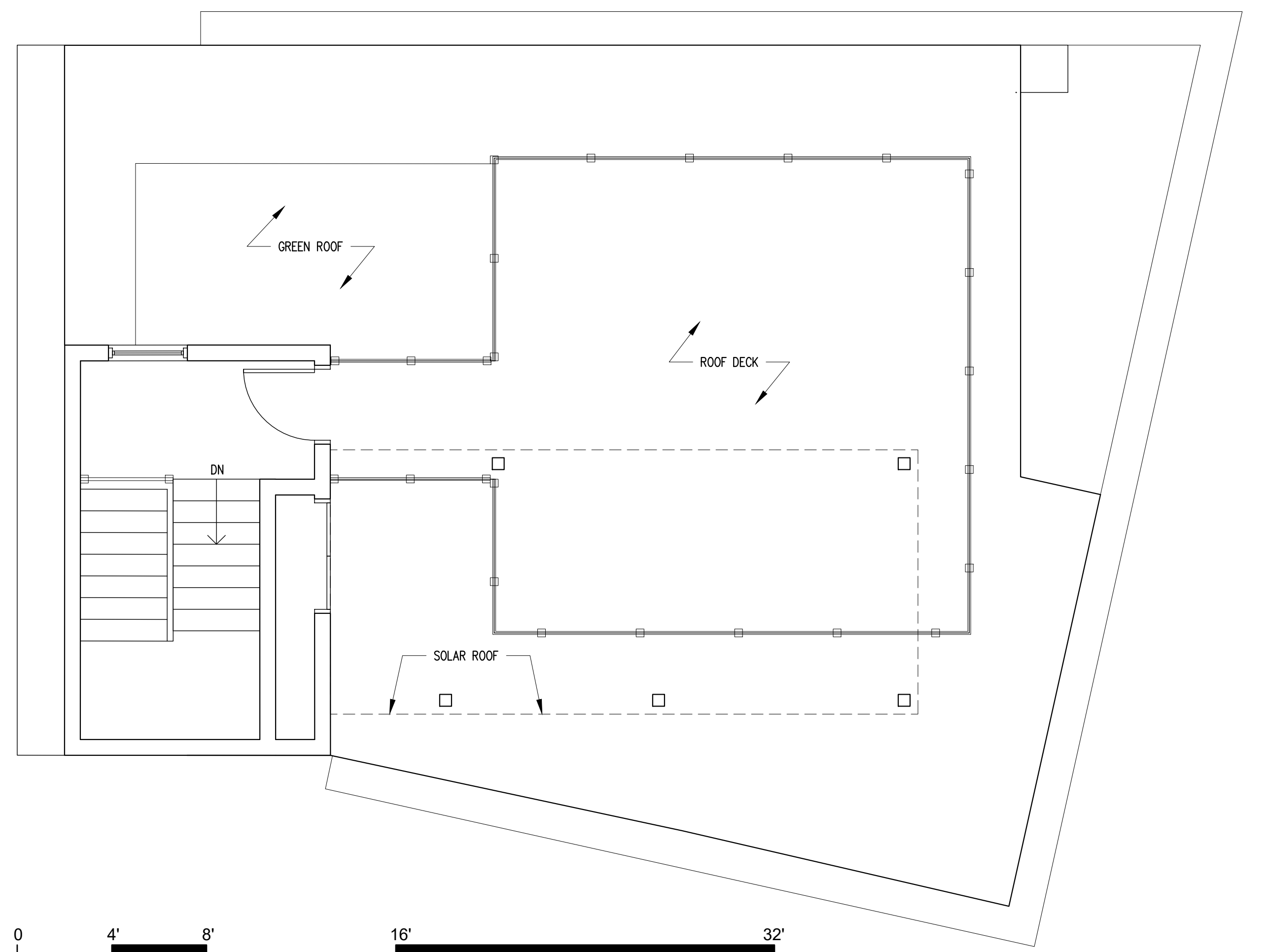


THIRD FLOOR UNIT PLAN

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

002

1

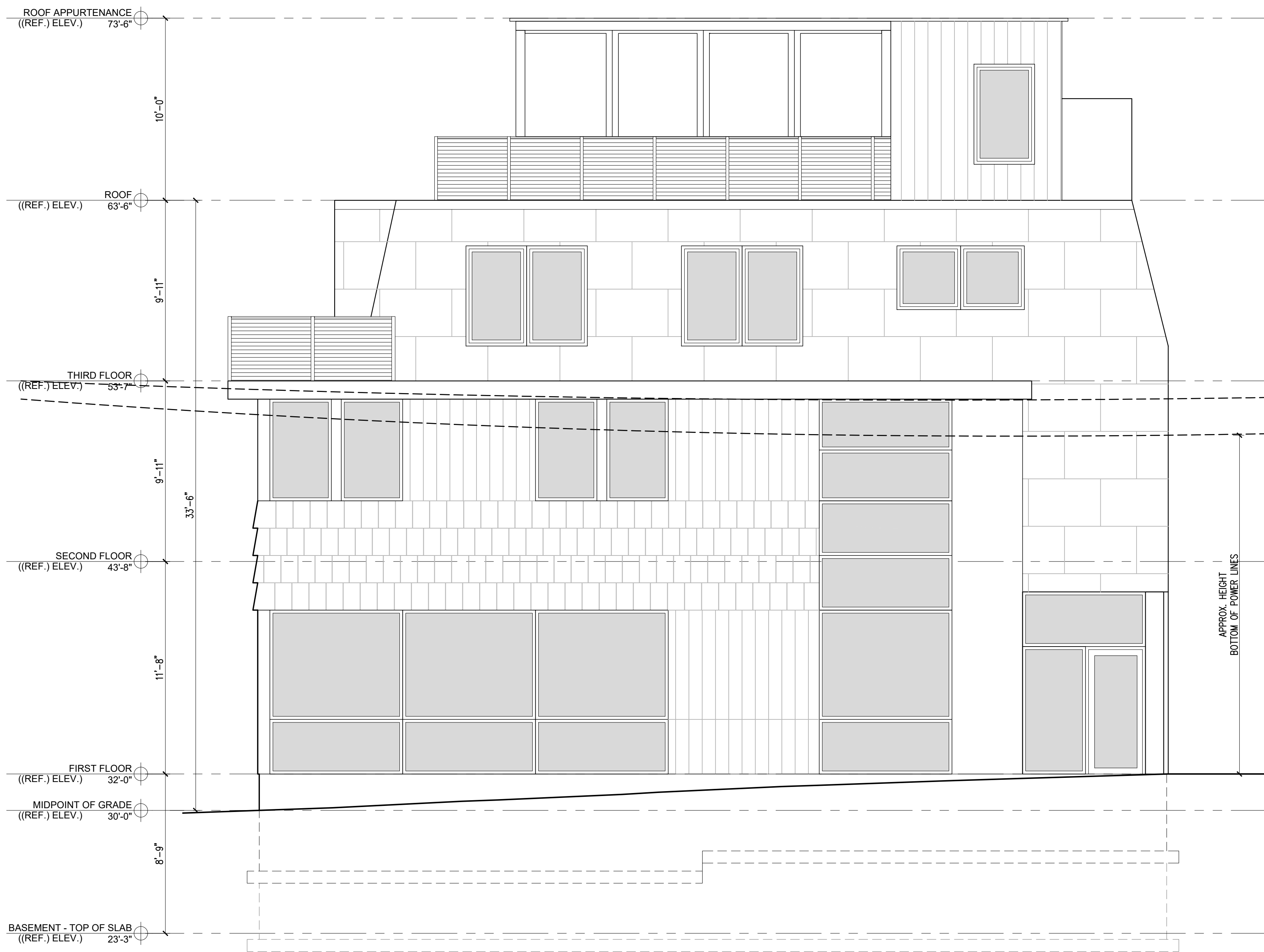


ROOF PLAN

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

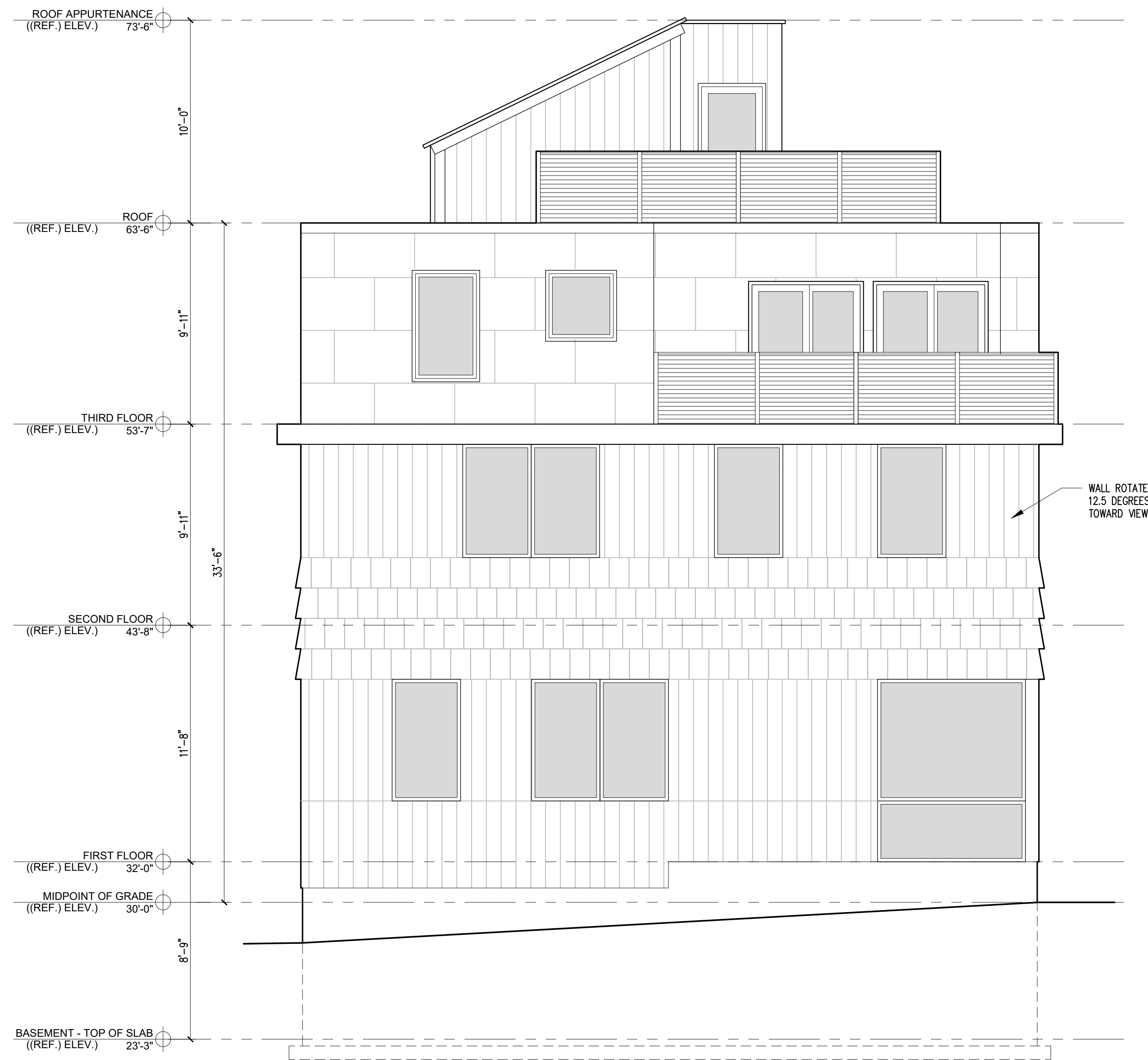
002

2



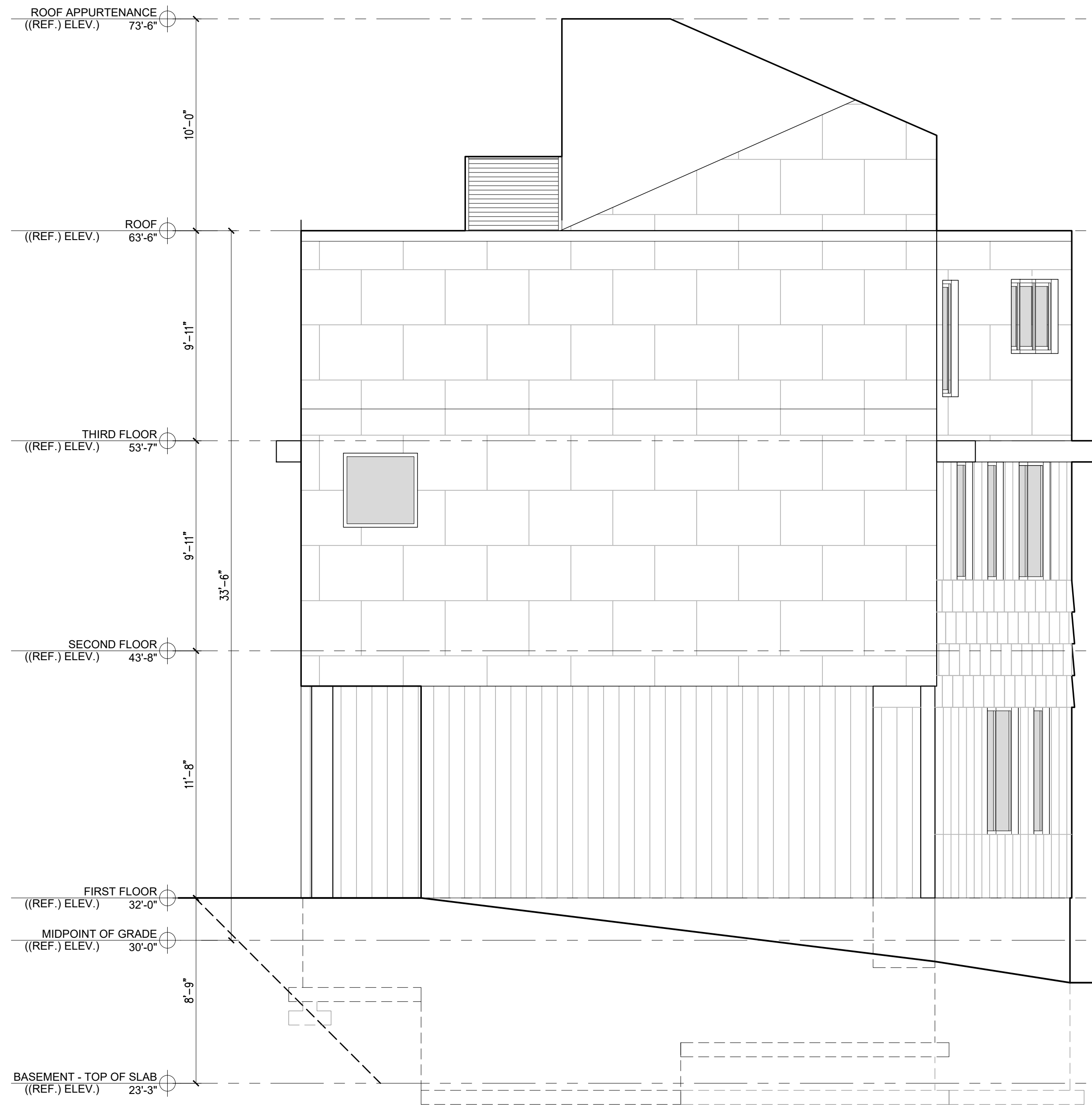
NORTH (WALKER ST.) ELEVATION
SCALE: 1/4"=1'-0"

003 1



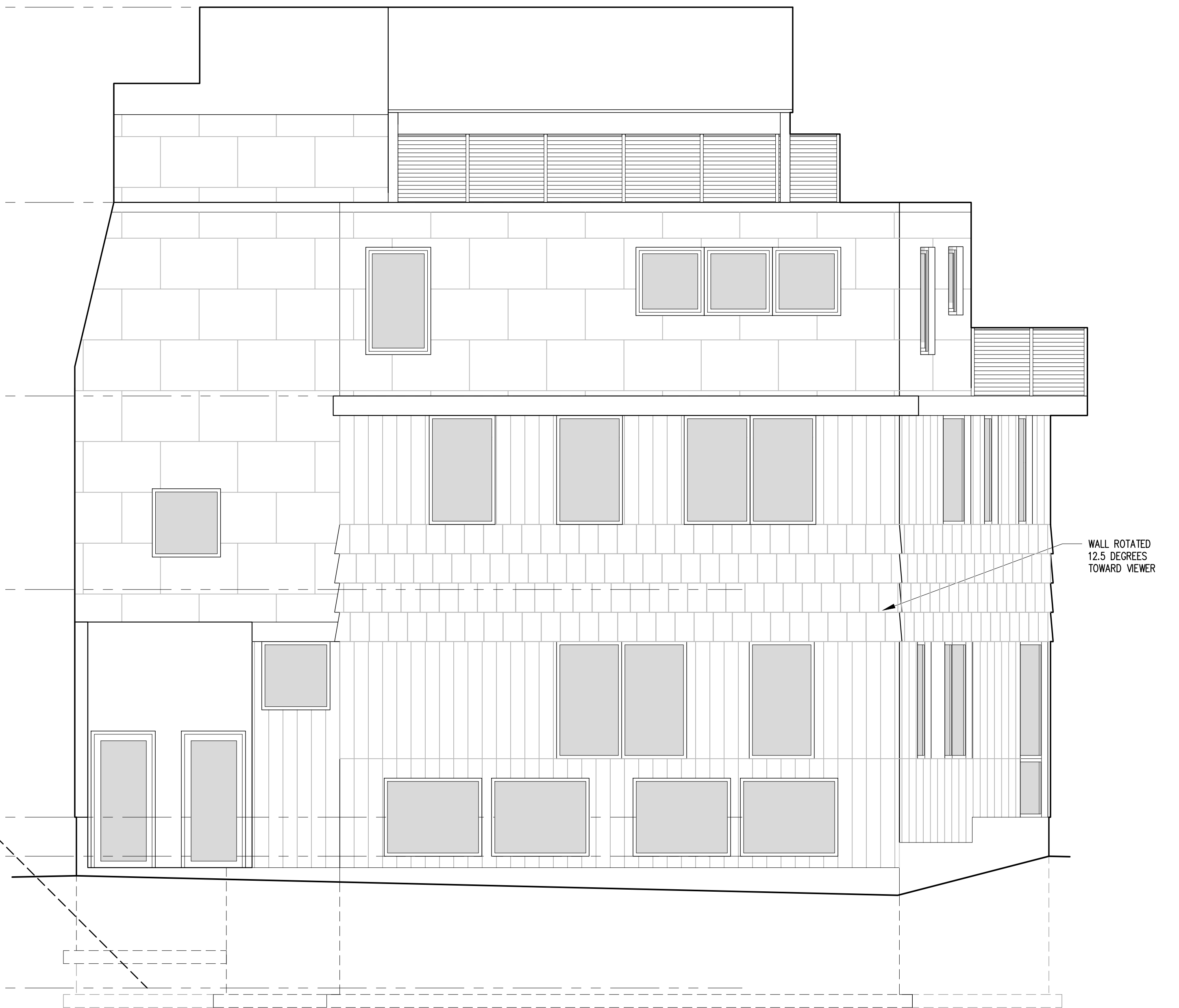
EAST ELEVATION
SCALE: 1/4"=1'-0"

003 2



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

004 1



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

004 2



FRONT PERSPECTIVE FROM WALKER ST.



BACK CORNER PERSPECTIVE FROM WALLINGFORD SQUARE



FRONT CORNER PERSPECTIVE FROM WALKER ST.



FRONT PERSPECTIVE FROM WALKER ST.