

**Town of Kittery
Planning Board Meeting
May 23, 2024**

ITEM 1—90 US Route 1 Bypass—Major Site Plan — Final Review

Action: Approve plan or continue review. Geoff Aleva, on behalf of owner/applicants 90 US Route 1 LLC, requests approval to develop a hotel with 62 rooms and associated parking and utilities on the property of 90 US Route 1, Tax Map 14, Lot 2, in the Bypass-Old Post Road Commercial (C-3) Zone.

PROCESS SUMMARY

REQ'D	ACTION	COMMENTS	STATUS
NO	Sketch Plan Acceptance/Approval	8/10/23	Accepted
YES	Planning board determination of completeness	2/8/24	Accepted
NO	Site Visit	2/20/24	Held
YES	Public Hearing	3/14/24	Held
YES	Preliminary Plan Approval	3/14/24	Approved
YES	Final Plan Review and Decision	Scheduled for 5/23/24	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

- DOT Traffic approval for work on Route 1.
- State Fire Marshal NFPA #13 fire protection system approval.
- DEP construction permitting and site review.
- Coordination with Water District to provide water main expansion.
- Building permit from Code Enforcement

PROJECT INTRODUCTION

This is the final review of a new 62-room hotel on the property of 90 US Route 1. Previously the site of the now demolished Little Guest House Motel, the lot currently contains a parking area with driveways providing access to the Route 1 Bypass, as well as existing woodlands on the eastern portion of the lot. The lot abuts various commercial properties across the Route 1 right-of-way. From the site, Old Post Road leads to Legion Pond southward and commercial businesses along the Kittery Traffic Circle northward.

The applicant proposes developing the property into a 3-story hotel with 62 rooms and associated parking and utilities. Access would be provided through a new single driveway along the Route 1

31 Bypass. The plan would add a sidewalk along the entire frontage of Old Post Road and maintain
32 the existing tree lines between abutting properties to the greatest extent possible.
33

34 The planning board accepted the preliminary site plan as complete on February 8th, then scheduled
35 a site walk for February 20th and a public hearing on March 14th. After holding the public hearing,
36 the planning board approved the preliminary site plan application during the same meeting. Since
37 preliminary approval, the applicant has resubmitted a final site plan application responding to
38 public input and comments from the third-party engineer review. The review engineer and
39 Technical Review Committee are satisfied with the resubmission, with only a few comments minor
40 enough to be addressed before plan recording.
41

42 **Staff recommend final plan approval at this time.**

43
44 **WAIVERS REQUESTED**

- 45
46 1. Utility lines aboveground: utilities are required to be built underground in the C-3 zone,
47 although the planning board has the authority to allow alternatives to this. There are three
48 above ground electric utility poles current on the site. The applicant plans to remove 2 of
49 them and relocate one closer to Old Post Road. Underground utilities will be connected from
50 the single remaining utility pole. The applicant states one pole is required to route CMP
51 power lines to the property.
52 2. Parking dimension modifications: the applicant is requesting to reduce the length of all
53 parking spaces from 19 feet to 18 feet, to allow more room for landscaping in the parking lot.
54 a. During sketch review, the planning board requested more landscaping in the parking
55 lot, and indicated they would entertain a reduction in the size of parking spaces to
56 facilitate this. The planning board again expressed they were amenable to this during
57 the public hearing.
58

59 **STAFF COMMENTS**

60 Listed below are additional comments provided by staff in addition to general review of
61 standards:
62

- 63 1. Following feedback from abutters at the public hearing, the applicant has added a 6-foot
64 vinyl stockade fence between the hotel and an abutting single-family residence on 103 Old
65 Post Road. This is in addition to the proposed vegetative screening and existing mature
66 vegetation.
67 2. The third-party engineer review said sewer and water capacity had to be confirmed by the
68 applicant. Confirmation was provided at preliminary review. The Water and Wastewater
69 Departments provided verbal confirmation at the Technical Review Committee meeting
70 that capacity confirmation has not changed since preliminary approval.
71 3. The Kittery Water District has identified Route 1 and the Bypass as a priority area to
72 upgrade the size of the current water main. The Water District and applicant have been
73 collaborating on a cost-sharing agreement to upgrade the portion of the road along 90
74 Route 1. Staff suggest a condition of approval tying certificate of occupancy to the
75 completion of said water main expansion.

4. The plan originally proposed a second driveway on Old Post Road, to be accessed by service vehicles only. Following feedback from the planning board, the applicant has removed the service vehicle driveway on Old Post Road. The only proposed access area is now along the Route 1 Bypass, in roughly the same area as the existing driveway.
5. The applicant is proposing sidewalks along the frontage of Old Post Road, and not the Route 1 Bypass. Public Works would rather have the applicant provide pedestrian access along Old Post Road to avoid confusion regarding maintenance responsibilities, as Route 1 is a state road and not the authority of the Town.
6. Fire staff requested that any trees planted along the perimeter of the building be ornamental. They are worried that if the planted trees grow too large, it could impede fire truck access in the future.
7. The traffic impact study proposes to clear shrubbery to the left of the entrance onto Route 1 bypass to improve sight lines.
8. The traffic impact study shows a calculated peak hours of less than 100, meaning a Traffic Movement Permit is not required by the MDOT.

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
§16.4.21.B/C.	Permitted/Special Exception Uses	The proposed use is permitted
§16.4.21.E.(2).(a).	Lot size: 40,000 sq ft. minimum	It appears the standard is satisfied.
§16.4.21.E.(2).(b).	Street frontage: no requirements in C-3 Zone	It appears the standard is satisfied.
§16.4.21.E.(2).(c).	Front setback: this lot has two "front yards:" <ul style="list-style-type: none"> • 15 ft maximum along Route 1 Bypass 15 ft minimum along Old Post Road 	It appears both standards are satisfied.
§16.4.21.E.(2).(d).	Rear and side setbacks: 10 ft minimum. NOTE: side yard setback is 15 ft minimums where property abuts residential structures	It appears the standard is satisfied.
§16.4.21.E.(2).(e).	Building height: 40 ft maximum NOTE: structures along Old Post Road may not exceed 25 ft building heights within a 30 ft setback from Old Post Road	It appears both standards are satisfied.
§16.4.21.E.(2).(f).	Imperious surface: 70% maximum for currently developed lots	It appears the standard is satisfied.

§16.4.21.E.(2).(m)..	Underground utilities required	The applicant is requesting a modification to allow one utility pole to remain, explained above. Otherwise, the standard appears met.
§16.4.21.E.(3).(a).	<p>Parking standards:</p> <ul style="list-style-type: none"> • parking areas must be visually screened when abutting residential properties. • Parking spaces must have a dimension of 19' x 9' 	<p>The applicant is proposing plantings along the parking lot in conjunction with existing vegetation that will remain.</p> <p>The applicant is requesting a waiver for the parking spaces not meeting the dimensional requirement.</p> <p>Otherwise, the standard appears to be satisfied.</p>
§16.4.21.E.(3).(b).	Loading docks and overhead doors must be located on the side of rear of the building with visual screening from view from adjacent residential properties.	<p>All loading docks and overhead doors appear to be screened by landscaping on the side of the building.</p> <p>The standard appears to be satisfied.</p>
§16.4.21.E.(3).(c).[2].	<p>Landscaping improvements include:</p> <ul style="list-style-type: none"> • A minimum 15 ft vegetated landscape planter strips between the lot and adjacent rights-of-way. • One street tree for every 50 feet of street frontage 	<p>The standard appears to be met.</p> <p>The Route 1 ROW has a planter strip along the majority of the frontage, except for the portion where the building directly faces the road.</p> <p>At preliminary review, the planning board determined the proposed vegetative screening met the intent and purpose of the ordinance and could be approved without any requested modifications.</p>

§16.4.21.E.(3).(d).	Traffic circulation standards: sidewalks are required internally and along the entire portion of the lot facing Old Post Road.	The standard appears to be satisfied.
§16.4.21.E.(3).(e).	Open Space standards: 20% minimum. Designated open space areas must be notated on the plan	The standard appears to be satisfied.
Code Ref.	§16.5 Performance Standards	
	Standard	Determination
§16.5.10	Essential Services	Wastewater and Water District staff have both confirmed sufficient capacity for the entire proposed development. The applicant will work out the details of the water main expansion described above as a condition of approval.
§16.5.25	Sprinkler Systems are required in all hotels and buildings of three or more stories.	Sprinkler systems must meet NFPA standards for the entire structure, including any hotel canopy.
§16.5.27	Street Standards: sidewalks are required along the entire ROW for Old Post Road	The plan proposes sidewalks connecting the hotel to Old Post Road.
§16.7.11.F.(e).	Minimum parking spaces is determined by: <ul style="list-style-type: none"> • 62 spaces for 62 rooms • 2 spaces for 193 sq ft of meeting area Total: 64 spaces required.	With 66 spaces proposed, the plan appears to exceed minimum requirements. The plan appears to meet ADA space requirements

§13.1.6.5/§13.1.6.6	Sewer impact fee: \$62,000 Sewer entrance fee: \$3,000 Total: \$65,000	This is an estimation performed by the Code Enforcement Office as a courtesy to the applicant. Fees will be confirmed as part of the permitting process.
Code Ref.	§16.7.10 Preliminary Site Plan Requirements	
	Standard	Determination
§16.7.10.C.(4).(a-i).	<ul style="list-style-type: none"> • Paper plan sheets no smaller than 11" x 17" • Scale of drawing no greater than 1 inch = 30 feet • Code block in right-hand corner • Standard boundary survey of existing conditions • Compass with arrow pointing true north • Locus map of property • Vicinity map and aerial photograph • Surveyed acreage of parcel(s), rights-of-way, wetlands, and amount of street frontage • Names and addresses of owners of record abutting property 	Provided
§16.7.10.C.(4).(j).	Existing conditions survey including all identified structures, natural resources, rights-of-way, and utilities located on and within 100 feet of the property.	Provided
§16.7.10.C.(4).(k).	<ul style="list-style-type: none"> • Proposed development area including: • Location and detail of proposed structures and signs • Proposed utilities including power, water, and sewer. • Sewage facilities type and placement. • Domestic water source • Lot lines, rights-of-way, and street alignments • Road and other paved area plans • Existing and proposed setbacks • Storage areas for waste or hazardous materials • Topographic contours of existing contours and finished grade elevations 	Provided

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

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DISCUSSION, NEXT STEPS, AND RECOMMENDATIONS

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The purpose of final review is for the planning board to see an application in its entirety, incorporate feedback from the public, and further solidify their stance on any requested modifications to standards. The proposed landscaping improvements to the now empty lot, addition of sidewalks on Old Post Road, and expansion of the water main on the Route 1 Bypass would provide a number of positive impacts to both the property and the public. Staff believe the requested modifications are within the authority of the planning board and believe final approval is warranted at this time.

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RECOMMENDED MOTIONS

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

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Motion to approve the application

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Move to approve the final site plan by Geoff Aleva, on behalf of owner/applicants 90 US Route 1 LLC

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**Kittery Planning Board
Findings of Fact
For 90 US Route 1 Bypass
Site Plan Review**

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: Geoff Aleva, on behalf of owner/applicants 90 US Route 1 LLC, requests approval to develop a hotel with 62 rooms and associated parking and utilities on the property of 90 US Route 1, Tax Map 14, Lot 2, in the Bypass-Old Post Road Commercial (C-3) Zone.

Pursuant to the Plan Review meetings conducted by the Planning Board as noted in the Plan Review Notes dated 5/16/24.

REQ'D	ACTION	COMMENTS	STATUS
NO	Sketch Plan	8/10/23	Accepted
YES	Completeness/Acceptance	2/8/24	Accepted
NO	Site Visit	2/20/24	Held
YES	Public Hearing	3/14/24	Held
YES	Preliminary Plan Approval	3/14/24	Approved
YES	Final Plan Approval	Scheduled for 5/23/24	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 4/19/24 from Geoff Aleva of Civil Consultants.
2. Stormwater Management Report received 4/19/24 from Geoff Aleva of Civil Consultants.

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:

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 listed in Title 16 For the relevant Commercial Zone.

Conclusion: This standard appears to be met.

Vote of _ in favor _ against _ abstaining

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 the 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

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

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

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: The proposed development generated enough traffic to require a relevant impact study. The study proposed to improve sight lines along the property to ensure the use would not have an adverse impact to traffic to the abutting rights-of-way.

Conclusion: This standard appears to be met.

Vote of _ in favor _ against _ abstaining

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 exceeds parking requirements.

Conclusion: This standard appears to be met.

Vote of _ in favor _ against _ abstaining

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 utility plan has been found satisfactory after third-party engineer review. The applicant will work with the Water District to upsize the water line and ensure adequate capacity before occupancy is granted.

Conclusion: This standard appears to be met.

Vote of _ in favor _ against _ abstaining

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

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

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

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

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

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 and natural values as described in the standard.

Conclusion: This standard appears to be met.

Vote of __ in favor __ against __ abstaining

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. Existing mature vegetation will be preserved to the greatest practical extent, and the added vegetation provided by the proposed landscaping will reduce sediment runoff of the area.

Conclusion: This standard appears to be met.

Vote of __ in favor __ against __ abstaining

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

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 of executing 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 underground utility line requirements to allow for a single electric utility pole to route Central Maine Power lines to the property.
2. Modification of the length of all parking spaces from 19 feet to 18 feet to provide more room for landscaping of the parking area.

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

1. The applicant will coordinate with the Kittery Water District to facilitate a water main expansion along the Route 1 Bypass in the vicinity of the proposed development. The property owner, 90 US Route 1 LLC, will provide the Kittery Water District a third of the estimated cost of the water main expansion (\$18,000) and coordinate with the utility to ensure adequate water capacity before occupancy can be issued to the approved hotel on 90 US Route 1 Bypass.
2. Without prior approval, no changes, erasures, modifications or revisions may be made to any Planning Board approved final plan.
3. 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.
4. 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.
5. All Notices to Applicant contained in the Findings of Fact (dated: 5/23/24).

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. One (1) paper copy 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 5/23/24

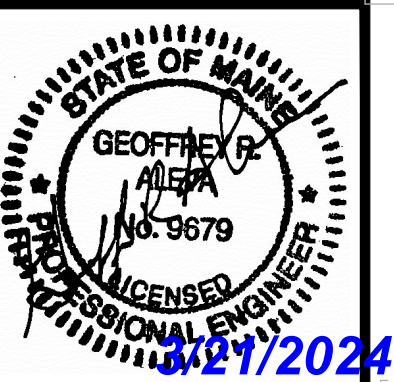
Dutch Dunkelberger, Planning Board Chair

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.

REDEVELOPMENT PLAN OF LAND OF 90 US ROUTE 1, LLC

(MAP 14, LOT 2)
KITTERY, MAINE

PREPARED FOR:
90 US ROUTE 1, LLC
PO BOX 630
KITTERY, ME 03904



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

NO.	REVISIONS	DATE
2	REVISED PER TOWN COMMENTS	03/21/24
1	REVISED PER TOWN COMMENTS	02/16/24

RECORDED OWNER:
90 US ROUTE 1, LLC
ADDRESS:
PO BOX 630
KITTERY, ME 03904

**REDEVELOPMENT PLAN OF LAND OF
90 US ROUTE 1, LLC
90 U.S. ROUTE 1 BY-PASS
KITTERY - YORK COUNTY, MAINE**

PREPARED FOR:
90 US ROUTE 1, LLC
CLIENT ADDRESS:
PO BOX 630, KITTERY, ME 03904

DATE: 06/23/2023
DRAWN BY: JAA/DRC
CHECKED BY: GRA
APPROVED BY:

**PROPOSED
SITE PLAN**

PROJECT NO: 21-323.00

CVR

SHEET: 1 OF 1

HOTEL ARCHITECT: SILVESTRI ARCHITECTS, PC
1321 MILLERSPORT HWY
AMHERST, NY 14221

LANDSCAPE ARCHITECT: SCOTT STRYNAR #3148
LANDSCAPE ARCHITECT, LLC
98 MEEHAN LANE
NORTH BERWICK, ME 03906

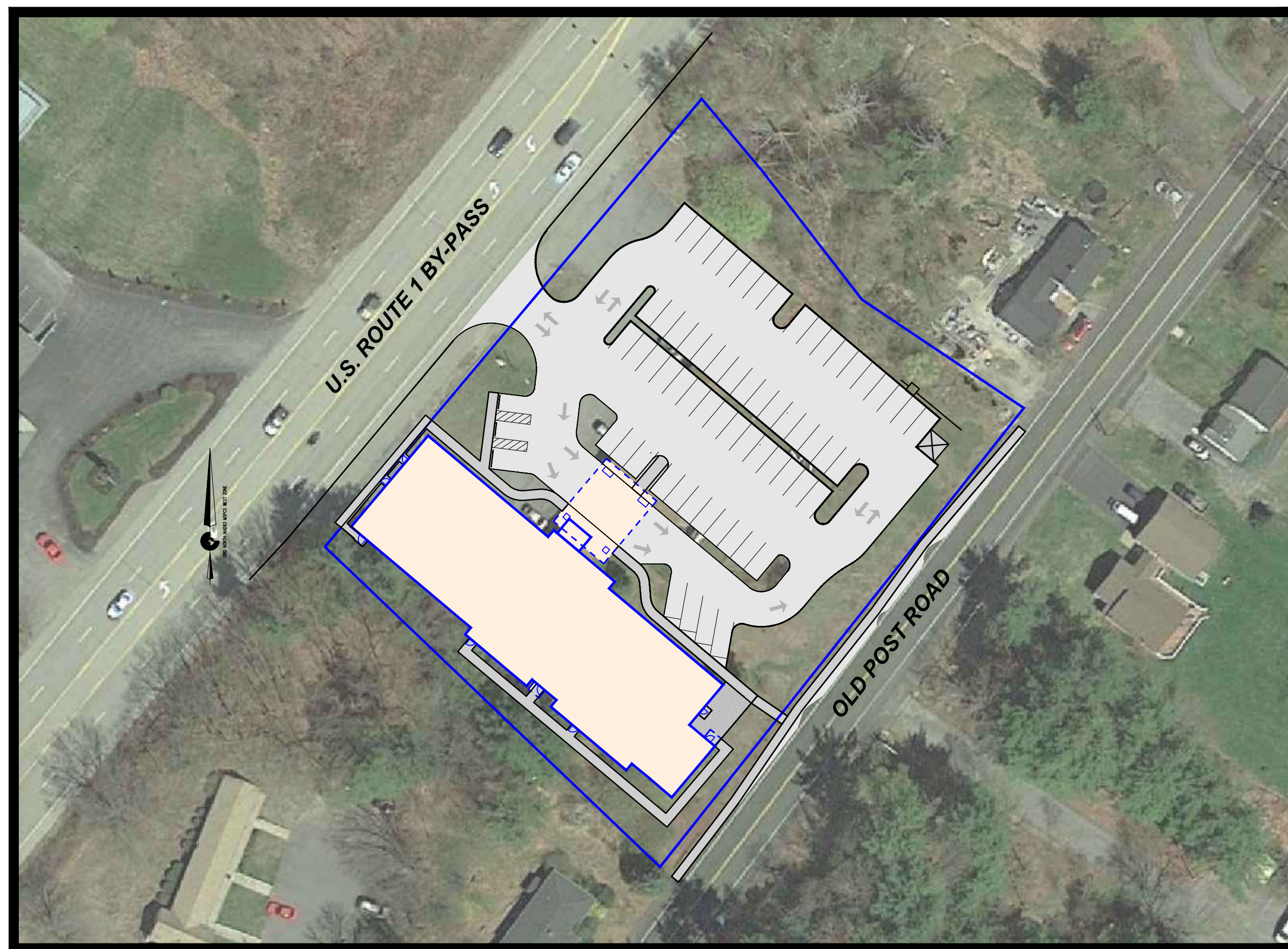
APPROVED WAIVERS:
THE PLANNING BOARD AT THE MARCH 14, 2024
MEETING APPROVED THE FOLLOWING WAIVERS:

16.7.11.F.(4)(i)[1]: EACH ACCESSIBLE PARKING SPACE
MUST CONTAIN A RECTANGULAR AREA AT LEAST 19
FEET LONG AND EIGHT FEET WIDE WITH ACCESS TO A
DESIGNATED AND MARKED FIVE-FOOT-WIDE AISLE.

16.7.11.F.(4)(n)TABLE 2: ALLOW REDUCED STALL
DEPTH TO 18' INSTEAD OF 19'.

CONDITIONS OF APPROVAL:
THE PLANNING BOARD AT THE MARCH 14, 2024 MEETING APPROVED THE
PROJECT WITH THE FOLLOWING CONDITIONS.

- NO CHANGES, ERASURES, MODIFICATIONS OR REVISIONS MAY BE MADE TO ANY PLANNING BOARD APPROVED FINAL PLAN. (16.7.12.C)
- APPLICANT / CONTRACTOR SHALL FOLLOW MAINE DEP BEST MANAGEMENT PRACTICES FOR ALL WORK ASSOCIATED WITH THE SITE AND BUILDING CONSTRUCTION TO ENSURE ADEQUATE EROSION CONTROL AND SLOPE STABILIZATION.
- 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 NOT DANGER OF DAMAGE TO AREAS THAT ARE, PER PLANNING BOARD APPROVAL, TO REMAIN UNDISTURBED.
- ALL NOTICES TO APPLICANT CONTAINED IN THE FINDINGS OF FACT: DATED MARCH 14, 2024.



PROPOSED LAYOUT

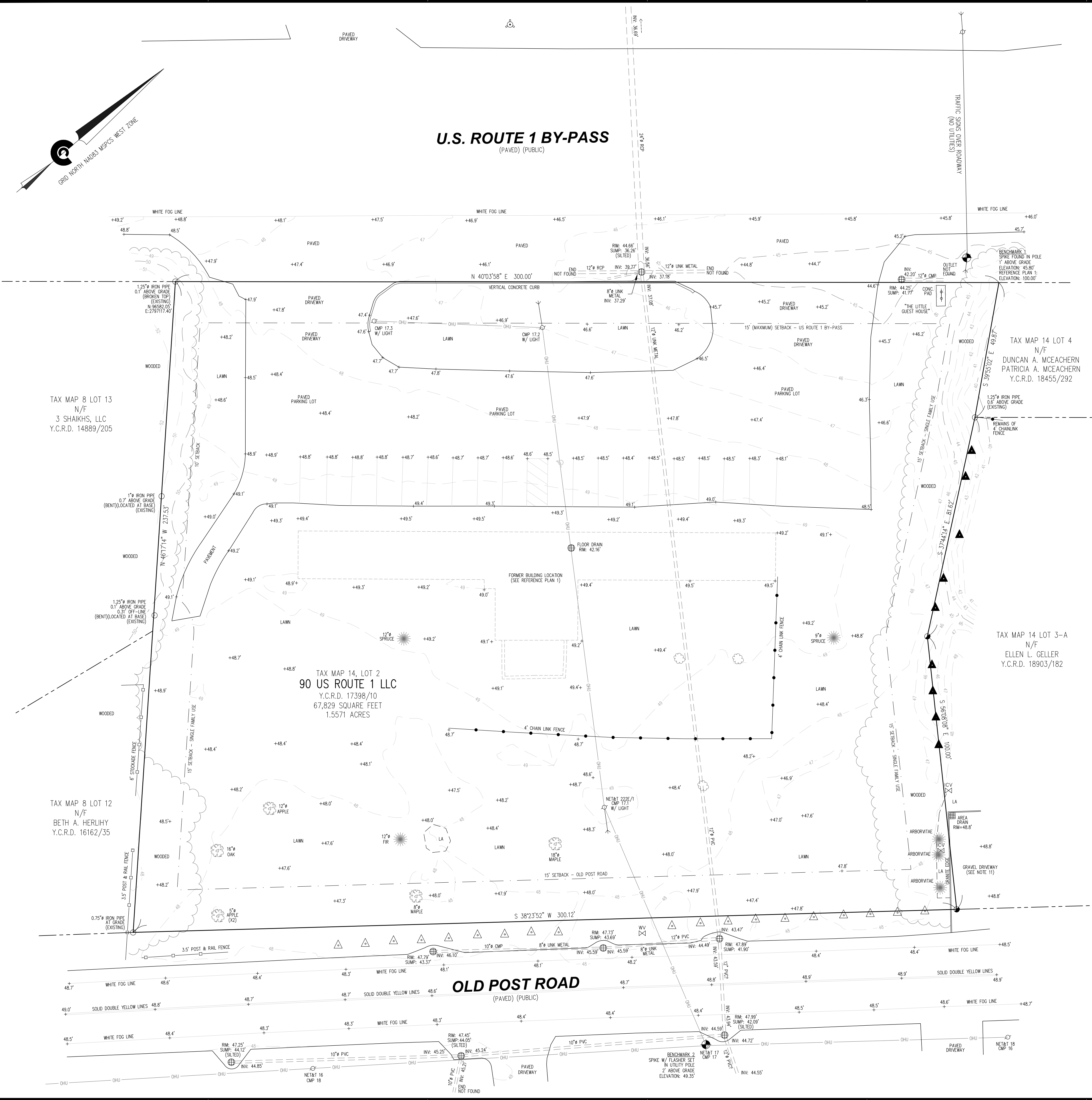
SCALE: 1"=50'

OWNER: 90 US ROUTE 1, LLC
PO BOX 630
KITTERY, ME 03904

CIVIL ENGINEER: CIVIL CONSULTANTS
P.O. BOX 100
293 MAIN STREET
SOUTH BERWICK, ME 03908

PLAN INDEX:

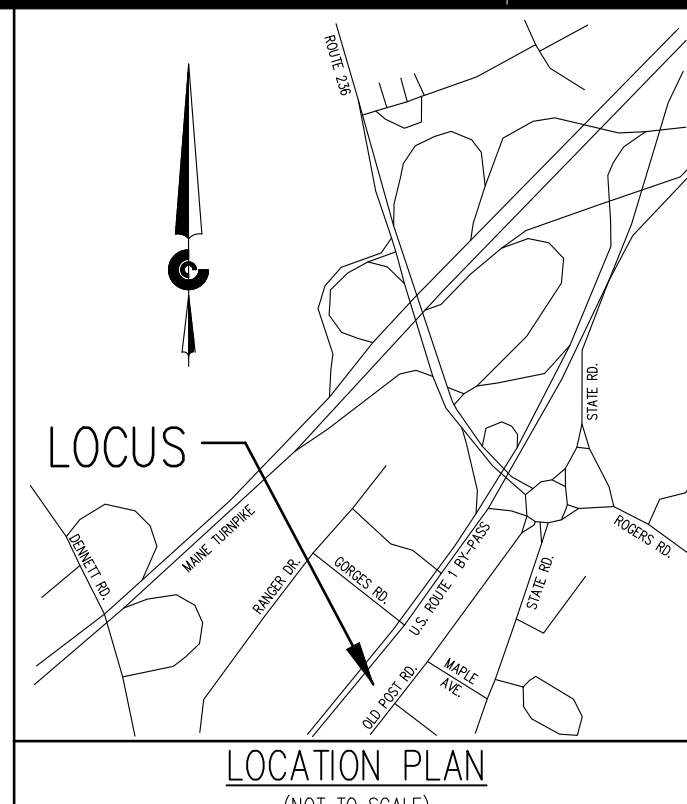
1	B1	BOUNDARY/EXISTING CONDITIONS PLAN
2	EC1	EXISTING CONDITIONS PLAN
3	L1	PROPOSED SITE PLAN
4	L2	CONSTRUCTION DETAILS
5	L3	CONSTRUCTION DETAILS
6	L4	NOTES
7	DEM	DEMOLITION PLAN
8	U1	UTILITY PLAN
9	E1	EMERGENCY VEHICLE TURNING PLAN
10	LP1	LANDSCAPE PLAN
11	LP2	LANDSCAPE DETAILS
12	LL1	SITE LIGHTING PLAN
13	LL2	LIGHTING DETAILS
14-17	A201-A204	ARCHITECTURAL ELEVATION PLANS
18-21	A101-A104	ARCHITECTURAL FLOOR PLANS



ZONING REGULATIONS:
 ZONING INFORMATION PER THE TOWN OF KITTEERY ZONING ORDINANCE
 LAST REVISED OCTOBER 24, 2022 - E-CODE ONLINE APRIL 11, 2023

COMMERCIAL 3 - BYPASS/OLD POST RD COMMERCIAL ZONE (C-3)
 MINIMUM LOT SIZE: 40,000 SQUARE FEET
 MINIMUM STREET FRONTAGE: NO MINIMUM (MUST CONFORM WITH 16.5.14)
 MINIMUM FRONT SETBACK: 15 FEET (OLD POST ROAD)
 MAXIMUM FRONT SETBACK: 15 FEET (ROUTE 1 BY-PASS)
 MINIMUM SIDE SETBACK: 10 FEET (15 FEET ABUTTING A SINGLE FAMILY USE)
 MINIMUM REAR SETBACK: 10 FEET (15 FEET ABUTTING A SINGLE FAMILY USE)
 MAXIMUM BUILDING HEIGHT: 40 FEET
 MAXIMUM IMPERVIOUS SURFACE: 70%* (SEE 16.4.21.E.2.F)

*FOR CURRENTLY DEVELOPED LOTS WITH A PROPOSED NON-RESIDENTIAL REDEVELOPMENT (SEE 16.4.21.E.2.F)
 FOR COMPLETE ZONING INFORMATION REFER TO THE TOWN OF KITTEERY ZONING ORDINANCE



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

NOTES:

1. PLANIMETRIC DETAIL DEPICTED HEREON IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY BY CIVIL CONSULTANTS CONDUCTED ON APRIL 6-7, 2023.
2. NORTH AS DEPICTED HEREON IS REFERENCED TO GRID NORTH, NAD83, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE. COORDINATE VALUES AND ORIENTATION ARE DERIVED FROM A GPS SURVEY COMPUTED UTILIZING THE NGS OPUS ON-LINE PROCESSING SERVICE. REFERENCE FRAME IS NAD83 (2011) EPOCH 2010.0000. THE SURVEY IS TIED TO CORS STATIONS GUNSTOCKMNH2008 CORS ARP (P776), GORHAM CORS ARP (MEGO) AND NHDOT CONCORD CORS ARP (NHCO). DISTANCES DEPICTED HEREON ARE GRID. TO CONVERT GRID DISTANCES TO GROUND DISTANCES, MULTIPLY THE GRID DISTANCE BY 1.0000329 (AVERAGE COMBINED SCALE FACTOR FOR THE SITE).
3. ELEVATIONS DEPICTED HEREON ARE REFERENCED TO NAVD88, DERIVED FROM THE ABOVE REFERENCED GPS SURVEY. [TO CONVERT NAVD88 ELEVATIONS TO NGVD29 ELEVATIONS ADD 0.76']
4. THE 1-FOOT CONTOUR INTERVAL TOPOGRAPHIC INFORMATION ON THE SUBJECT PROPERTY IS BASED ON THE ABOVE-REFERENCED, ON-THE-GROUND FIELD SURVEY.
5. RECORD OWNER: 90 US ROUTE 1 LLC
6. ASSESSOR'S INFORMATION: TOWN OF KITTEERY ASSESSOR'S MAP 14, LOT 2
7. DEED REFERENCE: Y.C.R.D. 17938/10
8. THE LOCUS PARCEL IS LOCATED IN "ZONE C" ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF KITTEERY, MAINE, YORK COUNTY, COMMUNITY PANEL NUMBER 23071 0007 C, EFFECTIVE DATE JULY 5, 1984. ZONE C IS DEFINED AS "AREAS OF MINIMAL FLOODING".
9. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS NEED TO CONTACT DISAFC AND FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
10. THE PERIMETER BOUNDARY DEPICTED HEREON IS BASED ON REFERENCE PLAN 1 AND FIELD LOCATION OF MONUMENTS SHOWN ON REFERENCE PLAN 1. DEED RESEARCH HAS BEEN LIMITED TO THE TIME PERIOD BETWEEN 2019 AND PRESENT. CIVIL CONSULTANTS HAS NOT PERFORMED A COMPLETE INDEPENDENT BOUNDARY RETRACEMENT SURVEY.
11. A PORTION OF A LANDSCAPED AREA AND GRAVEL DRIVEWAY ENROACH ONTO THE LOCUS PARCEL AT THE SOUTHEASTERLY CORNER.

REFERENCE PLAN:

1. "EXISTING CONDITIONS PLAN FOR PROPERTY AT 90 U.S. ROUTE 1 BY-PASS, KITTEERY, YORK COUNTY, MAINE, OWNED BY 90 U.S. ROUTE 1, LLC", PREPARED BY NORTH EASTERLY SURVEYING, INC., DATED JULY 11, 2019, LAST REVISED OCTOBER 8, 2019, NOT RECORDED, EASTERLY SURVEYING PROJECT NO. 19654.

LEGEND:

18828/758	DEED BOOK/PAGE NUMBER
INV.	INVERT
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE
HDPE	HIGH DENSITY POLYETHYLENE
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
LA	LANDSCAPED AREA
N/F	NOW OR FORMERLY
Y.C.R.D.	YORK COUNTY REGISTRY OF DEEDS
UNK	UNKNOWN
(2X)	MULTIPLE TREES OF SIMILAR TYPE
▲	4" WOOD FENCE POST
▲	STEEL FENCE POST (VARIABLE HEIGHT)
▲	IRRIGATION CONTROL VALVE
▲	WATER GATE VALVE
▲	FIRE HYDRANT
▲	SEWER MANHOLE
▲	CATCH BASIN
▲	GUY WIRE
▲	UTILITY POLE
▲	OVERHEAD UTILITIES
▲	CHAIN LINK FENCE (AS NOTED)
▲	WOOD FENCE (AS NOTED)
▲	SIGN (AS NOTED)
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▲	DECIDUOUS TREE (AS NOTED)
▲	CONIFEROUS TREE (AS NOTED)
▲	BUSH
▲	EXISTING IRON PIPE (AS NOTED)
▲	5/8" REBAR W/CAP "CIVIL CONSULT PLS 2362" TO BE SET
▲	SURVEY BENCHMARK (AS NOTED)
▲	APPROXIMATE ADJOINING PARCEL BOUNDARY LINE
▲	LOCUS PARCEL PROPERTY LINE
▲	STATE PLANE COORDINATES

CERTIFICATION:

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

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

APRIL 25, 2023

NO.	REVISIONS	INT.	DATE

RECORD OWNER:
 90 US ROUTE 1 LLC
 ADDRESS:
 PO BOX 630
 KITTEERY, ME 03904

UPDATED BOUNDARY & EXISTING CONDITIONS PLAN OF LAND OF
90 US ROUTE 1 LLC
90 U.S. ROUTE 1 BY-PASS
KITTEERY - YORK COUNTY, MAINE
 PREPARED FOR:
 90 US ROUTE 1 LLC
 CLIENT ADDRESS:

1" = 20'
 0' 20'

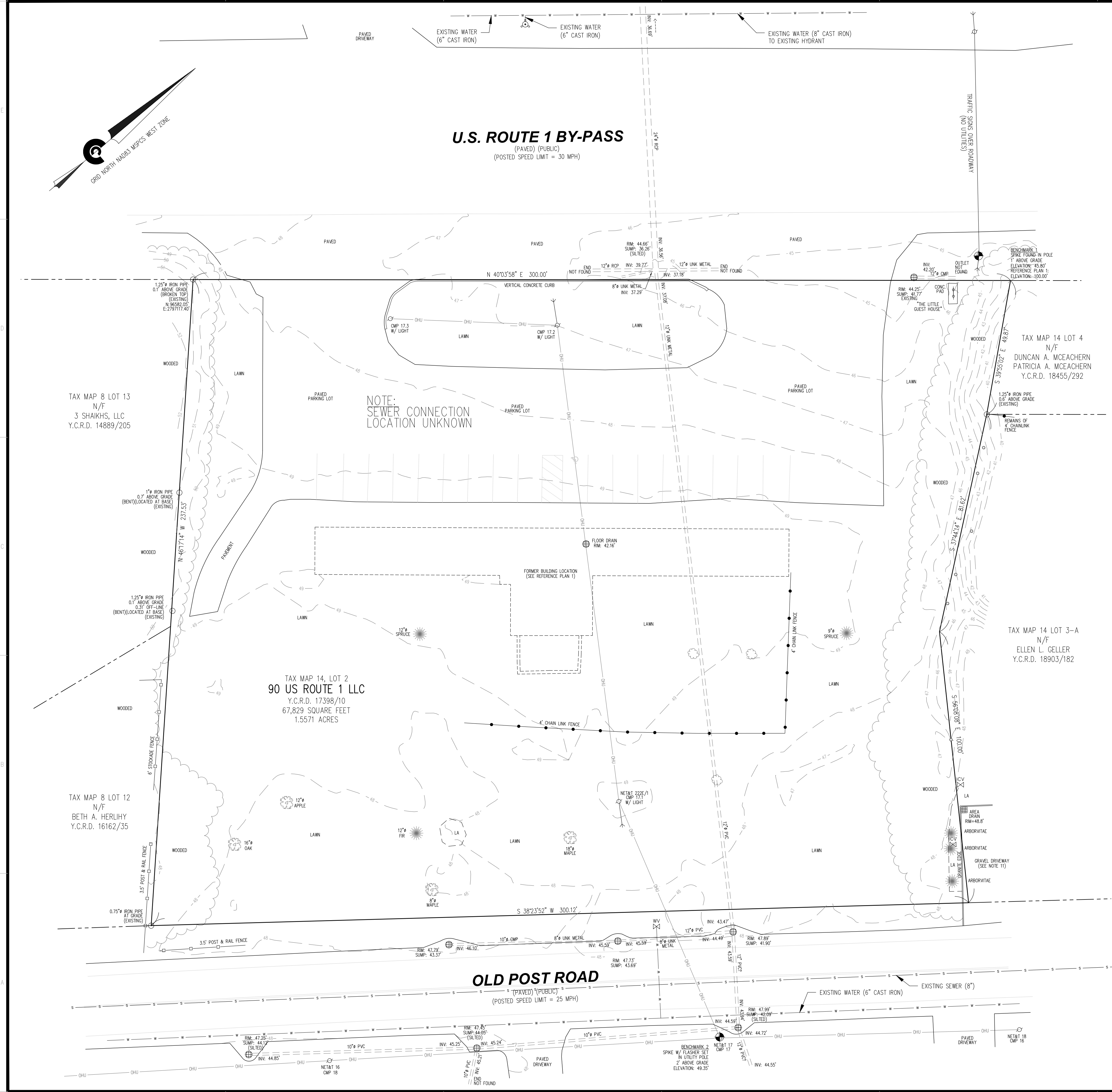
DATE: APRIL 25, 2023
 DRAWN BY: AHP/MPP
 CHECKED BY: CHM
 APPROVED BY: MPP

BOUNDARY/EXISTING CONDITIONS PLAN

PROJECT NO: 2132300

B1

SHEET: 1 OF 1



EXISTING COVERAGE INFO

LOT AREA	67,829	SF
MOTEL BUILDING	3,702	SF
OPEN FOUNDATION (REAR OF MOTEL)	328	SF
PAVEMENT	15,275	SF
VERTICAL CONCRETE CURB	62	SF
CONCRETE PAD (THE LITTLE GUEST HOUSE SIGN)	25	SF
GRANITE EDGE	9	SF
TOTAL IMPERVIOUS AREA	19,401	SF
EXISTING LOT COVERAGE	19,401/67,829 = 28.60%	< 70%

ZONING REGULATIONS:
 ZONING INFORMATION PER THE TOWN OF KITTERY ZONING ORDINANCE
 LAST REVISED OCTOBER 24, 2022 - E-CODE ONLINE APRIL 11, 2023
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 MAXIMUM BUILDING HEIGHT: 40 FEET
 MAXIMUM IMPERVIOUS SURFACE: 70%* (SEE 16.4.2.1.E.2.F)
 *FOR CURRENTLY DEVELOPED LOTS WITH A PROPOSED NON-RESIDENTIAL REDEVELOPMENT (SEE 16.4.2.1.E.2.F)

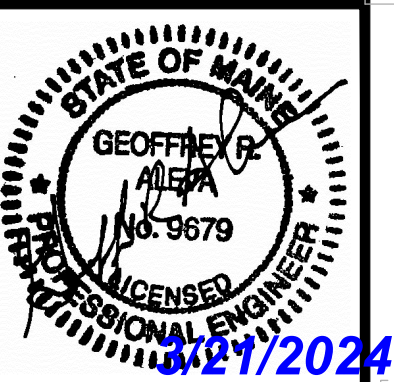
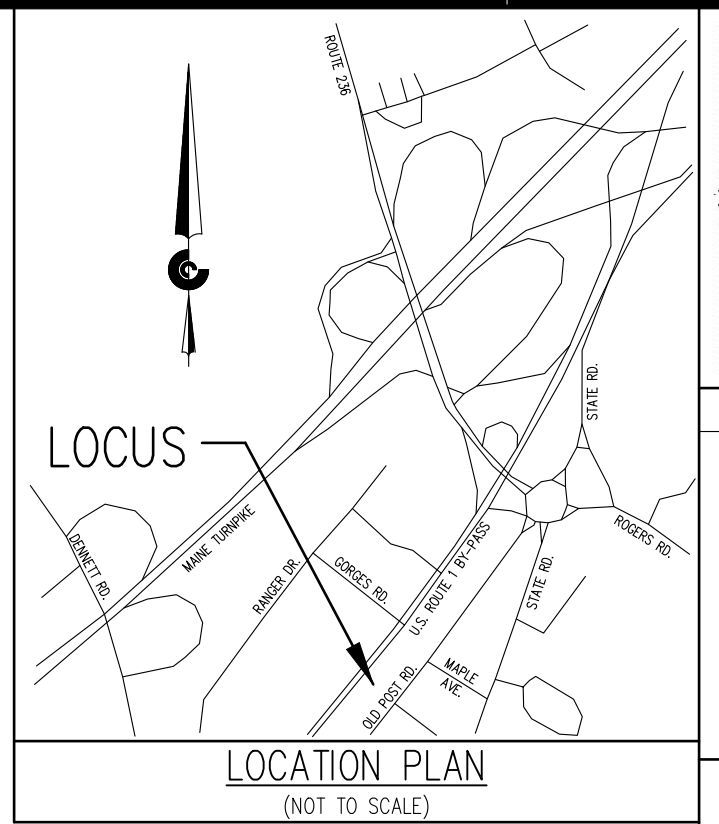
- NOTES:**
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 - A PORTION OF A LANDSCAPED AREA AND GRAVEL DRIVEWAY ENROACH ONTO THE LOCUS PARCEL AT THE SOUTHEASTERLY CORNER.
 - THE UNKNOWN SEWER SERVICE IS TO BE CUT AND CAPPED PER KITTERY SEWER DEPARTMENT REQUIREMENTS ONCE IT IS LOCATED. LOCATION AND ABANDONMENT PROCEDURES TO BE VERIFIED WITH KITTERY SEWER DEPARTMENT.

REFERENCE PLAN:

- "EXISTING CONDITIONS PLAN FOR PROPERTY AT 90 U.S. ROUTE 1 BY-PASS, KITTERY, YORK COUNTY, MAINE, OWNED BY 90 U.S. ROUTE 1, LLC", PREPARED BY NORTH EASTERLY SURVEYING, INC., DATED JULY 11, 2019, LAST REVISED OCTOBER 8, 2019, NOT RECORDED, EASTERLY SURVEYING PROJECT NO: 19654.

LEGEND:

Ø	DIAMETER
18828/758	DEED BOOK/PAGE NUMBER
INV.	INVERT
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE
HDPE	HIGH DENSITY POLYETHYLENE
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
LA	LANDSCAPED AREA
N/F	NOW OR FORMERLY
Y.C.R.D.	YORK COUNTY REGISTRY OF DEEDS
UNK	UNKNOWN
(2X)	MULTIPLE TREES OF SIMILAR TYPE
□	4" WOOD FENCE POST
⊕	STEEL FENCE POST (VARIABLE HEIGHT)
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⊕	SURVEY BENCHMARK (AS NOTED)
⊕	APPROXIMATE ADJOINING PARCEL BOUNDARY LINE
⊕	LOCUS PARCEL PROPERTY LINE
⊕	STATE PLANE COORDINATES



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

NO.	REVISIONS	DATE
2	REVISED PER TOWN COMMENTS	03/21/24
1	REVISED PER TOWN COMMENTS	02/16/24

RECORD OWNER:
 90 US ROUTE 1 LLC
 ADDRESS:
 PO BOX 630
 KITTERY, ME 03904

UPDATED BOUNDARY & EXISTING CONDITIONS PLAN OF LAND OF
90 US ROUTE 1 LLC
90 U.S. ROUTE 1 BY-PASS
KITTERY - YORK COUNTY, MAINE
 PREPARED FOR:
 90 US ROUTE 1 LLC
 CLIENT ADDRESS:

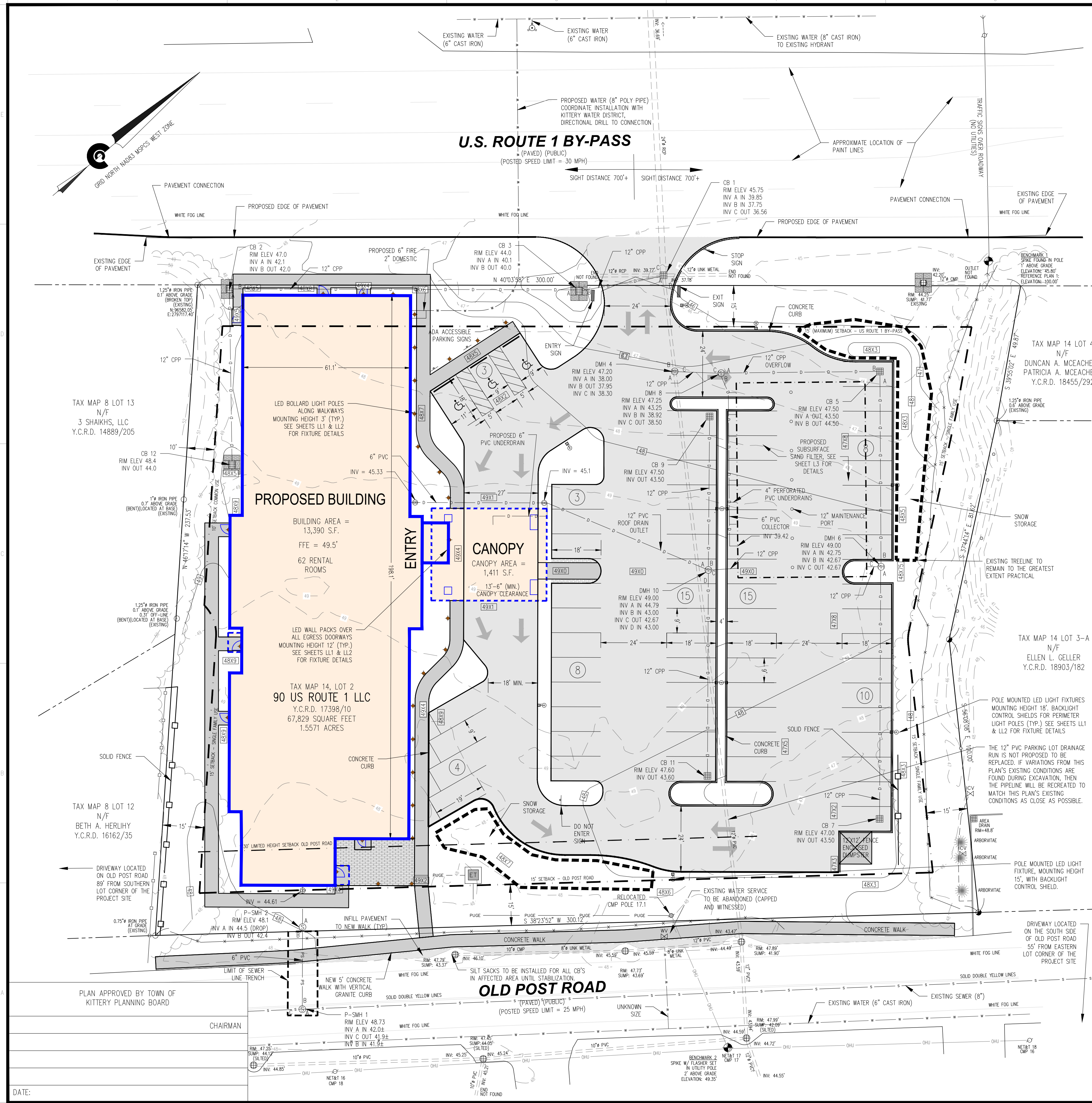
DATE: APRIL 25, 2023
 DRAWN BY: AHP/MPP
 CHECKED BY: CHM
 APPROVED BY: MPP

EXISTING CONDITIONS PLAN

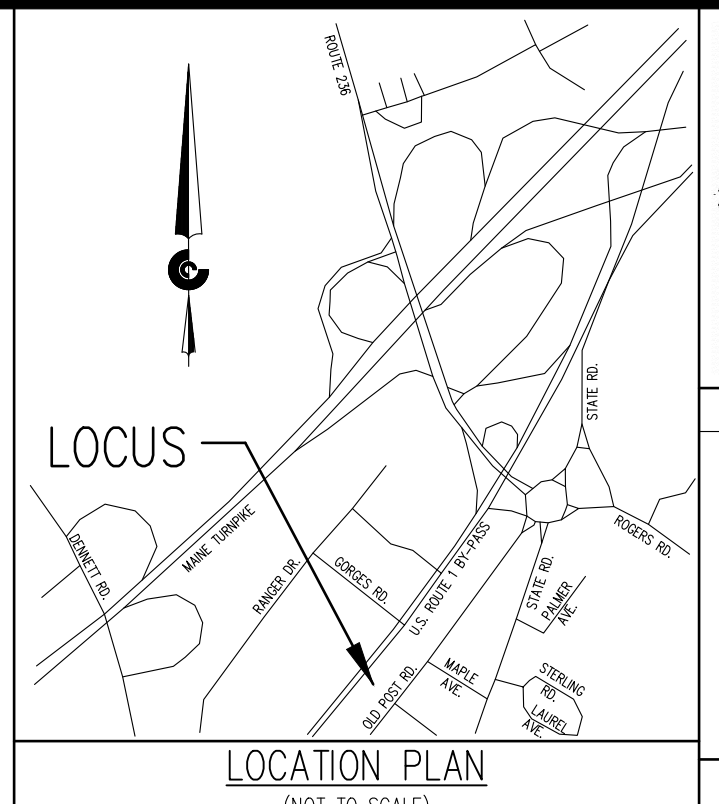
PROJECT NO: 2132300

EC1

SHEET: 1 OF 1



- CONDITIONS OF APPROVAL:**
THE PLANNING BOARD AT THE XX XX, XXXX MEETING APPROVED THE PROJECT WITH THE FOLLOWING CONDITIONS:
- NO CHANGES, ERASURES, MODIFICATIONS OR REVISIONS MAY BE MADE TO ANY PLANNING BOARD APPROVED FINAL PLAN. (16.7.12.C)
 - APPLICANT / CONTRACTOR SHALL FOLLOW MAINE DEP BEST MANAGEMENT PRACTICES FOR ALL WORK ASSOCIATED WITH THE SITE AND BUILDING CONSTRUCTION TO ENSURE ADEQUATE EROSION CONTROL AND SLOPE STABILIZATION.
 - 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 NOT DANGER OF DAMAGE TO AREAS THAT ARE, PER PLANNING BOARD APPROVAL, TO REMAIN UNDISTURBED.
 - ALL NOTICES TO APPLICANT CONTAINED IN THE FINDINGS OF FACT: DATED XX-XX-XXXX.



STATE OF MAINE
PROFESSIONAL ENGINEER
No. 9679
06/21/2024

CIVIL CONSULTANTS
CIVIL CONSULTANTS
Engineers
Planners
Surveyors
P.O. Box 100
South Berwick
Maine
03908
207-384-2550
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 - A PORTION OF A LANDSCAPED AREA AND GRAVEL DRIVEWAY ENDOACH ONTO THE LOCUS PARCEL AT THE SOUTHEASTERLY CORNER.
 - SNOW STORAGE SHALL BE IN AREAS SHOWN. SNOW SHALL NOT BE STORED IN WETLAND AREAS. IF REQUIRED SNOW SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.

REFERENCE PLAN:
1. "EXISTING CONDITIONS PLAN FOR PROPERTY AT 90 U.S. ROUTE 1 BY-PASS, KITTERY, YORK COUNTY, MAINE, OWNED BY 90 U.S. ROUTE 1, LLC", PREPARED BY NORTH EASTERLY SURVEYING, INC., DATED JULY 11, 2019, LAST REVISED OCTOBER 8, 2019, NOT RECORDED, EASTERLY SURVEYING PROJECT NO. 19654.

SCOPE OF WORK:
THE INTENT OF THE PROJECT IS TO CREATE A 3-STORY HOLIDAY INN EXPRESS HOTEL CONTAINING 62 ROOMS AND AN ENTRY CANOPY. THE PARKING LOT WILL BE REVISED TO PROVIDE 66 PARKING SPACES, INCLUDING 3 ADA ACCESSIBLE PARKING SPACES. THE DRIVEWAY ACCESS FROM ROUTE 1 BYPASS WILL BE REVISED TO PROVIDE A SINGLE TWO-WAY ACCESS LOCATED BETWEEN THE TWO EXISTING ENTRANCES WHICH ARE INTENDED TO BE REMOVED. THE ENTIRE LOT AREA IS TO BE DISTURBED BY THE PROPOSED REDEVELOPMENT.

LEGEND:

18828/758	DIAMETER
INV.	DEED BOOK/PAGE NUMBER
RCP	INVERT
PVC	REINFORCED CONCRETE PIPE
HOPE	POLYVINYL CHLORIDE
CMP	HIGH DENSITY POLYETHYLENE
CONC.	CORRUGATED METAL PIPE
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	FIRE HYDRANT
	SEWER MANHOLE
	CATCH BASIN
	GUY WIRE
	UTILITY POLE
	OVERHEAD UTILITIES
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	WOOD FENCE (AS NOTED)
	CONCRETE CURB
	SIGN (AS NOTED)
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	DECIDUOUS TREE (AS NOTED)
	CONIFEROUS TREE (AS NOTED)
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	APPROXIMATE ADJOINING PARCEL BOUNDARY LINE
	LOCUS PARCEL PROPERTY LINE
	STATE PLANE COORDINATES
	STRAW OR HAY BALE BARRIER
	PROPOSED PARKING, ACCESS AND INFILL PAVEMENT
	PROPOSED PATIO
	PROPOSED CONCRETE WALKWAY AND DUMPSTER PAD
	PROPOSED BUILDING AND CANOPY

ZONING REGULATIONS:
ZONING INFORMATION PER THE TOWN OF KITTERY ZONING ORDINANCE LAST REVISED OCTOBER 24, 2022 - E-CODE ONLINE APRIL 11, 2023
COMMERCIAL 3 - BYPASS/OLD POST RD COMMERCIAL ZONE (C-3)

MINIMUM LOT SIZE:	40,000 SQUARE FEET
MINIMUM STREET FRONTAGE:	NO MINIMUM (MUST CONFORM WITH 16.5.14)
MINIMUM FRONT SETBACK:	15 FEET (OLD POST ROAD)
MINIMUM SIDE SETBACK:	15 FEET (ROUTE 1 BY-PASS)
MINIMUM REAR SETBACK:	10 FEET (15 FEET ABUTTING A SINGLE FAMILY USE)
MINIMUM BUILDING HEIGHT:	40 FEET
MAXIMUM IMPERVIOUS COVER:	70%* (SEE 16.4.21.E.2.F)

*FOR CURRENTLY DEVELOPED LOTS WITH A PROPOSED NON-RESIDENTIAL REDEVELOPMENT (SEE 16.4.21.E.2.F)
FOR COMPLETE ZONING INFORMATION REFER TO THE TOWN OF KITTERY ZONING ORDINANCE

PROPOSED PARKING SPACES

REQUIRED:	HOTEL: 1 SPACE PER RENTAL ROOM PLUS 1 SPACE FOR EACH 100 SQUARE FEET OF MEETING ROOM
PROPOSED RENTAL ROOMS	= 62
PROPOSED MEETING ROOM (193 SF)	= 2
PROVIDED:	66 SPACES > 64

PROPOSED COVERAGE INFO

LOT AREA	67,829	SF
HOTEL BUILDING	13,390	SF
CANOPY	1,411	SF
PAVEMENT	26,649	SF
WALKWAYS	2,570	SF
HOTEL PATIO AREA	433	SF
DUMPSTER PAD	144	SF
TOTAL IMPERVIOUS AREA	44,597	SF
PROPOSED LOT COVERAGE	44,597/67,829 = 65.75% < 70%	

REDEVELOPMENT PLAN OF LAND OF
90 US ROUTE 1 LLC
90 U.S. ROUTE 1 BY-PASS
KITTERY - YORK COUNTY, MAINE

RECORDED OWNER:
90 US ROUTE 1 LLC
ADDRESS:
PO BOX 630
KITTERY, ME 03904

PREPARED FOR:
90 US ROUTE 1 LLC
CLIENT ADDRESS:
PO BOX 630, KITTERY, ME 03904

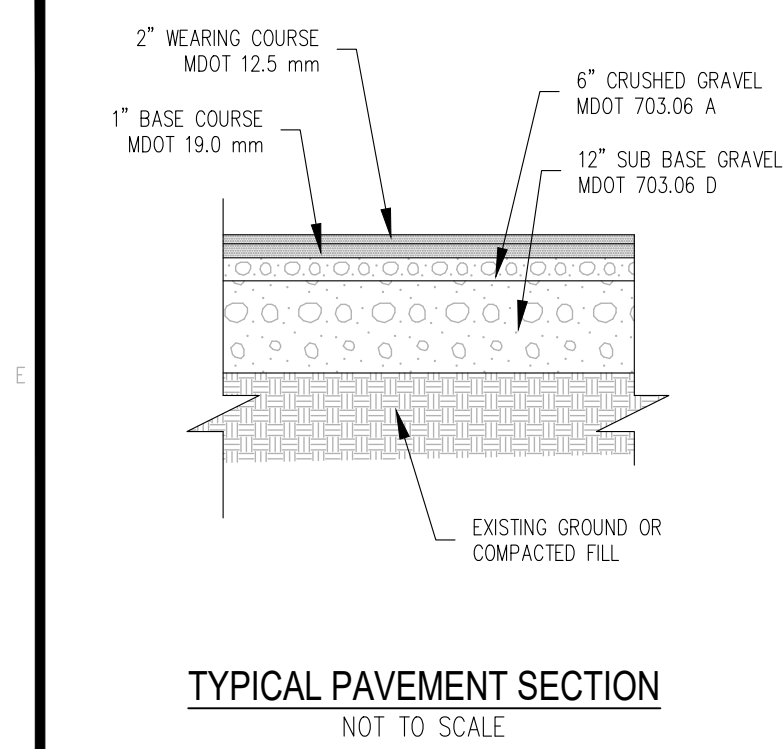
DATE: 06/23/2023
DRAWN BY: JAA/DRG
CHECKED BY: GRA
APPROVED BY:

PROPOSED SITE PLAN

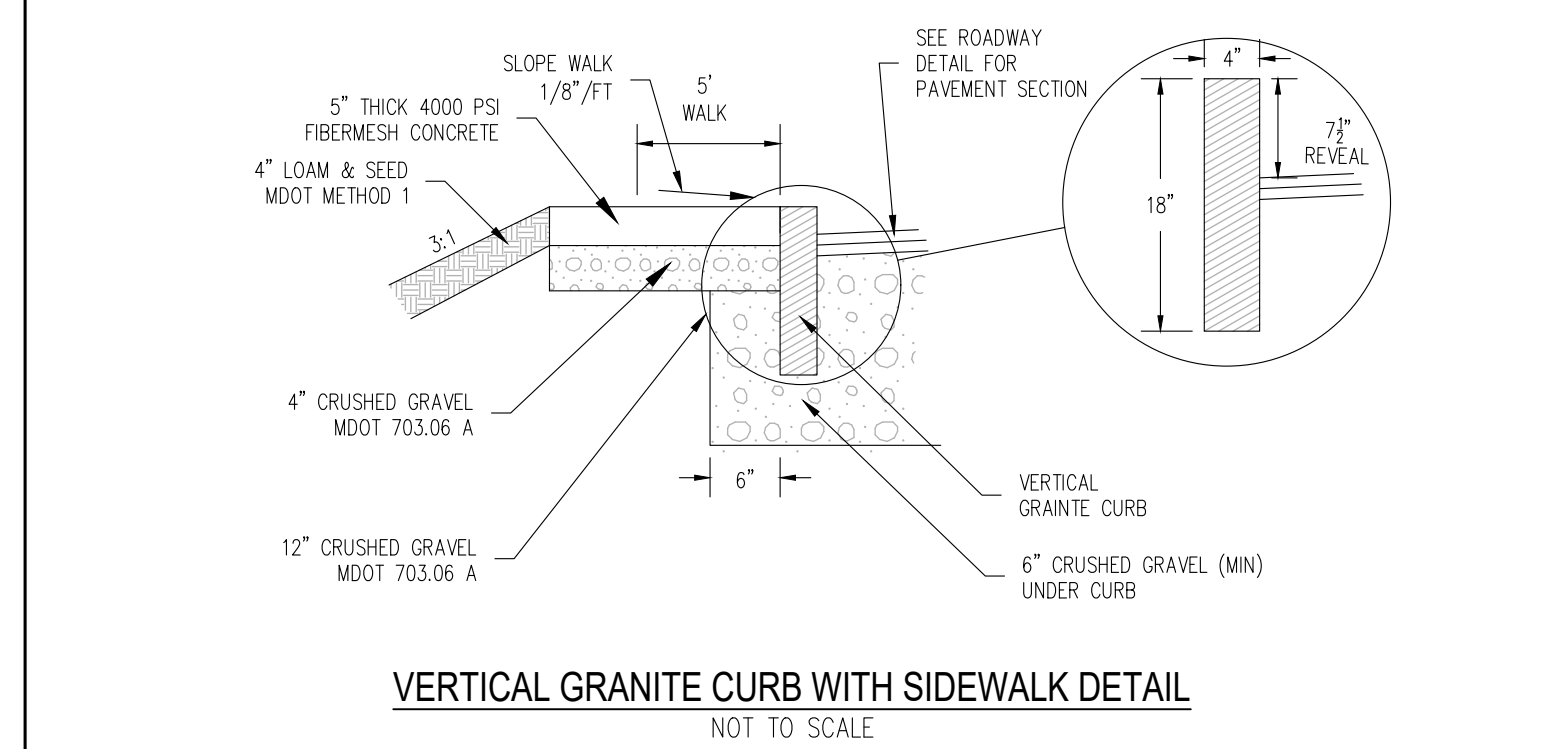
PROJECT NO: 21-323.00

L1

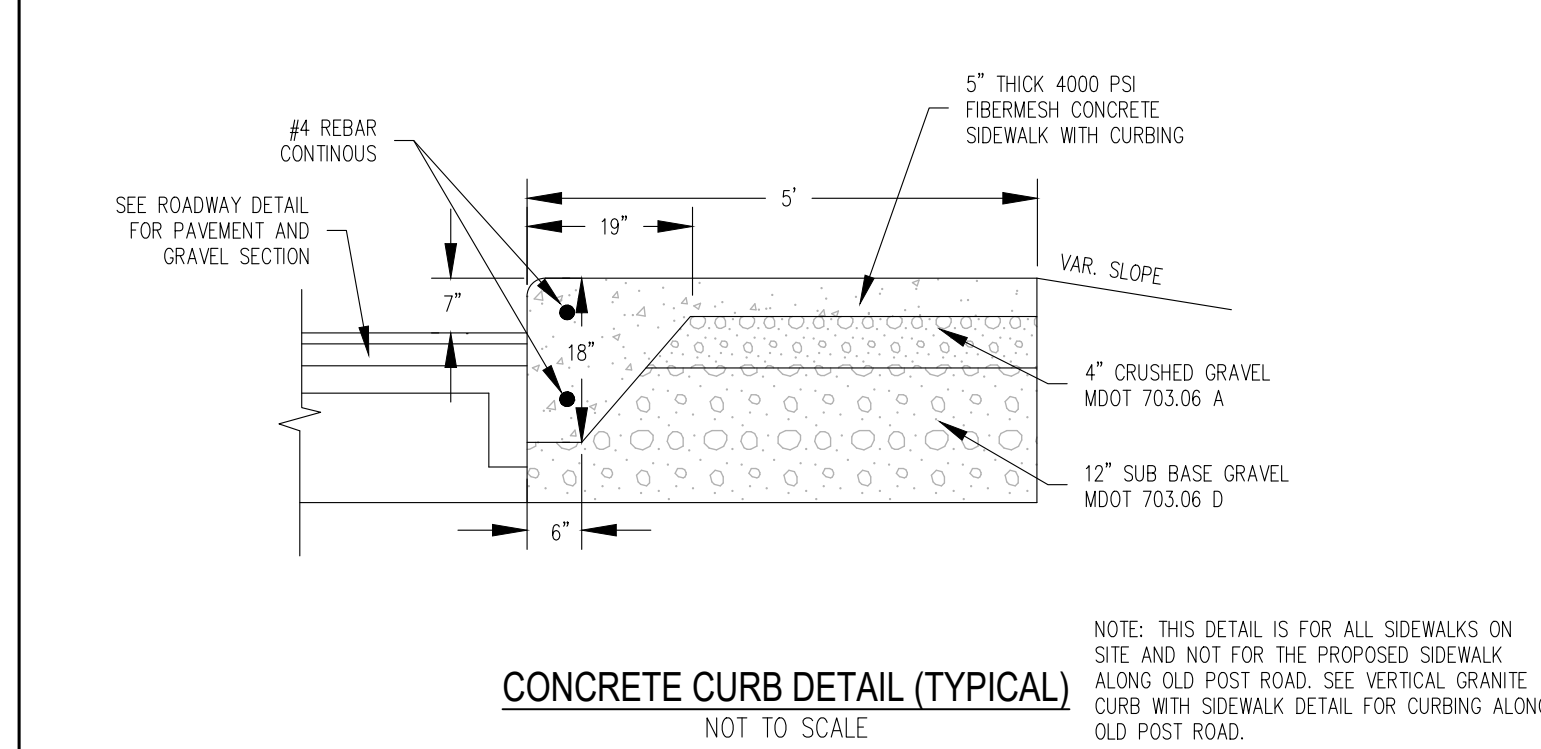
SHEET: 1 OF 4



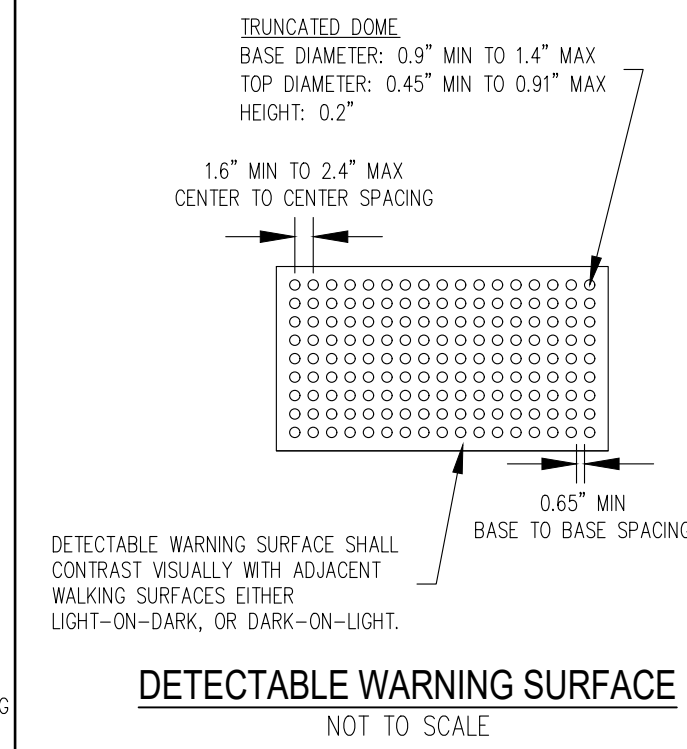
TYPICAL PAVEMENT SECTION
NOT TO SCALE



VERTICAL GRANITE CURB WITH SIDEWALK DETAIL
NOT TO SCALE



CONCRETE CURB DETAIL (TYPICAL)
NOT TO SCALE



DETECTABLE WARNING SURFACE
NOT TO SCALE

EROSION AND SEDIMENT CONTROL PRACTICES

- NO SOIL SHALL BE DISTURBED DURING THE PERIOD OF MARCH 1 THROUGH APRIL 15, NOR DURING ANY OTHER PERIOD WHEN SOILS ARE SATURATED DUE TO RAIN OR SNOW MELT.
- DISTURBED SOILS SHALL BE STABILIZED WITHIN ONE (1) WEEK FROM THE TIME IT WAS LAST ACTIVELY WORKED USING TEMPORARY OR PERMANENT MEASURES SUCH AS PLACEMENT OF RIPRAP, MULCH OR EROSION CONTROL BLANKET, OR OTHER COMPARABLE MEASURES.
- HAY OR STRAW MULCH SHALL BE APPLIED AT A RATE OF AT LEAST ONE (1) BALE PER 500 SQUARE FEET (1-2 TONS PER ACRE).
- IF MULCH IS LIKELY TO BE REMOVED DUE TO STEEP SLOPES OR WIND, IT SHALL BE ANCHORED WITH NETTING, PEG OR TWINE, OR OTHER SUITABLE METHOD AND SHALL BE MAINTAINED UNTIL A CATCH OF VEGETATION IS ESTABLISHED OVER THE ENTIRE DISTURBED AREA.
- ADDITIONAL STEPS SHALL BE TAKEN WHERE NECESSARY IN ORDER TO PREVENT SEDIMENTATION OF THE WATER USING MULCH OR EROSION CONTROL BLANKETS. EVIDENCE OF SEDIMENTATION INCLUDES VISIBLE GULLY EROSION, DISCOLORATION OF WATER BY SUSPENDED PARTICLES AND SLUMPING OF BANKS, SILT FENCES, STAKED HAY BALES AND OTHER SEDIMENTATION CONTROL MEASURES, WHERE PLANNED FOR, SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF WORK, BUT SHALL ALSO BE INSTALLED WHEREVER NECESSARY DUE TO SEDIMENTATION.
- MULCH OR OTHER TEMPORARY MEASURES SHALL BE MAINTAINED UNTIL THE SITE IS PERMANENTLY STABILIZED WITH VEGETATION OR OTHER PERMANENT CONTROL MEASURES AFTER WHICH TEMPORARY MEASURES WILL BE REMOVED.
- PERMANENT RE-VEGETATION OF ALL DISTURBED AREAS, USING NATIVE PLANT MATERIAL WHEN POSSIBLE, SHALL OCCUR WITHIN 30 DAYS FROM THE TIME THE AREAS WERE LAST ACTIVELY WORKED, OR FOR FALL AND WINTER ACTIVITIES, 45 DAYS BEFORE THE FIRST KILLING FROST, EXCEPT WHERE PRECLUDED BY THE TYPE OF ACTIVITY (E.G. RIPRAP, ROAD SURFACES, ETC.). THE VEGETATIVE COVER SHALL BE MAINTAINED.
- DISPOSAL OF COLLECTED DEBRIS MUST BE IN CONFORMANCE WITH MAINE SOLID WASTE LAW, TITLE 38 MRSA SECTION 1301 ET. SEQ.
- LIME AND FERTILIZER APPLICATION RATES SHALL NOT EXCEED THE FOLLOWING:

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

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

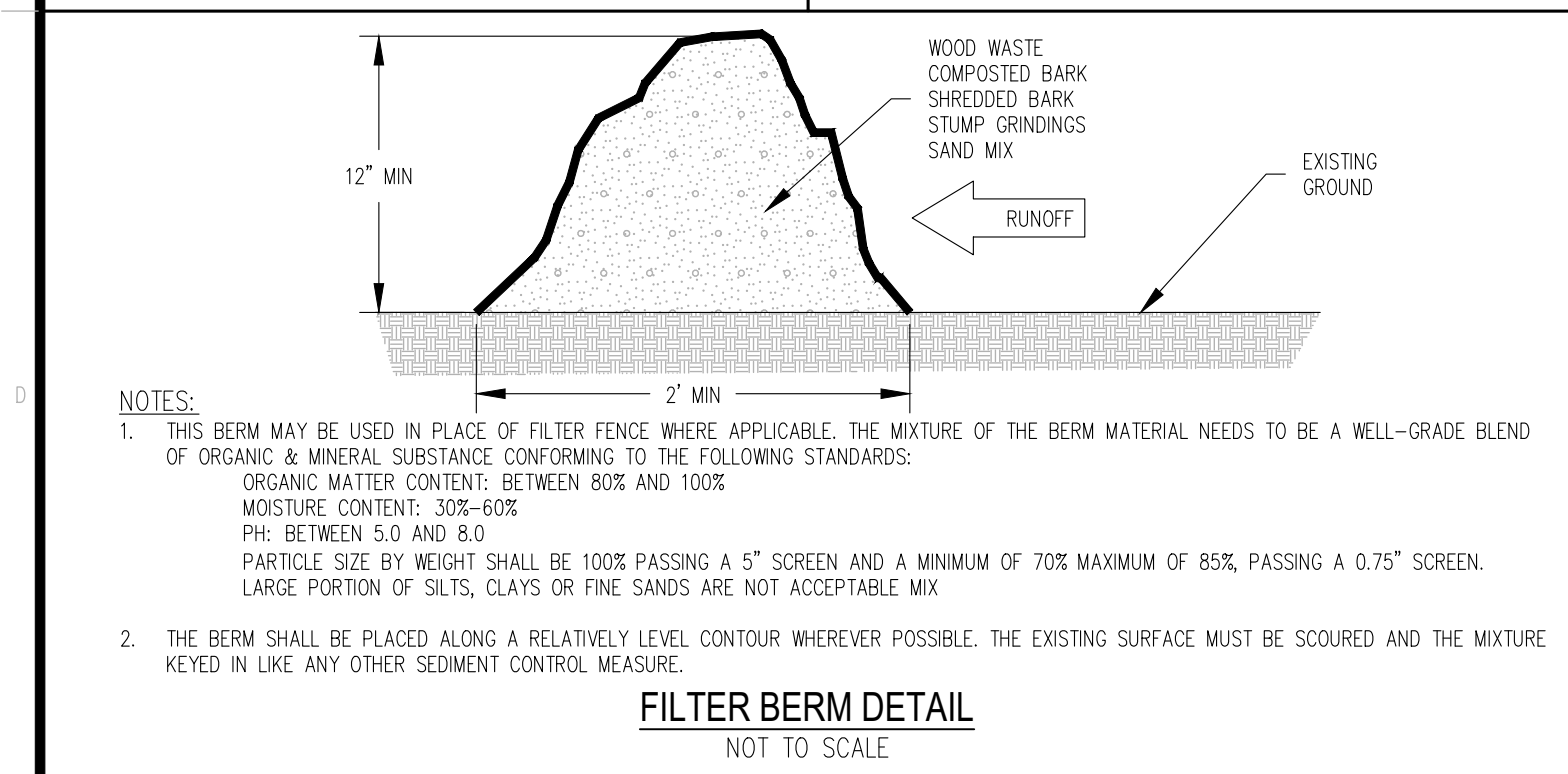
SEEDING MIXTURE AND SCHEDULE:

SPREAD TOPSOIL UNIFORMLY 6\"/>

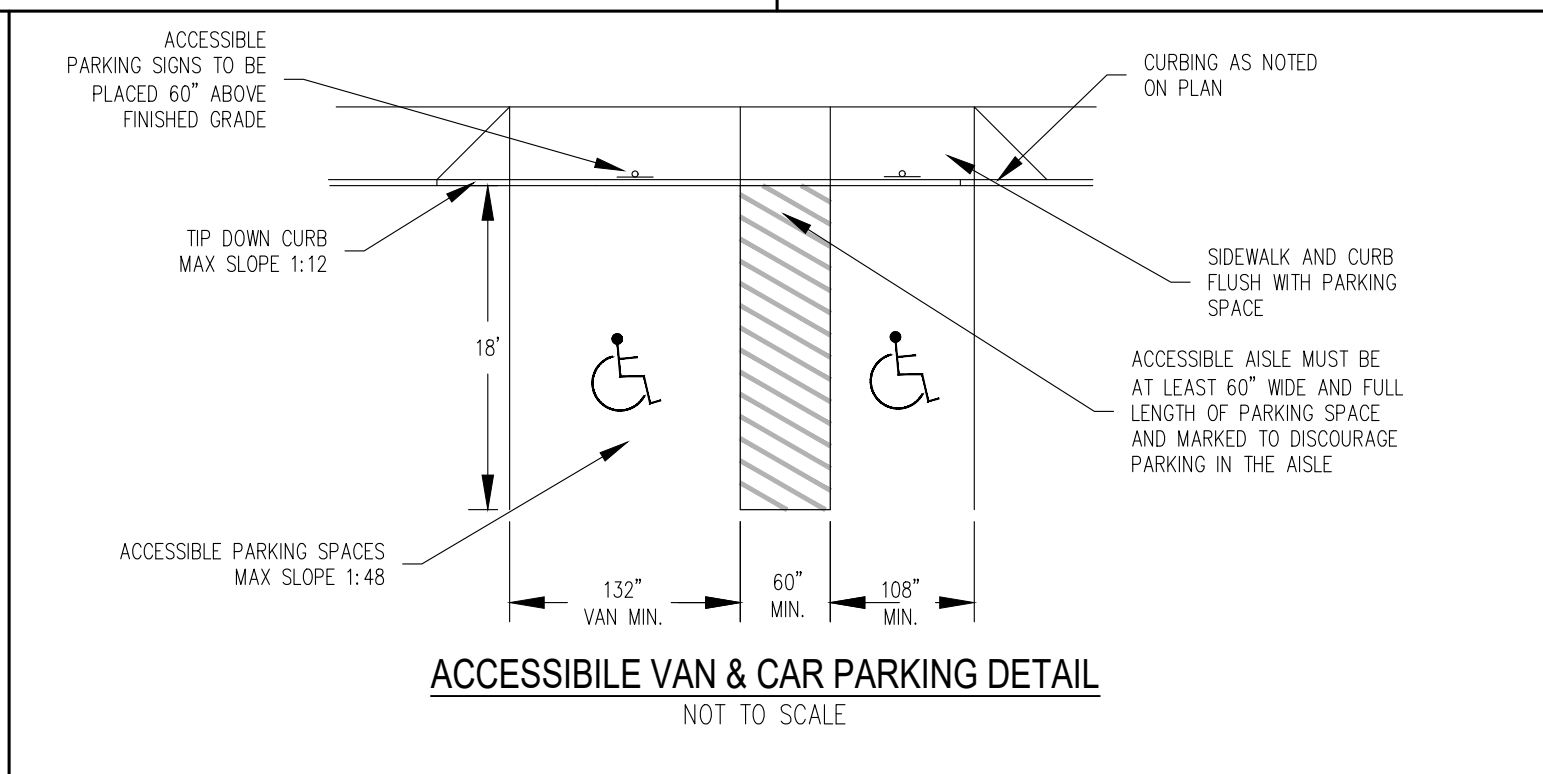
SEED MIXTURE SHALL BE USED:

LAWNS:	KENTUCKY BLUEGRASS	1.60 LBS./1000 S.F.
	PERENNIAL RYE GRASS	0.40 LBS./1000 S.F.
	TOTAL	2.00 LBS./1000 S.F.

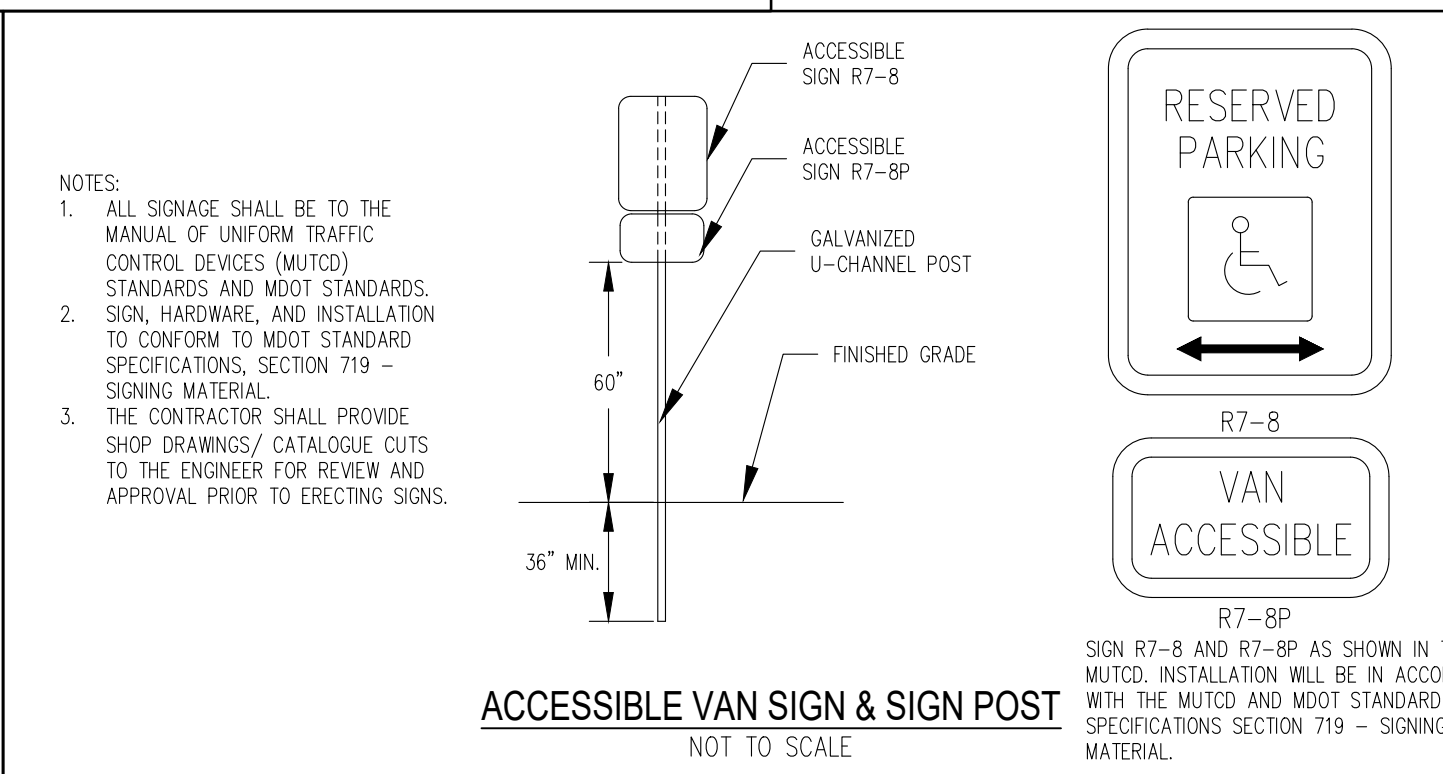
APPLY LIME AND FERTILIZER AS SPECIFIED UNDER THE EROSION AND SEDIMENTATION CONTROL NOTES. WORK UNDER THE TOP (4) INCHES OF SOIL PRIOR TO SEEDING. AFTER SEEDING, APPLY MULCH HAY AS SPECIFIED ON FLAT AREAS AND NOT EXPOSED TO WIND, THE MULCH WILL BE ANCHORED BY WETTING DOWN. IN OTHER AREAS, JUTE NETTING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



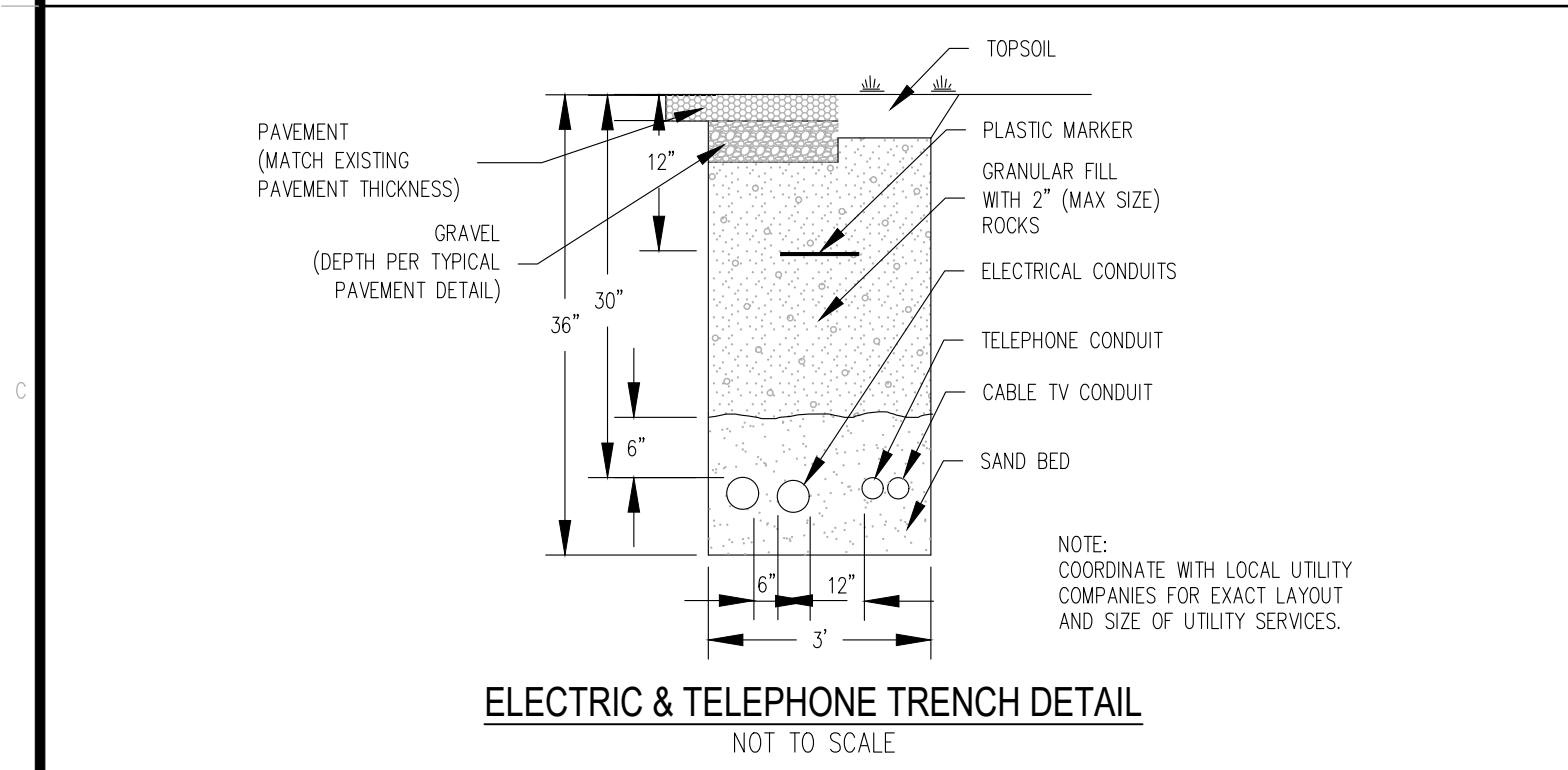
FILTER BERM DETAIL
NOT TO SCALE



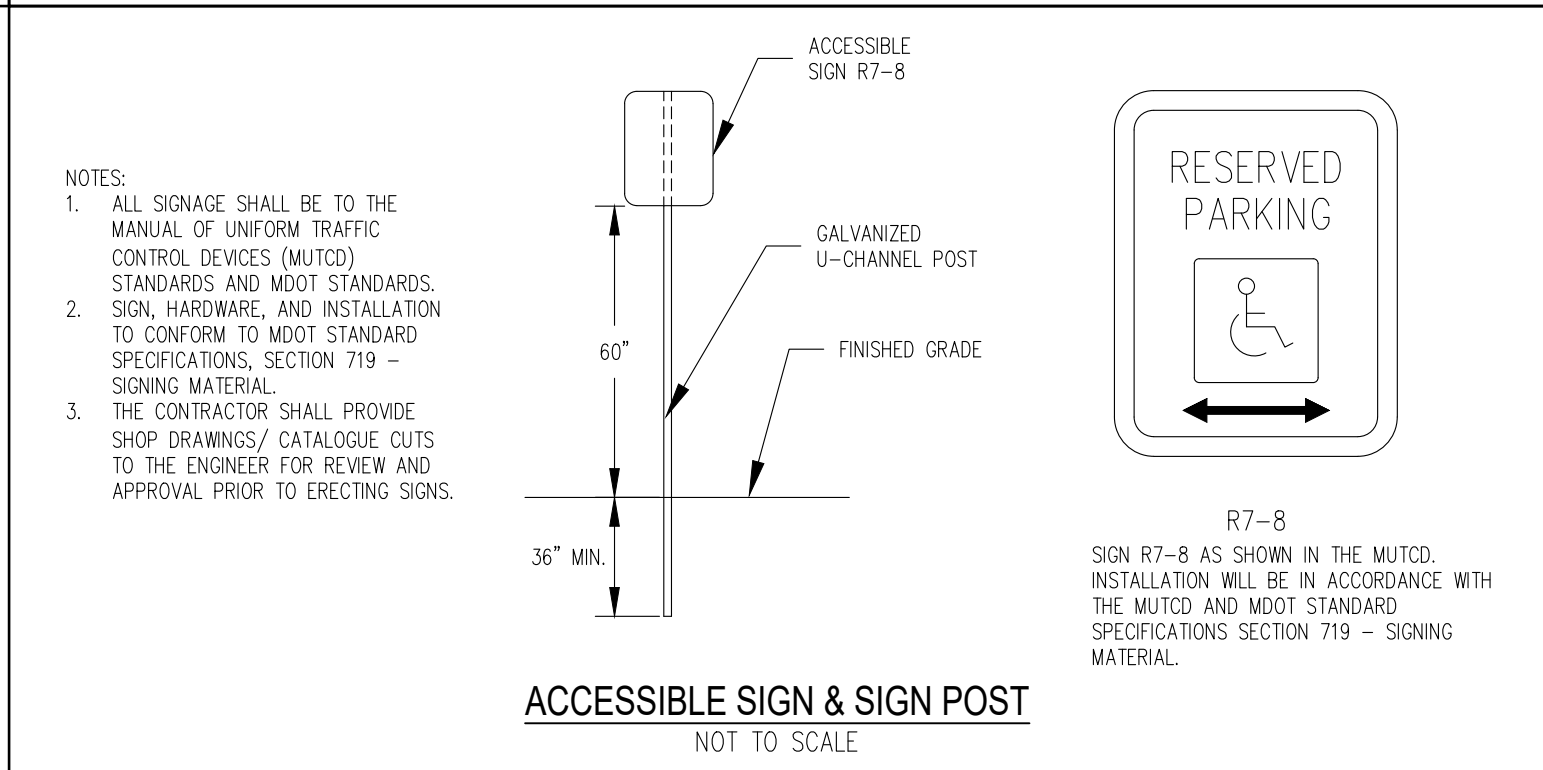
ACCESSIBLE VAN & CAR PARKING DETAIL
NOT TO SCALE



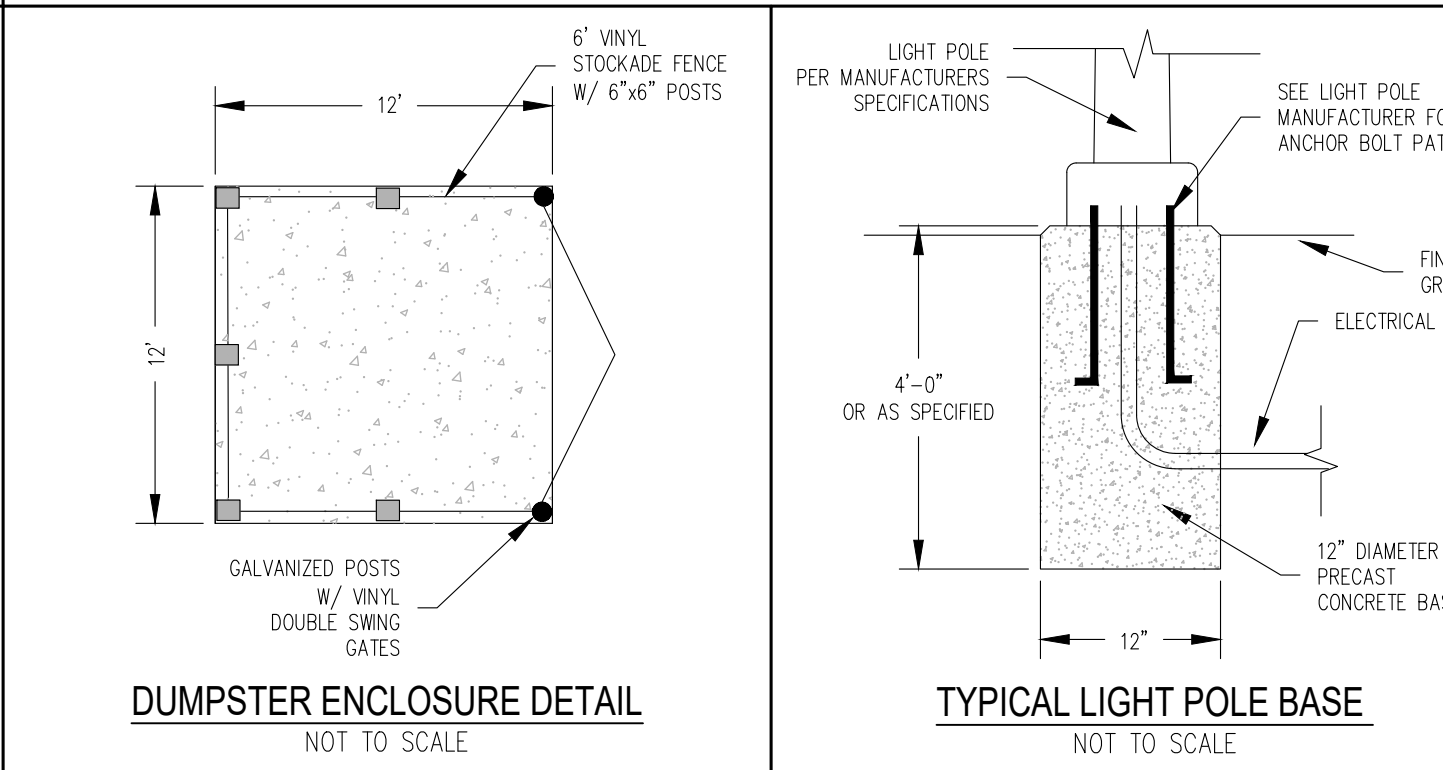
ACCESSIBLE VAN SIGN & SIGN POST
NOT TO SCALE



ELECTRIC & TELEPHONE TRENCH DETAIL
NOT TO SCALE

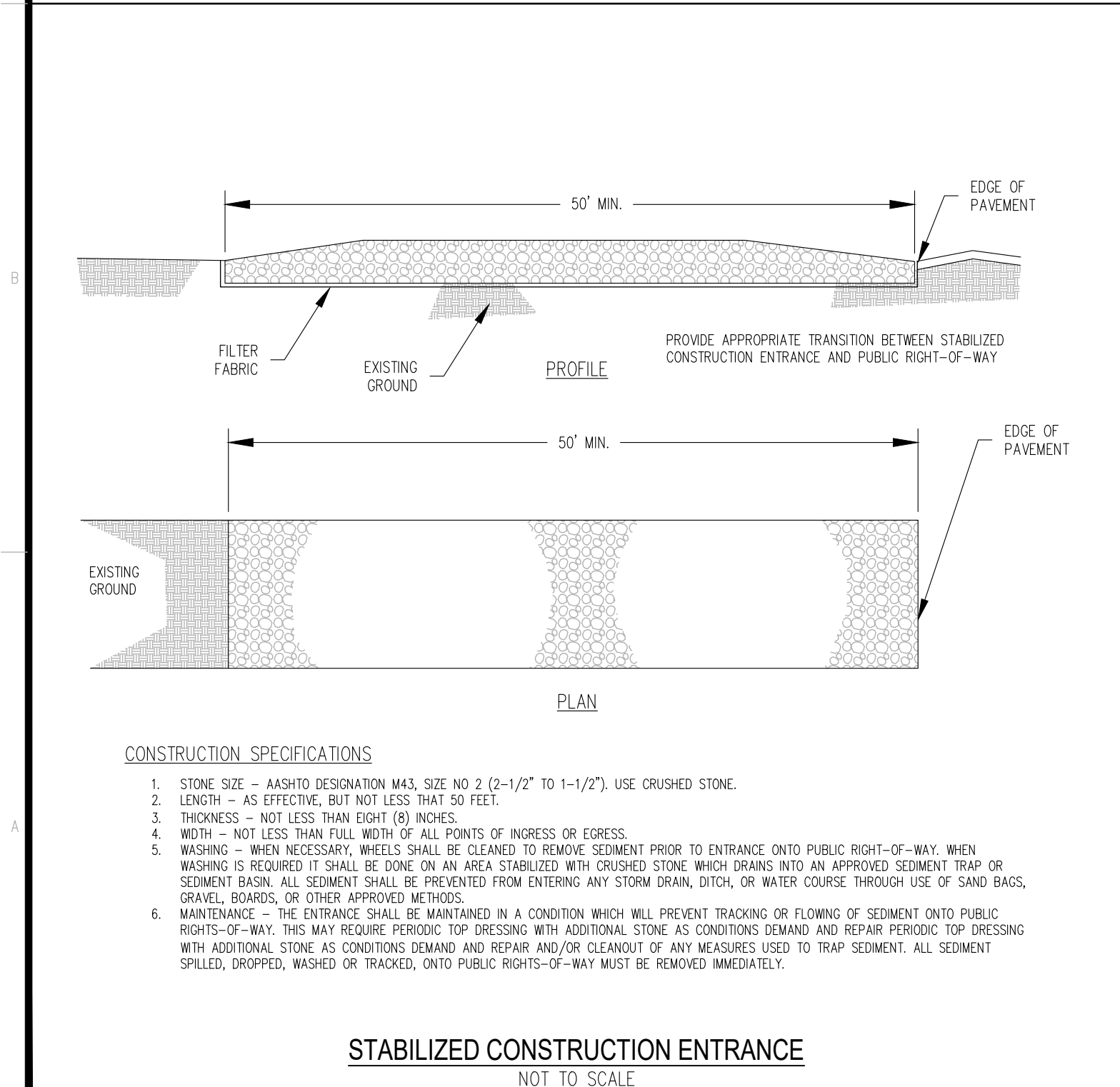


ACCESSIBLE SIGN & SIGN POST
NOT TO SCALE

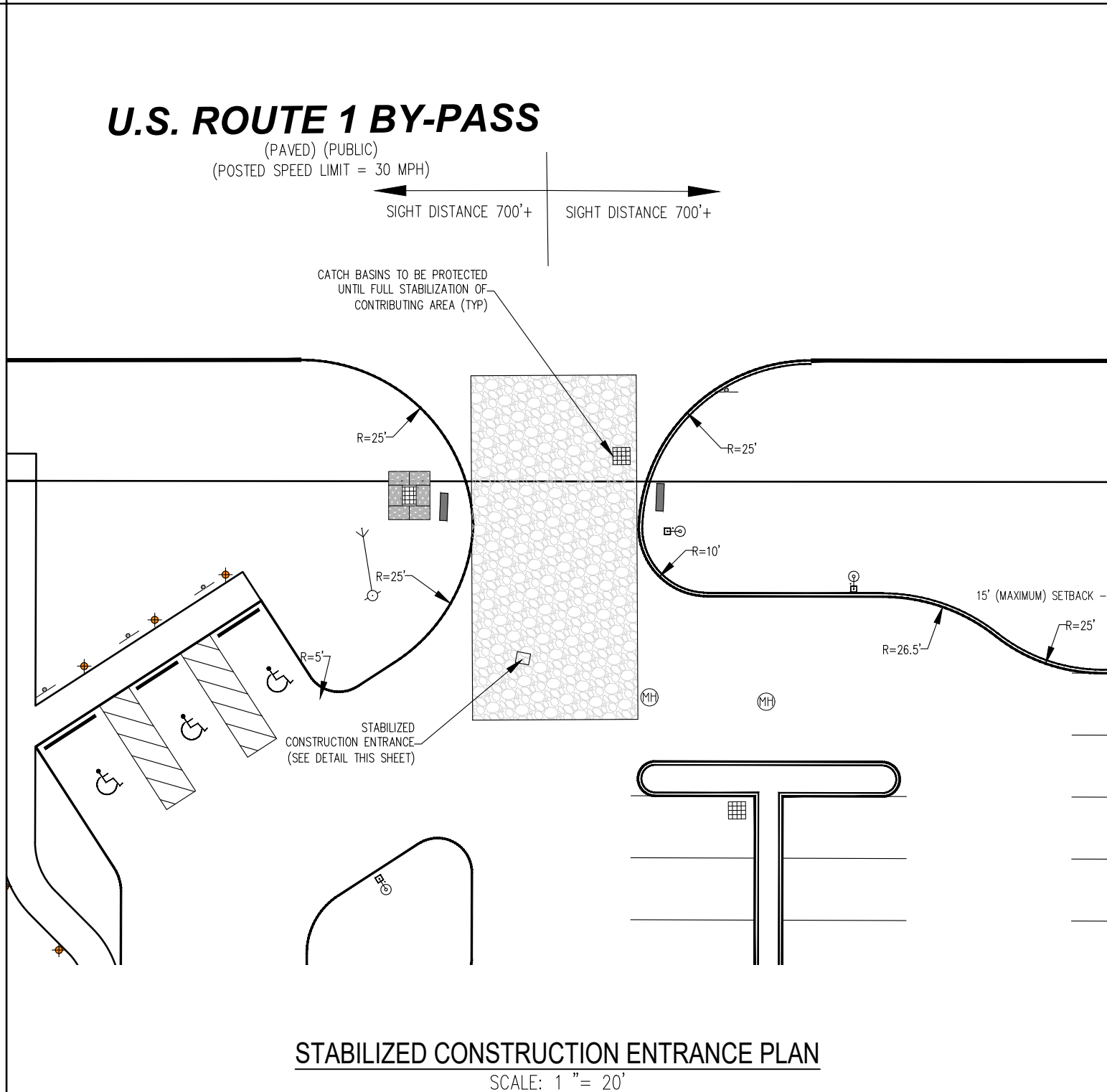


DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE

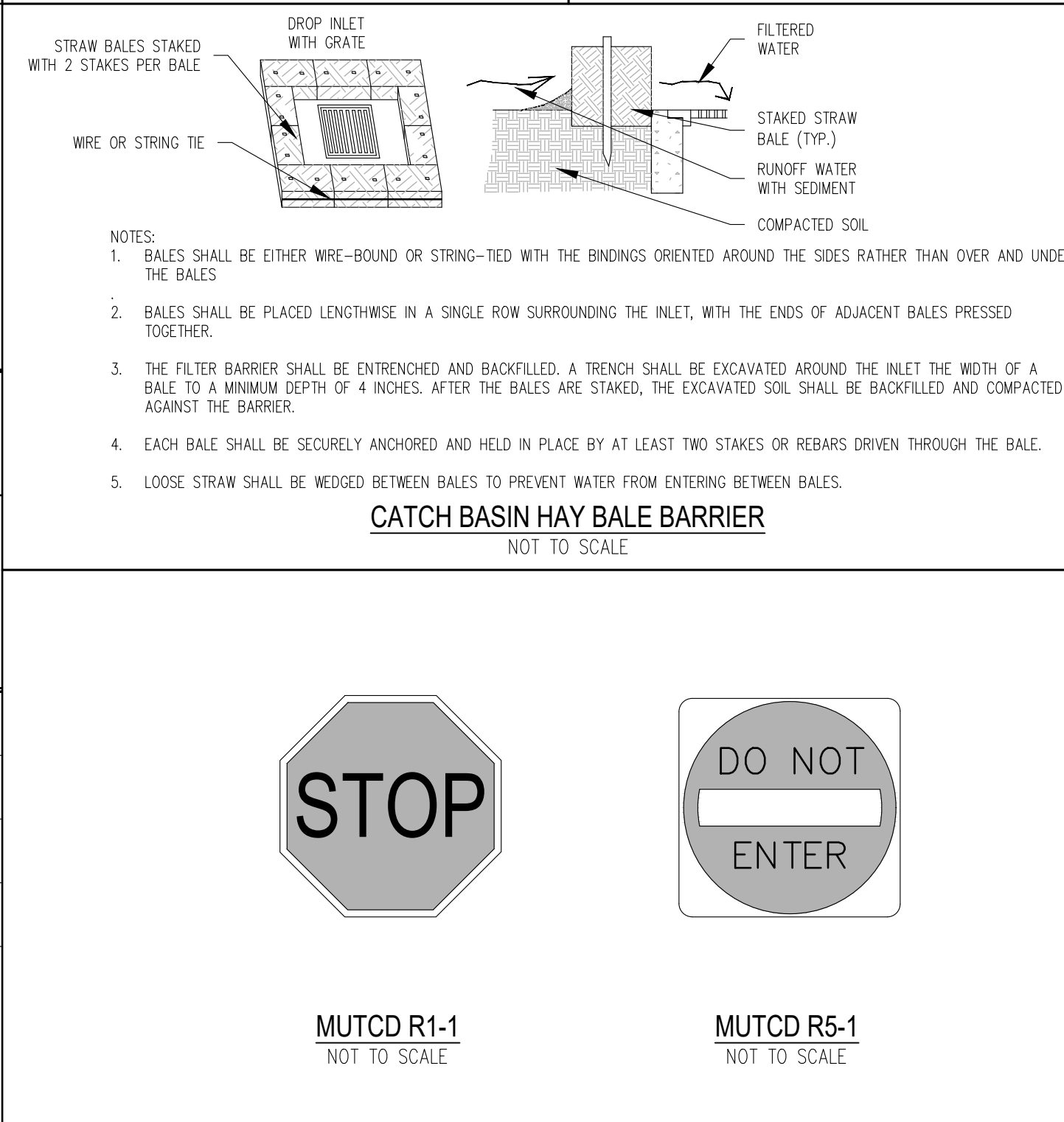
TYPICAL LIGHT POLE BASE
NOT TO SCALE



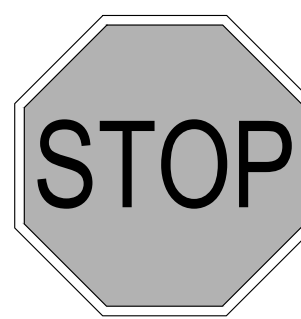
STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



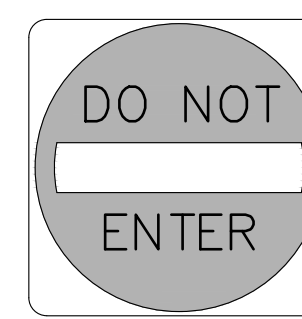
STABILIZED CONSTRUCTION ENTRANCE PLAN
SCALE: 1" = 20'



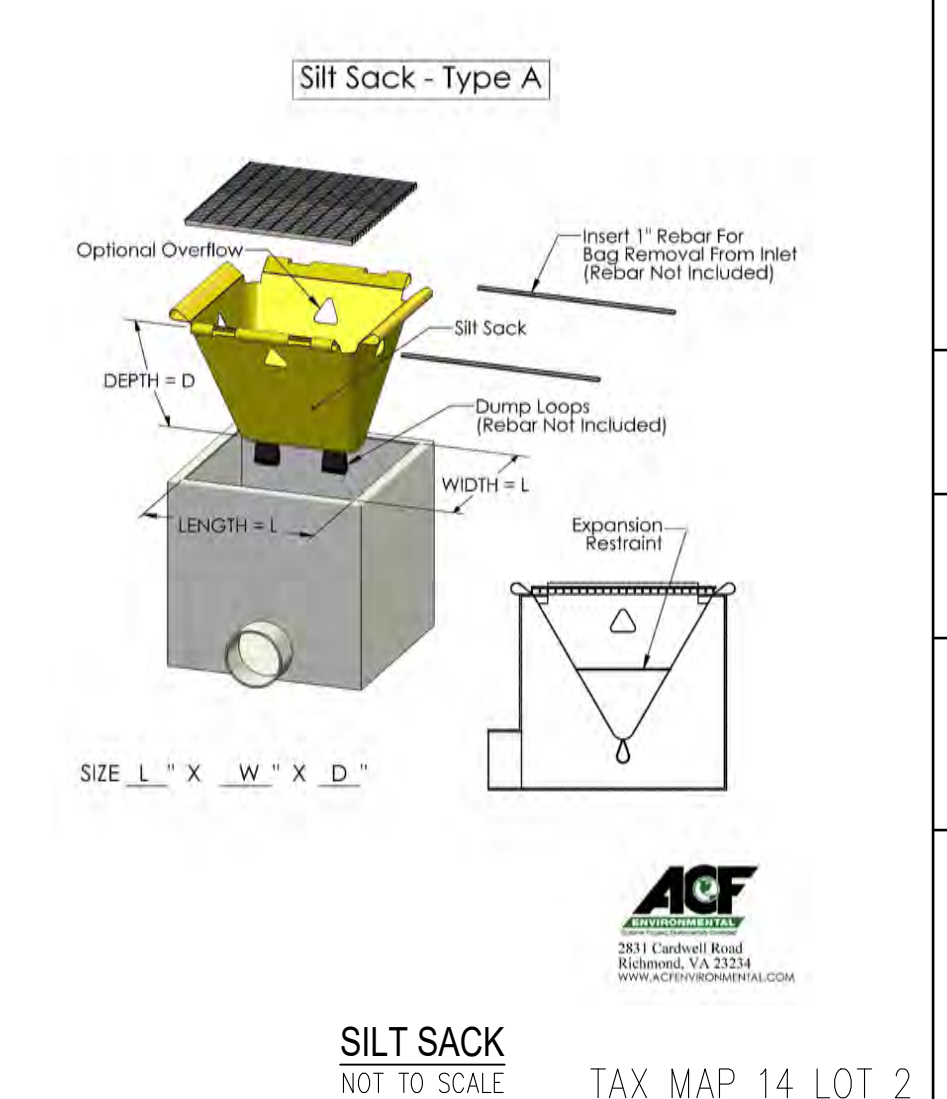
CATCH BASIN HAY BALE BARRIER
NOT TO SCALE



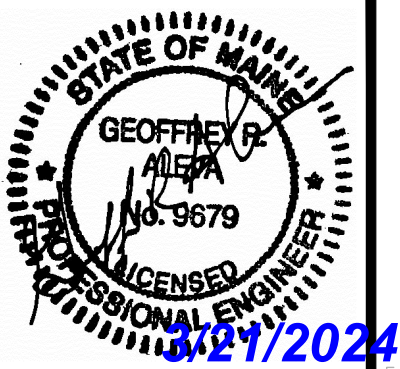
MUTCD R1-1
NOT TO SCALE



MUTCD R5-1
NOT TO SCALE



SILT SACK
NOT TO SCALE



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NO.	REVISIONS	INT.	DATE
3	REVISED PER TOWN COMMENTS		03/21/24
2	REVISED PER TOWN COMMENTS	GRA	02/16/24
1	REVISED PER TOWN COMMENTS	NUR	12/15/23

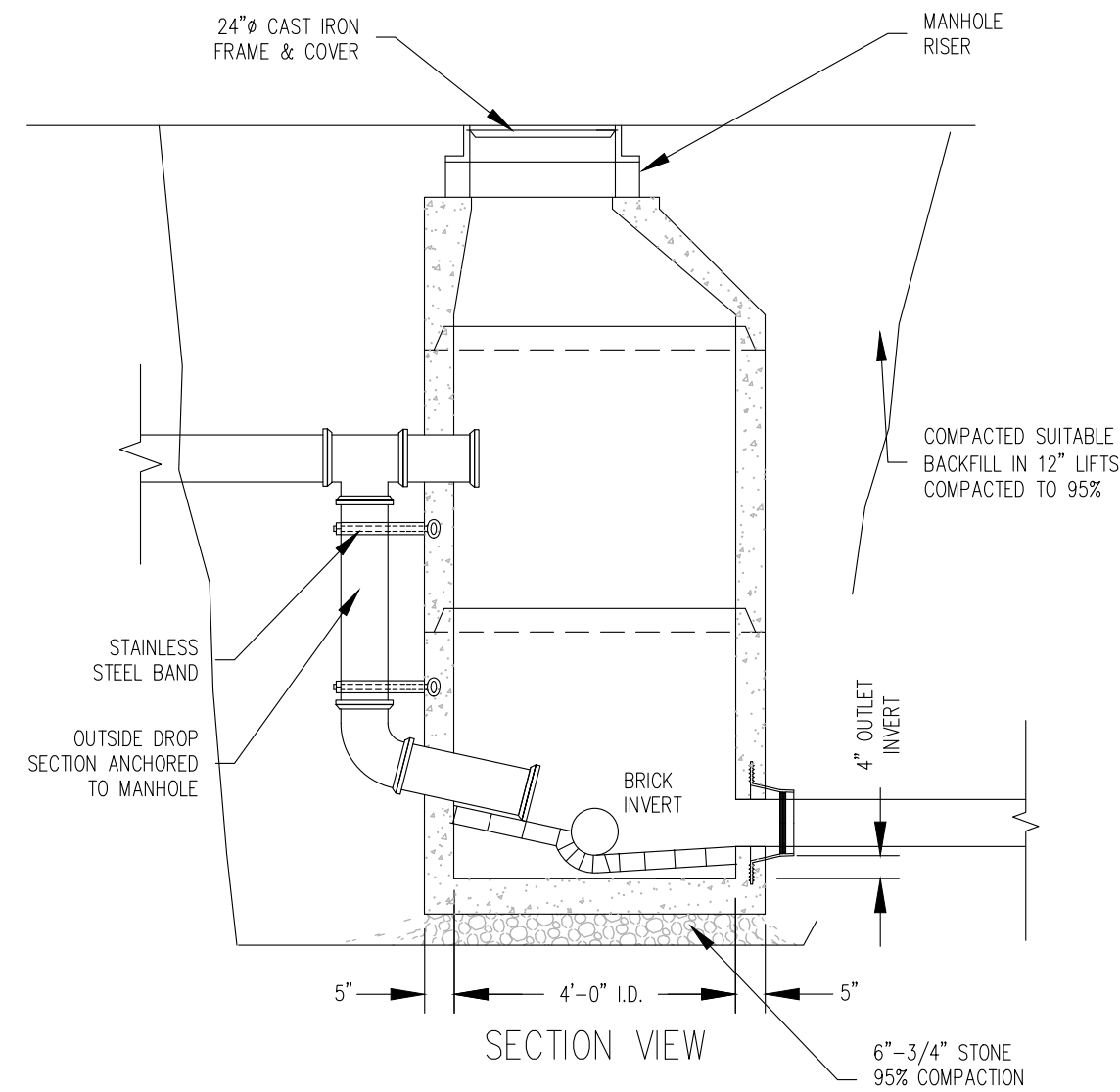
RECORD OWNER:
90 US ROUTE 1 LLC

ADDRESS:
PO BOX 630
KITTERY, ME 03904

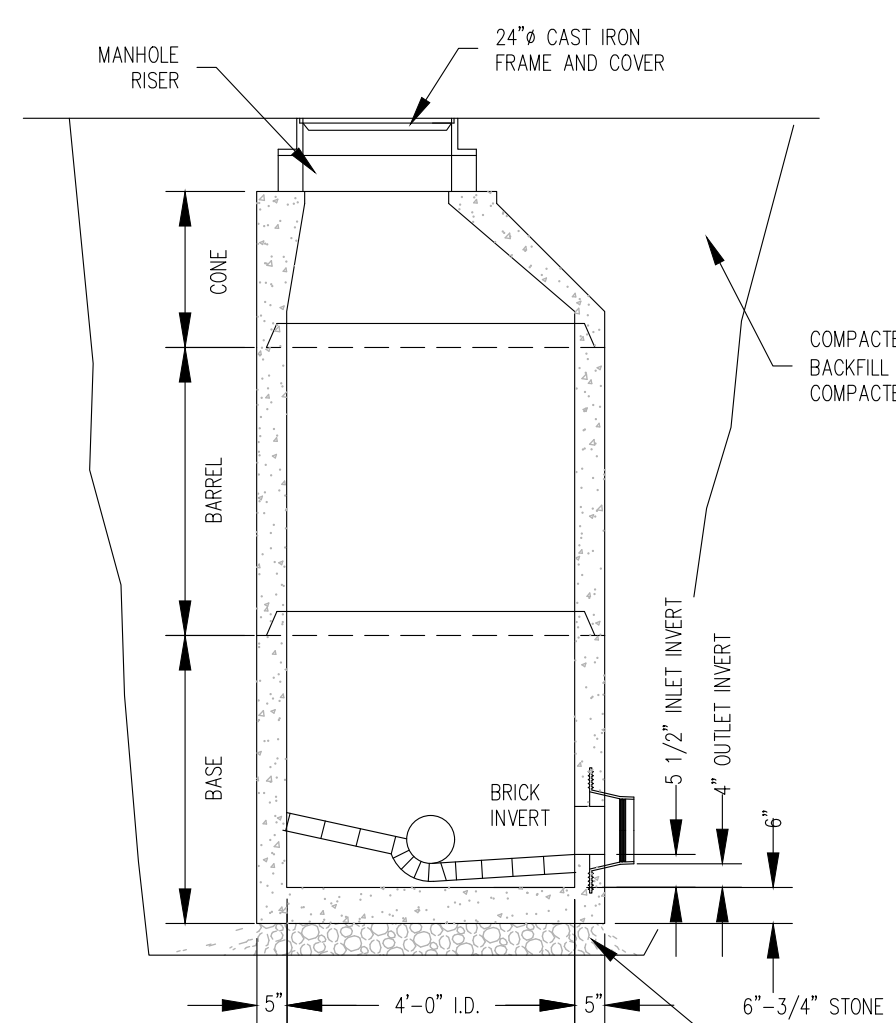
REDEVELOPMENT PLAN OF LAND OF
90 US ROUTE 1 LLC
90 U.S. ROUTE 1 BY-PASS
KITTERY - YORK COUNTY, MAINE
PREPARED FOR:
90 US ROUTE 1 LLC
PO BOX 630, KITTERY, ME 03904

DATE: 06/23/2023
DRAWN BY: JAA/DRG
CHECKED BY: GRA
APPROVED BY:
CONSTRUCTION DETAILS

PROJECT NO: 2132300
L2
SHEET: 2 OF 4



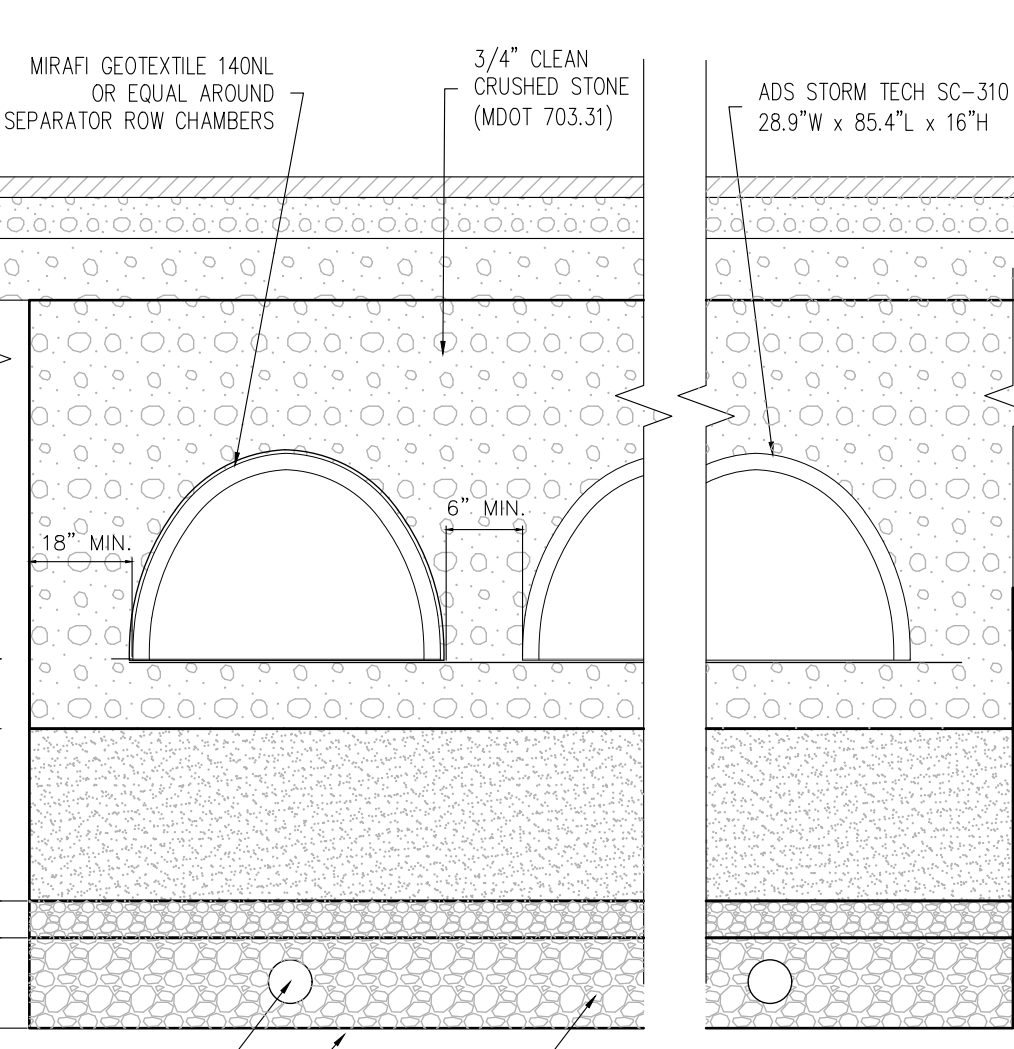
SEWER DROP MANHOLE DETAIL
NOT TO SCALE



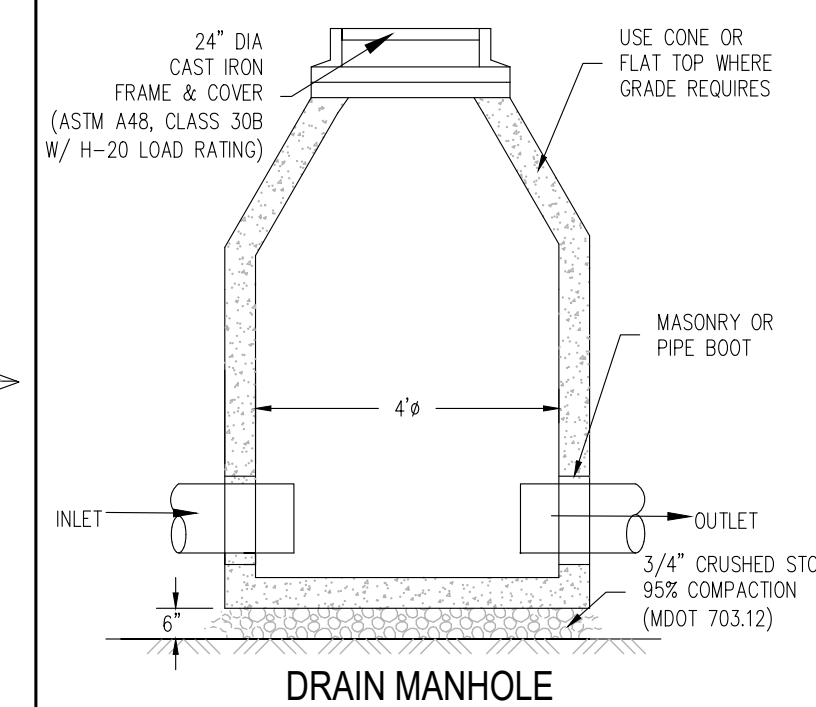
SEWER MANHOLE DETAIL
NOT TO SCALE

SEE TYPICAL PAVEMENT SECTION DETAIL ON SHEET L2 FOR COMPONENTS. THE 12" SUB BASE GRAVEL (MDOT 703.06 D) COMPONENT WILL STOP AT THE TOP OF STONE 46.00.

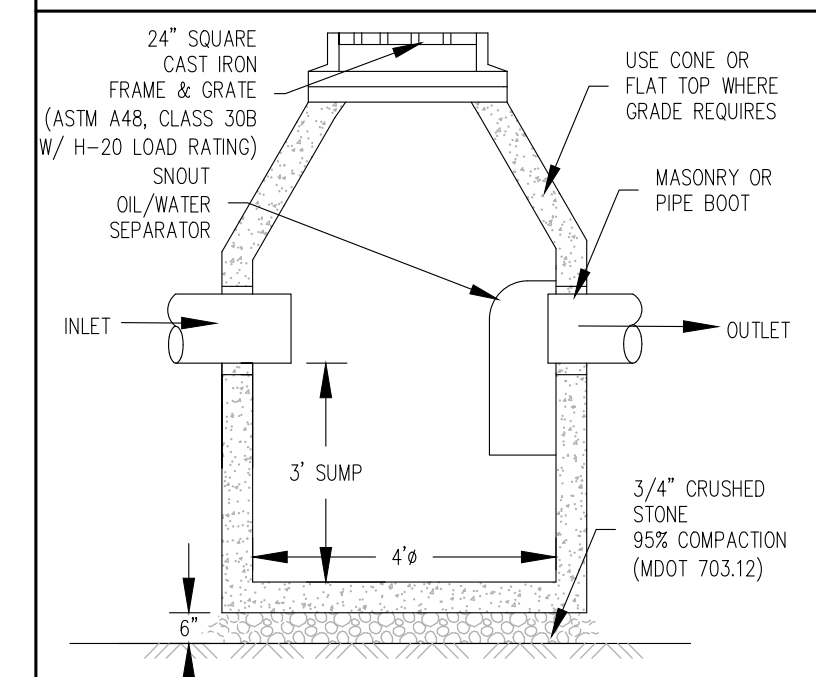
SURFACE (VARIES)
TOP OF STONE 46.00
CHAMBER INV. 42.67
BOTTOM STONE 42.17
BOTTOM FILTER 40.67
BOTTOM GRAVEL 40.17
DRAIN INV. 39.42
BOTTOM STONE 39.17



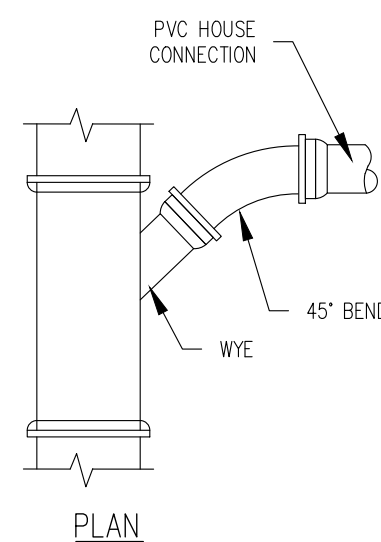
SUBSURFACE SAND FILTER DETAIL
NOT TO SCALE



DRAIN MANHOLE
NOT TO SCALE

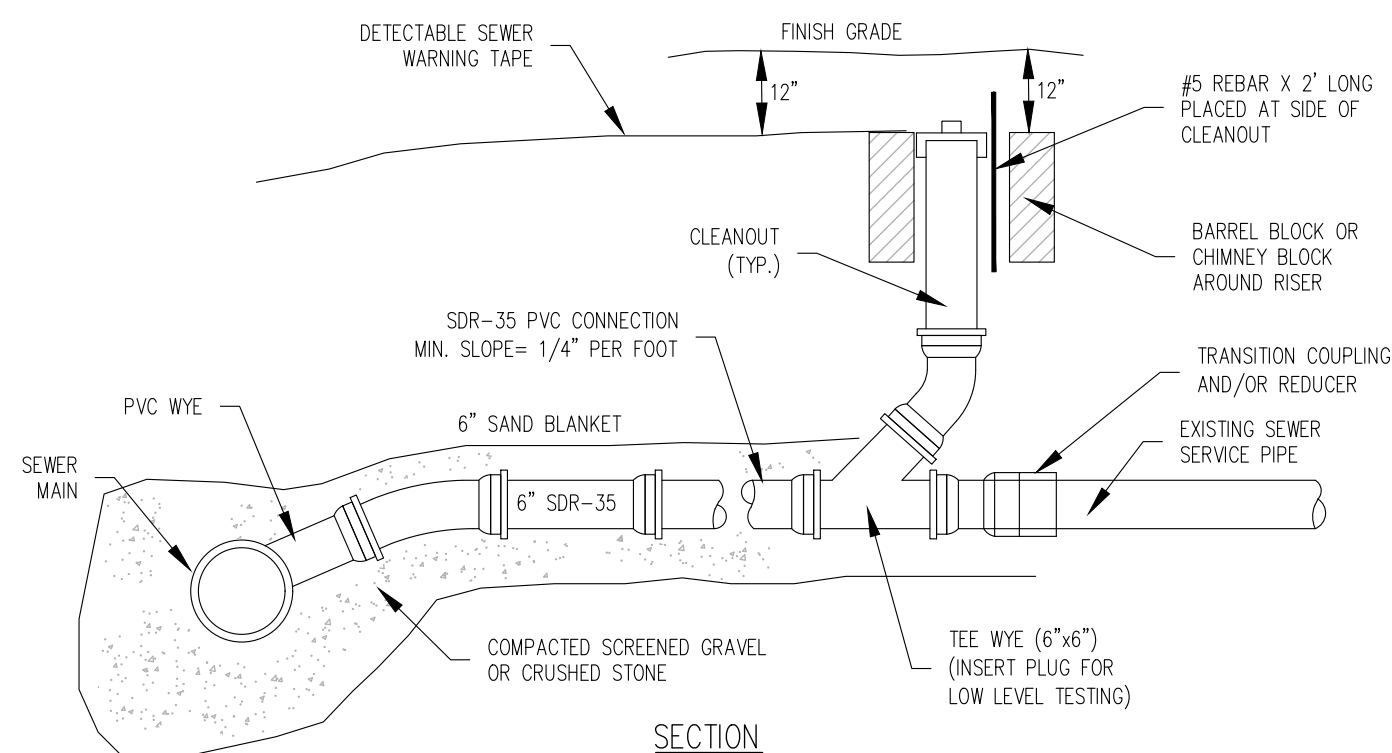


CATCH BASIN WITH SNUOT
NOT TO SCALE

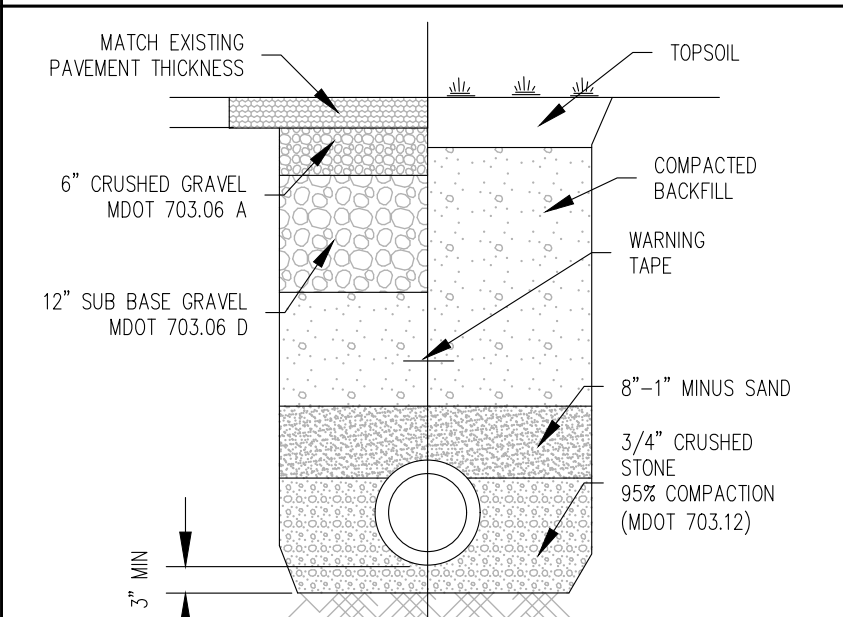


SERVICE CONNECTION NOTES:

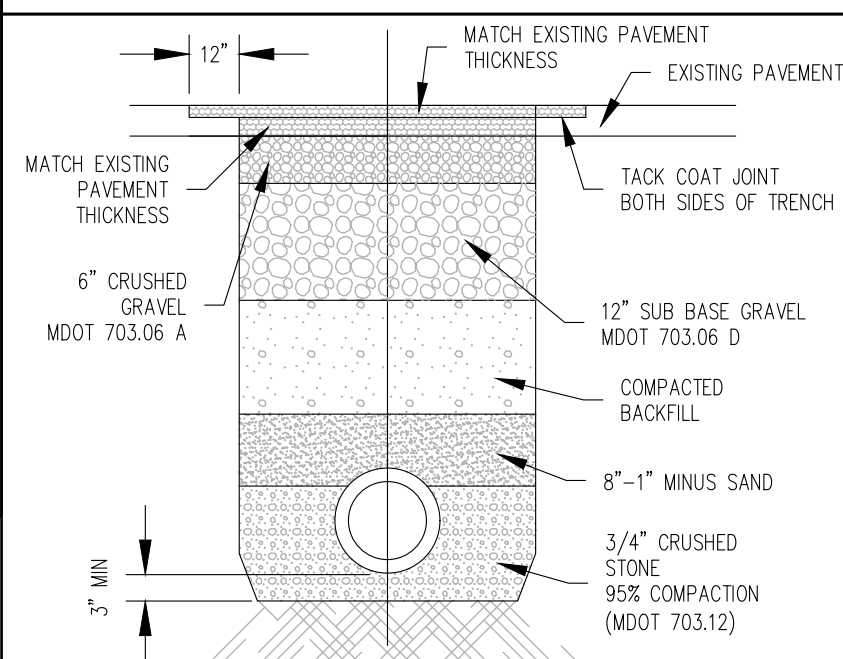
1. SEE DETAILS FOR SERVICE CONNECTION REQUIREMENTS.
2. SERVICE CONNECTION SHALL BE INSTALLED BELOW WATER MAIN WHERE POSSIBLE.
3. CLEANOUTS SHALL BE INSTALLED AT EACH SERVICE CONNECTION.
4. REBAR SHALL BE PLACED AT SIDE OF CLEANOUT.
5. CLEANOUT SHALL BE USED TO PLUG AND TEST ALL NEW LATERALS WITH MINIMAL INTERRUPTION TO OPERATION OF HOMEOWNER SANITARY SYSTEM.
6. CLEANOUT RISER PIPE AND FITTINGS SHALL BE INCIDENTAL AND SHALL NOT BE CONSIDERED FOR PAYMENT.
7. CLEANOUTS SHALL BE PLACED EVERY 75 FEET AND AT BENDS IN PIPING.



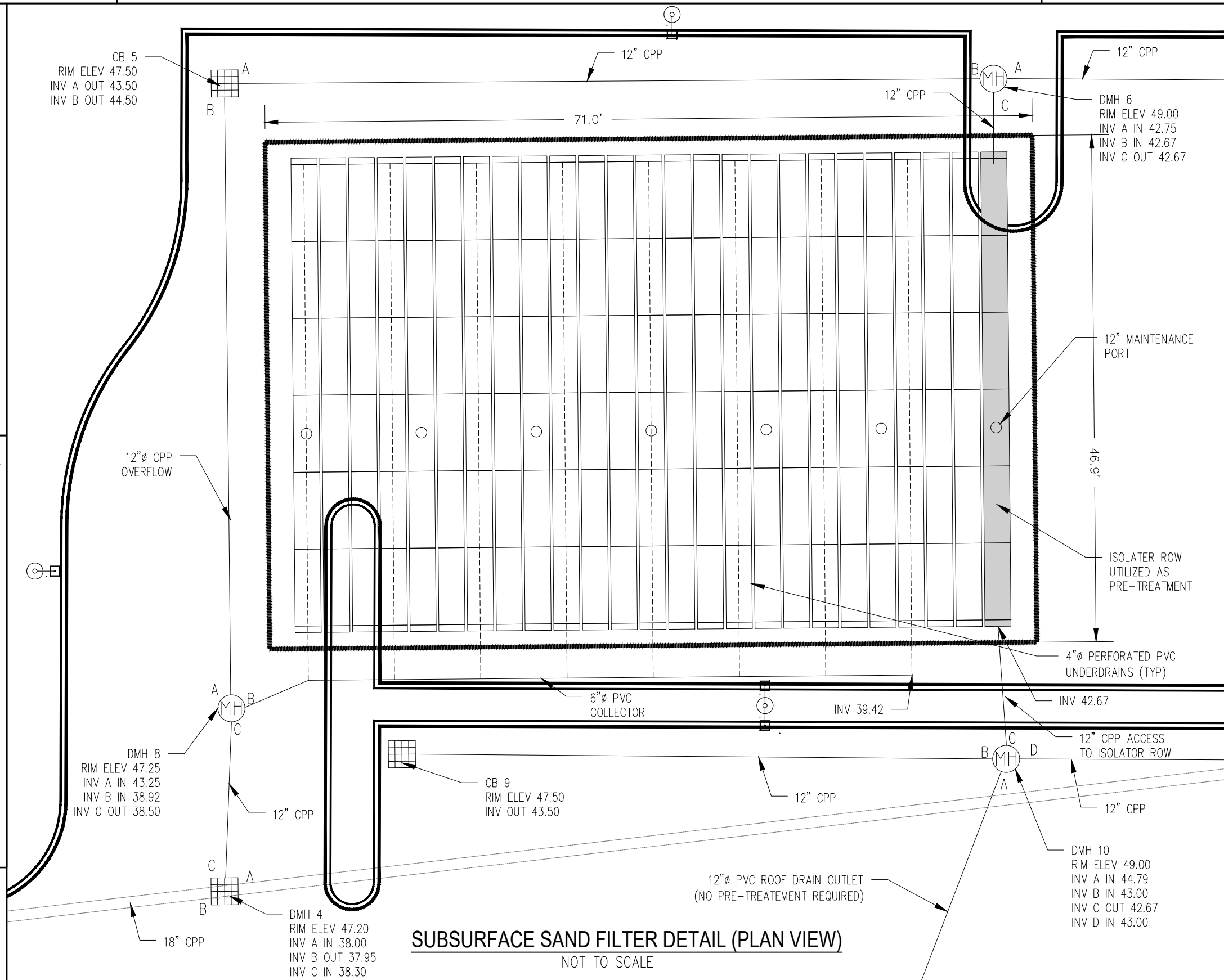
SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE



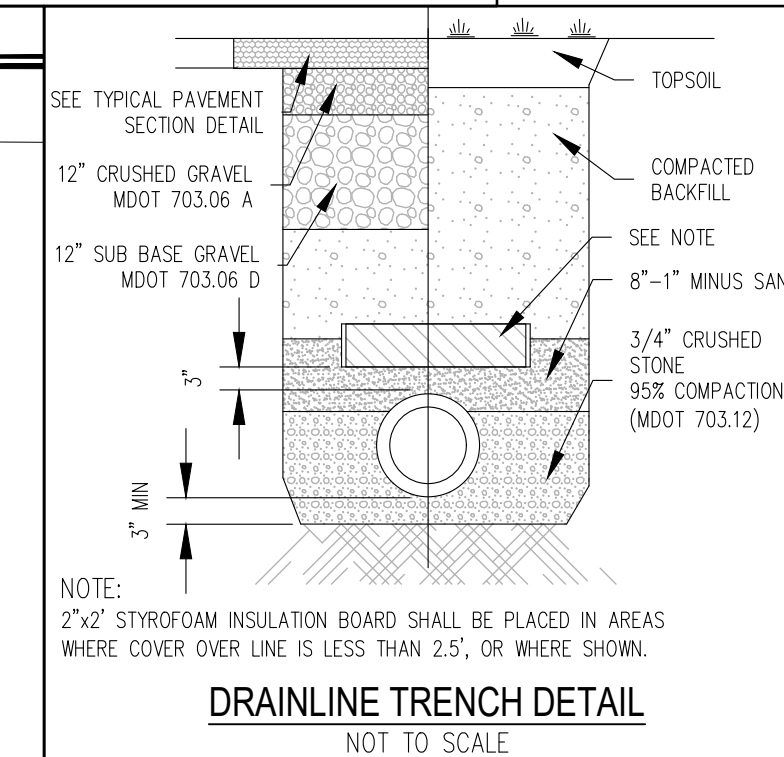
SEWER LINE TRENCH DETAIL
NOT TO SCALE



SEWER LINE TRENCH PATCH DETAIL
NOT TO SCALE



SUBSURFACE SAND FILTER DETAIL (PLAN VIEW)
NOT TO SCALE



DRAINLINE TRENCH DETAIL
NOT TO SCALE



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Maine
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NO.	REVISIONS	INT.	DATE
3	REVISED PER TOWN COMMENTS		03/21/24
2	REVISED PER TOWN COMMENTS		02/16/24
1	REVISED PER TOWN COMMENTS		12/15/23

RECORDED OWNER:
90 US ROUTE 1 LLC
ADDRESS:
PO BOX 630
KITTERY, ME 03904

REDEVELOPMENT PLAN OF LAND OF
90 US ROUTE 1 LLC
90 U.S. ROUTE 1 BY-PASS
KITTERY - YORK COUNTY, MAINE
PREPARED FOR:
90 US ROUTE 1 LLC
CLIENT ADDRESS:
PO BOX 630, KITTERY, ME 03904

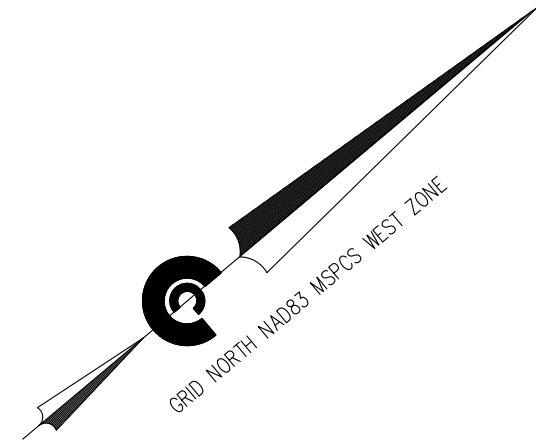
DATE: 06/23/2023
DRAWN BY: JAA/DRC
CHECKED BY: GRA
APPROVED BY:

CONSTRUCTION DETAILS

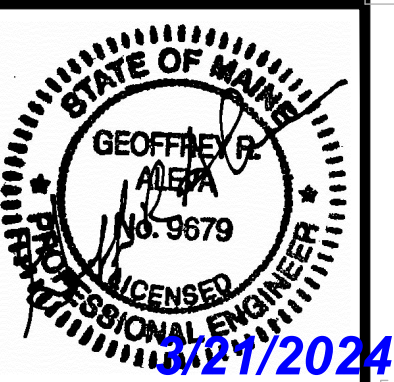
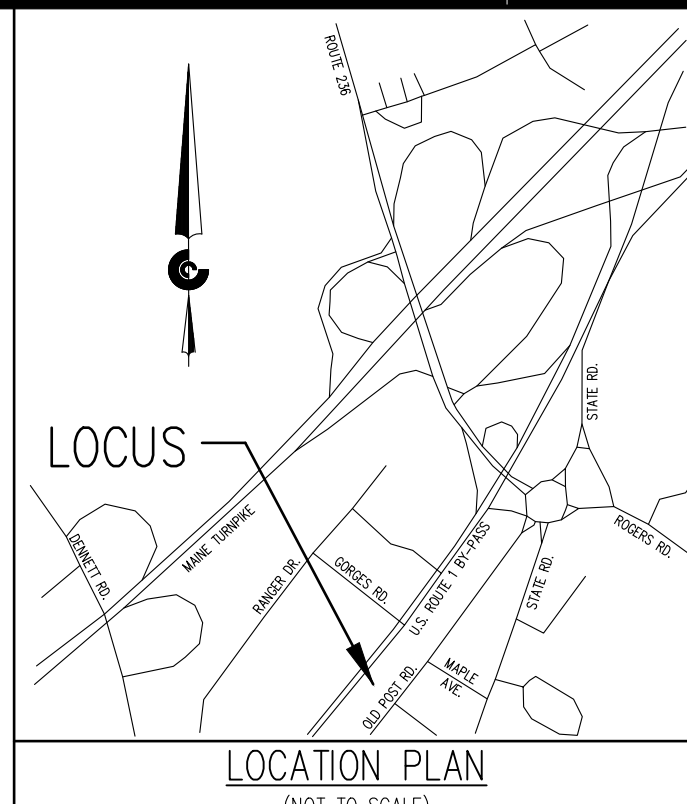
PROJECT NO: 2132300

L3

TAX MAP 14 LOT 2 SHEET: 3 OF 4



U.S. ROUTE 1 BY-PASS
(PAVED) (PUBLIC)
(POSTED SPEED LIMIT = 30 MPH)



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DATE	03/21/24
INT.	02/16/24

REVISED PER TOWN COMMENTS	NO.
1	1
REVISED PER TOWN COMMENTS	NO.
2	1

RECORDED OWNER:
90 US ROUTE 1 LLC
ADDRESS:
PO BOX 630
KITTERY, ME 03904

UPDATED BOUNDARY & EXISTING CONDITIONS PLAN OF LAND OF
90 US ROUTE 1 LLC
90 U.S. ROUTE 1 BY-PASS
KITTERY - YORK COUNTY, MAINE
PREPARED FOR:
90 US ROUTE 1 LLC
CLIENT ADDRESS:
PO BOX 630, KITTERY, ME 03904

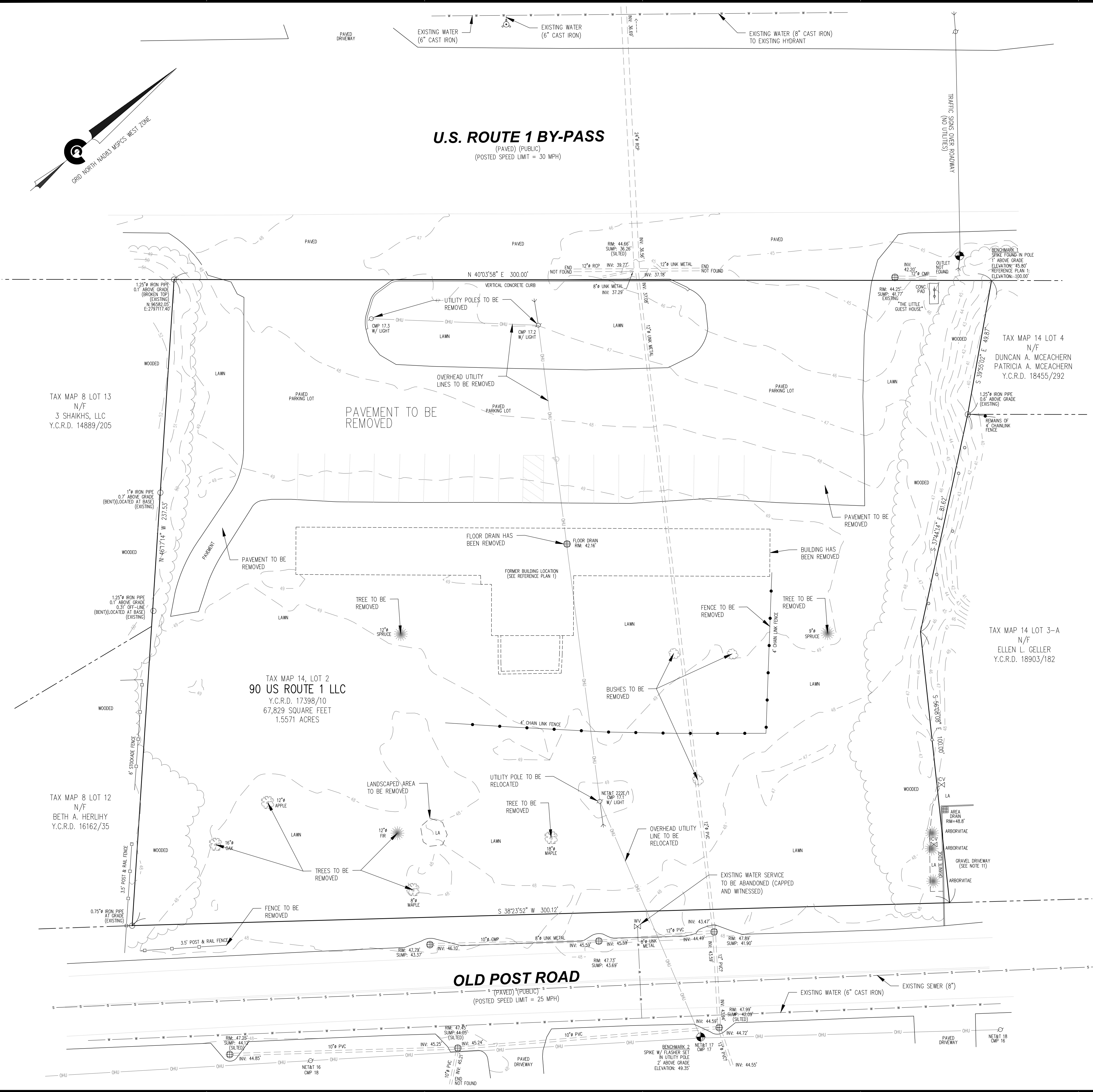
DATE: APRIL 25, 2023
DRAWN BY: AHP/MPP
CHECKED BY: CHM
APPROVED BY: MPP

DEMOLITION PLAN

PROJECT NO: 2132300

DEM

SHEET: 1 OF 1



NOTES:

1. THE UNKNOWN SEWER SERVICE IS TO BE CUT AND CAPPED PER KITTERY SEWER DEPARTMENT REQUIREMENTS ONCE IT IS LOCATED. LOCATION AND ABANDONMENT PROCEDURES TO BE VERIFIED WITH KITTERY SEWER DEPARTMENT.

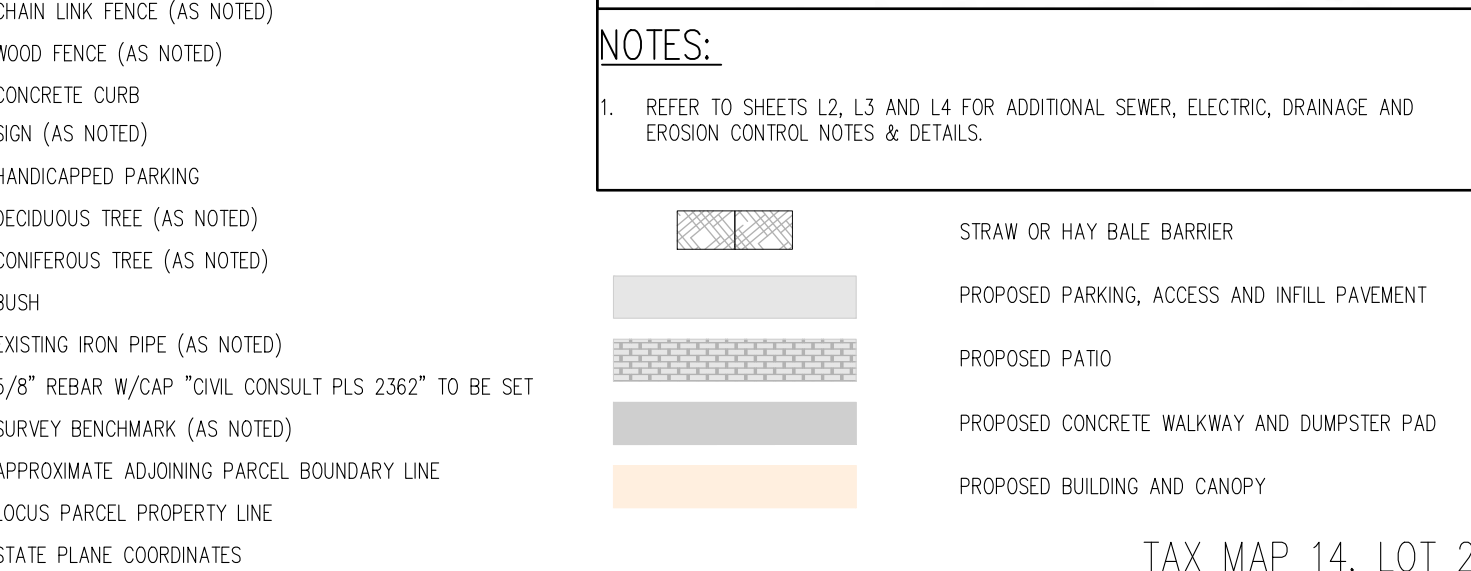
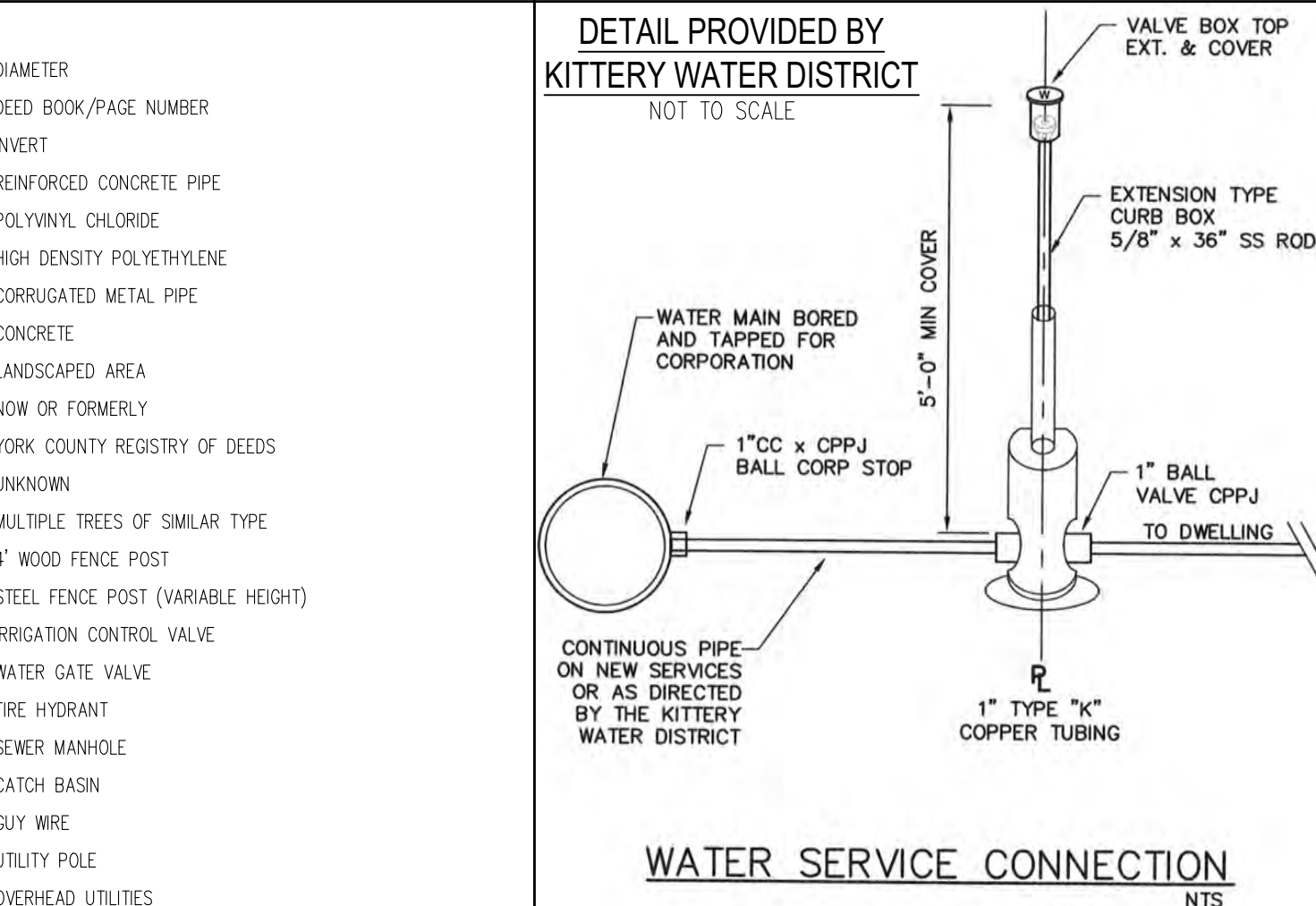
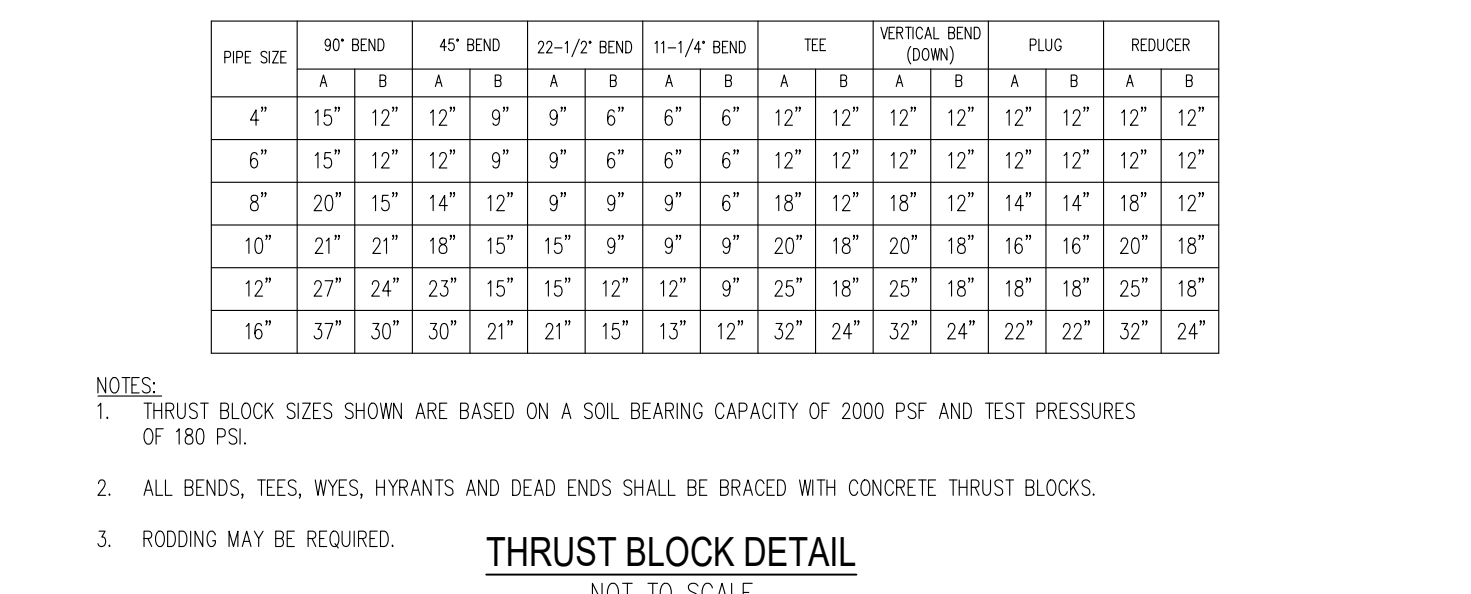
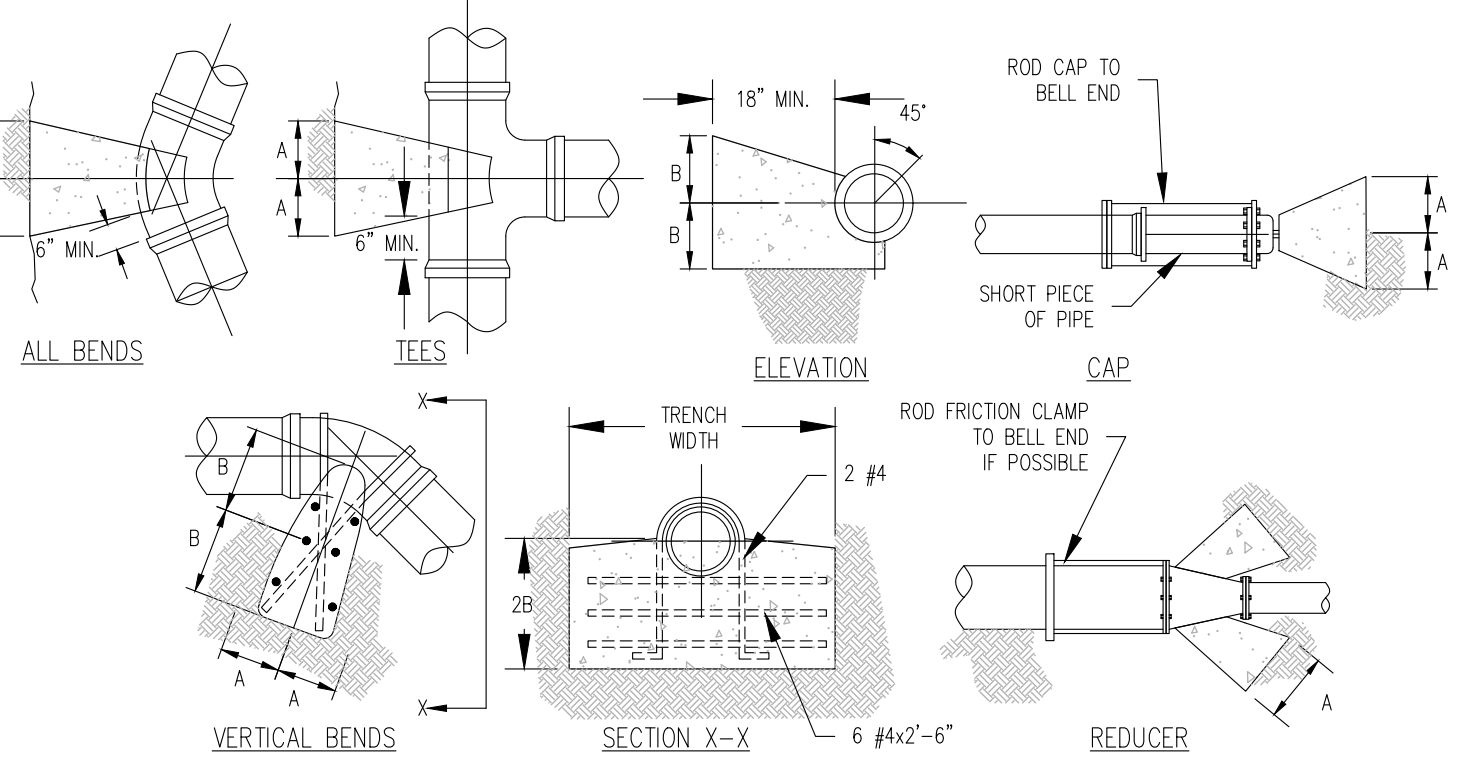
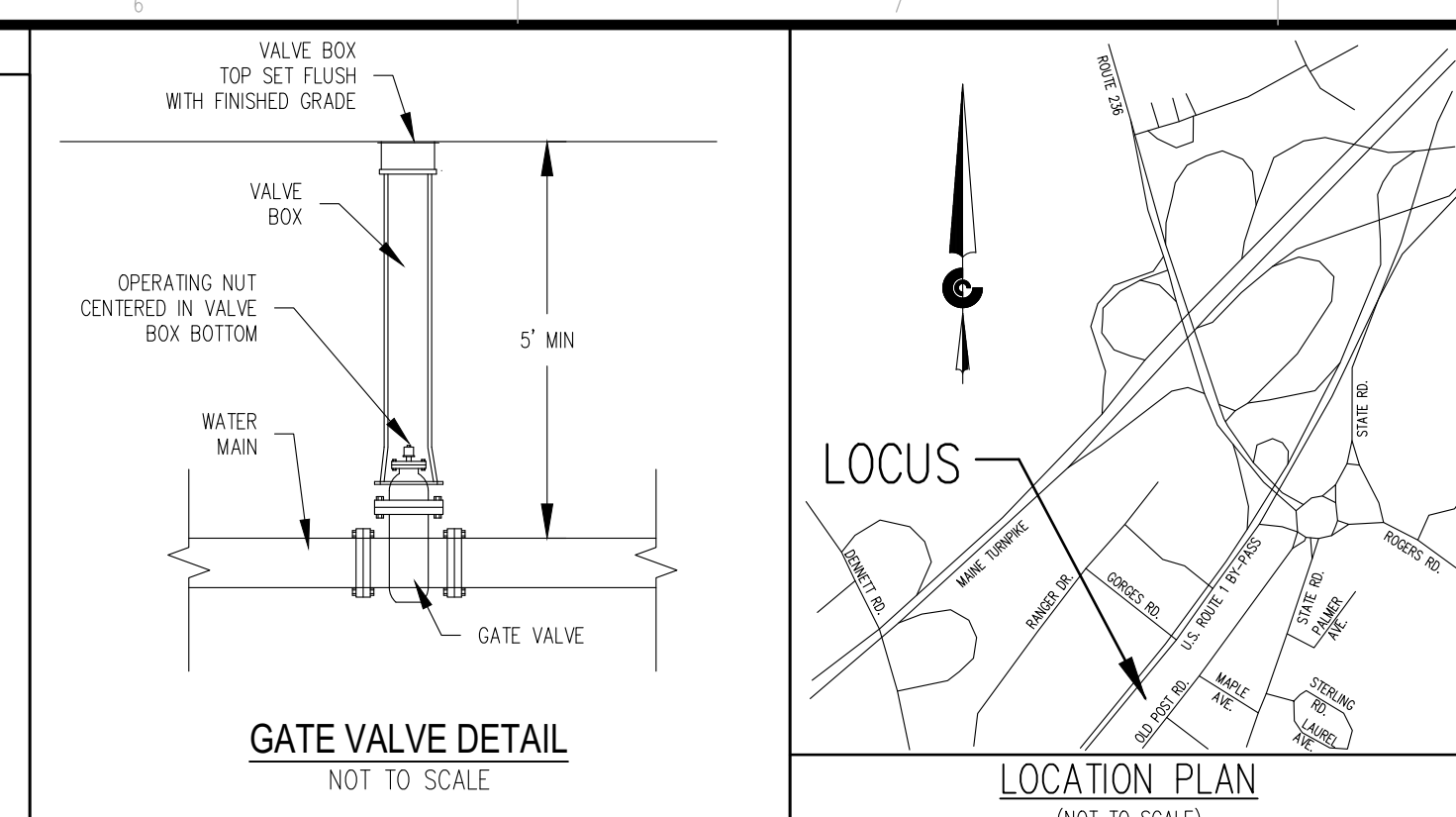
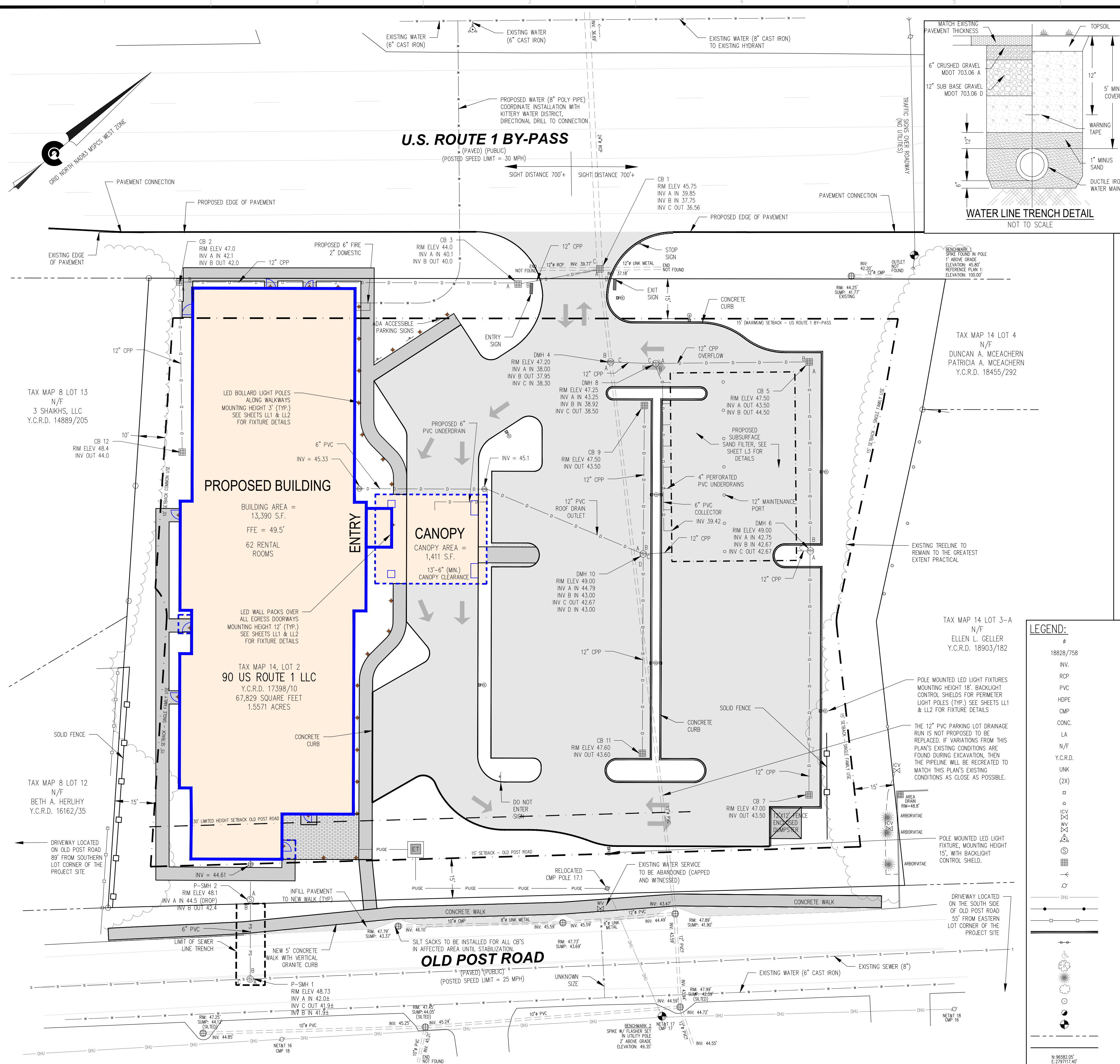
DEMOLITION ITEMS:

1. TO BE REMOVED:
 - 1.1. PAVEMENT
 - 1.2. UTILITY POLES (CMP 17.3 & 17.2) AND OVERHEAD UTILITY LINES
 - 1.3. CHAIN LINK FENCE AND POST & RAIL FENCE
 - 1.4. LANDSCAPED AREA
 - 1.5. SEVERAL TREES AND BUSHES
2. UTILITY POLE CMP 17.1 TO BE RELOCATED ALONG WITH OVERHEAD UTILITY LINE FROM OLD POST ROAD.
3. EXISTING WATER SERVICE TO BE ABANDONED (CAPPED AND WITNESSED)
4. MOTEL BUILDING HAS BEEN DEMOLISHED

LEGEND:

18828/758	DIAMETER
INV.	DEED BOOK/PAGE NUMBER
RCP	INVERT
PVC	REINFORCED CONCRETE PIPE
HDPE	POLYVINYL CHLORIDE
CMP	HIGH DENSITY POLYETHYLENE
CONC.	CORRUGATED METAL PIPE
LA	CONCRETE
N/F	LANDSCAPED AREA
Y.C.R.D.	NOW OR FORMERLY
UNK	YORK COUNTY REGISTRY OF DEEDS
(2X)	UNKNOWN
	MULTIPLE TREES OF SIMILAR TYPE
	4" WOOD FENCE POST
	STEEL FENCE POST (VARIABLE HEIGHT)
	IRRIGATION CONTROL VALVE
	WATER GATE VALVE
	FIRE HYDRANT
	SEWER MANHOLE
	CATCH BASIN
	GUY WIRE
	UTILITY POLE
	OVERHEAD UTILITIES
	CHAIN LINK FENCE (AS NOTED)
	WOOD FENCE (AS NOTED)
	CONCRETE CURB
	SIGN (AS NOTED)
	HANDICAPPED PARKING
	DECIDUOUS TREE (AS NOTED)
	CONIFEROUS TREE (AS NOTED)
	BUSH
	EXISTING IRON PIPE (AS NOTED)
	5/8" REBAR W/CAP "CIVIL CONSULT PLS 2362" TO BE SET
	SURVEY BENCHMARK (AS NOTED)
	APPROXIMATE ADJOINING PARCEL BOUNDARY LINE
	LOCUS PARCEL PROPERTY LINE
	STATE PLANE COORDINATES

TAX MAP 14, LOT 2



STATE OF MAINE
GEORGE ALFA
 LICENSED PROFESSIONAL ENGINEER
 No. 9679
 03/21/24

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NO.	REVISIONS	DATE
2	REVISED PER TOWN COMMENTS	03/21/24
1	REVISED PER TOWN COMMENTS	02/16/24

RECORD OWNER:
 90 US ROUTE 1 LLC

ADDRESS:
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 KITTERY, ME 03904

REDEVELOPMENT PLAN OF LAND OF
90 US ROUTE 1 LLC
90 U.S. ROUTE 1 BY-PASS
KITTERY - YORK COUNTY, MAINE

PREPARED FOR:
 90 US ROUTE 1 LLC
 CLIENT ADDRESS:
 PO BOX 630, KITTERY, ME 03904

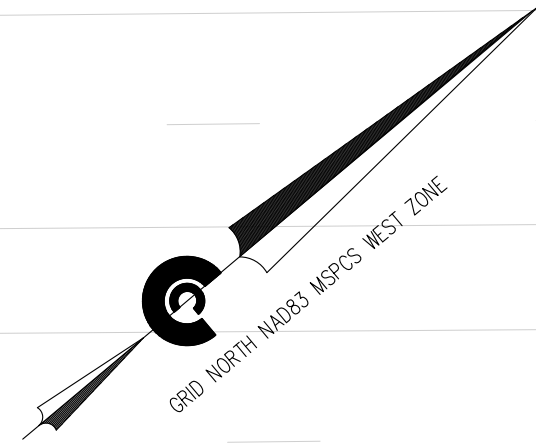
DATE: 06/23/2023
 DRAWN BY: JAA/DRG
 CHECKED BY: GRA
 APPROVED BY:

UTILITY PLAN

PROJECT NO: 21-323.00

U1

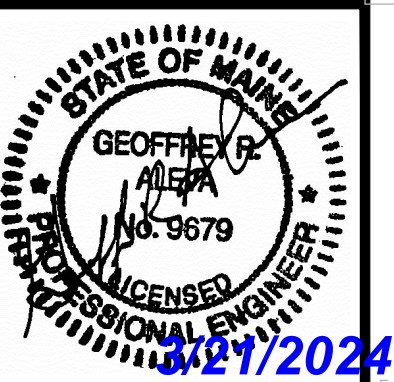
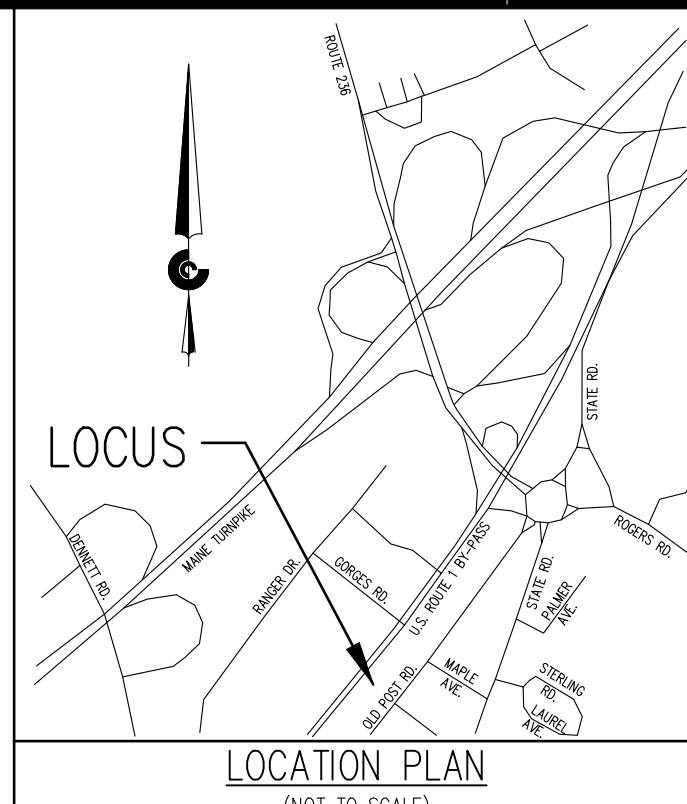
SHEET: 1 OF 1



U.S. ROUTE 1 BY-PASS
(PAVED) (PUBLIC)
(POSTED SPEED LIMIT = 30 MPH)

ENTERING SITE FROM
U.S. ROUTE 1 BY-PASS

EXITING SITE ONTO U.S.
ROUTE 1 BY-PASS



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CRA	03/21/24	DATE
INT.	02/16/24	

NO.	1	REVISED PER TOWN COMMENTS
NO.	2	REVISED PER TOWN COMMENTS

RECORD OWNER:
90 US ROUTE 1 LLC

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

**REDEVELOPMENT PLAN OF LAND OF
90 US ROUTE 1 LLC
90 U.S. ROUTE 1 BY-PASS
KITTERY - YORK COUNTY, MAINE**

PREPARED FOR:
90 US ROUTE 1 LLC

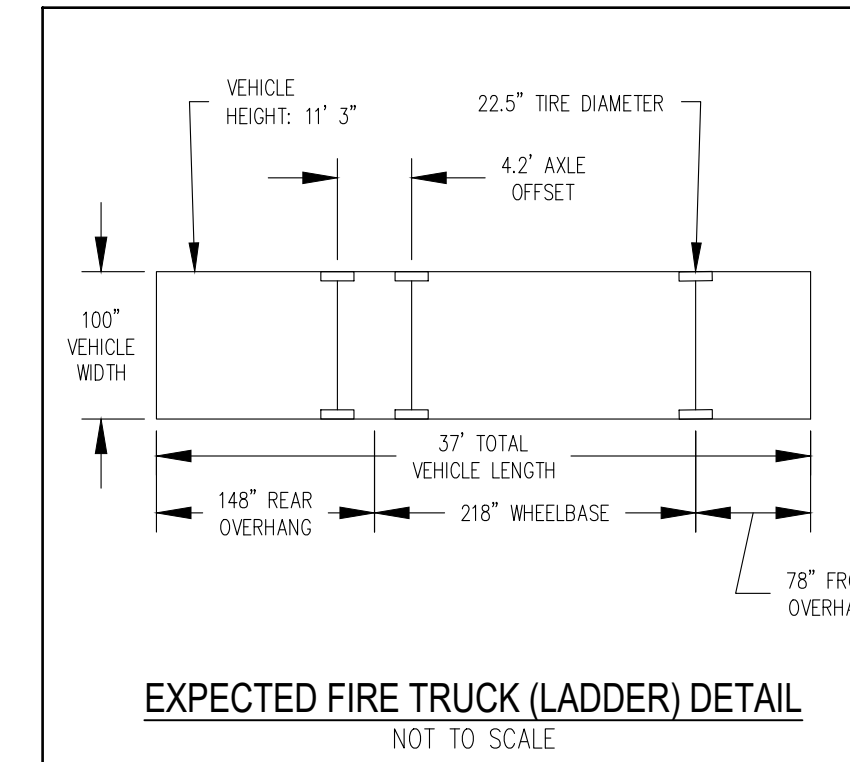
CLIENT ADDRESS:
P.O. BOX 630, KITTERY, ME 03904

DATE: 06/23/2023
DRAWN BY: JAA/DRC
CHECKED BY: CRA
APPROVED BY:

**EMERGENCY VEHICLE
TURNING PLAN**

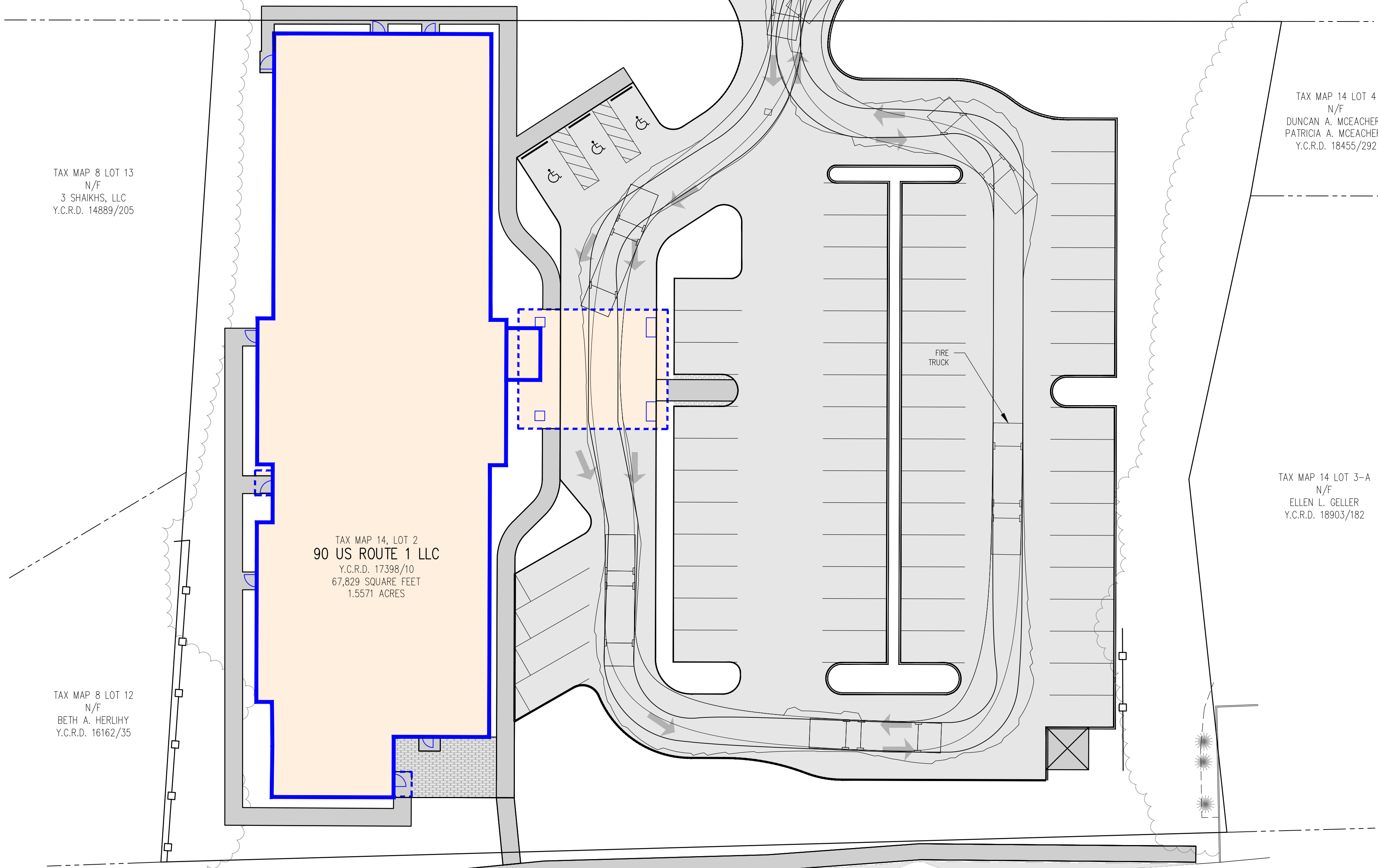
PROJECT NO: 21-323.00

E1
SHEET: 1 OF 1



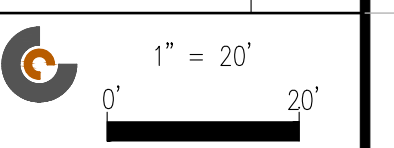
LEGEND:

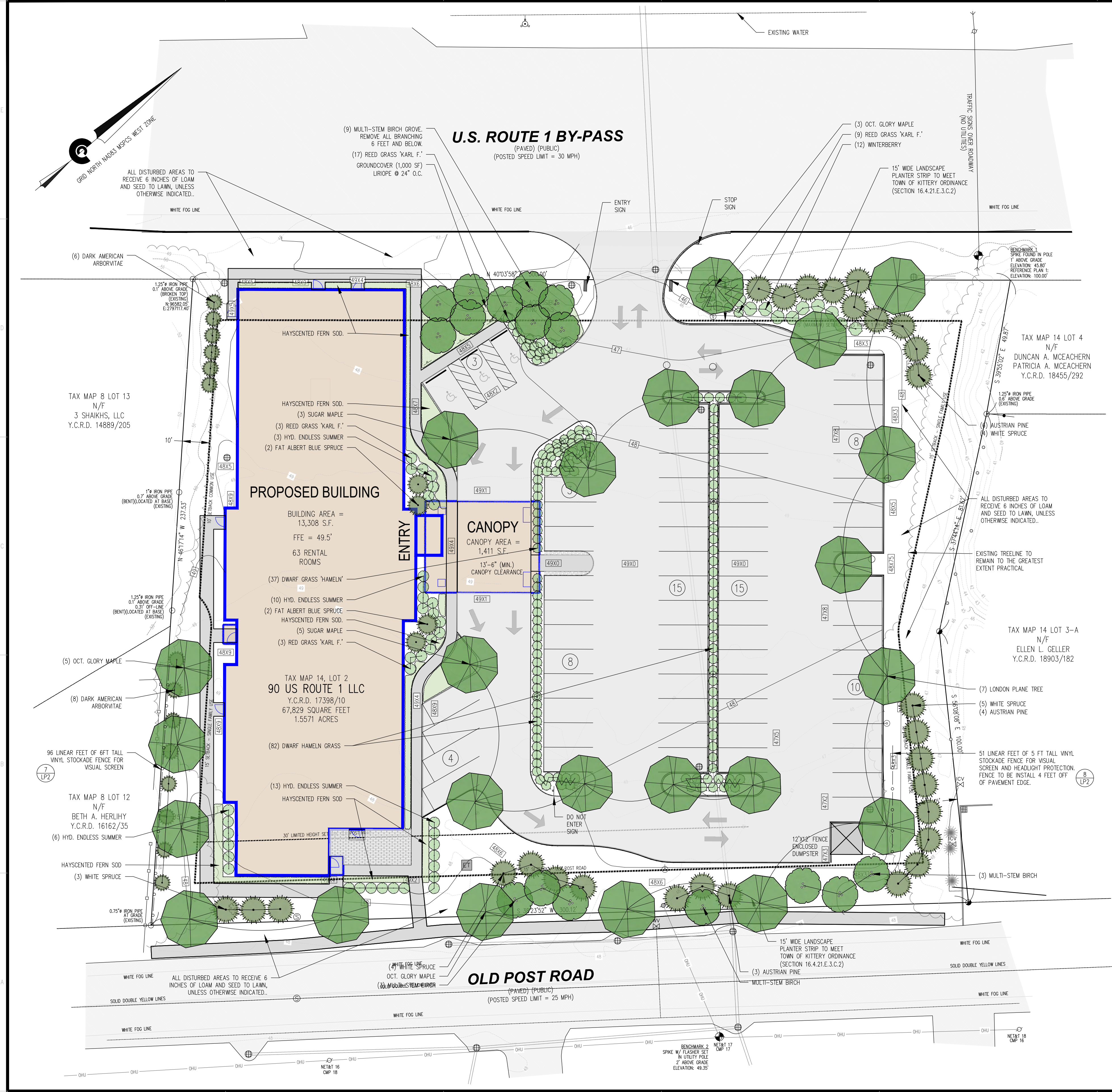
18828/758	DIAMETER	DEED BOOK/PAGE NUMBER
INV.	INVERT	
RCP	REINFORCED CONCRETE PIPE	
PVC	POLYVINYL CHLORIDE	
HDPE	HIGH DENSITY POLYETHYLENE	
CMP	CORRUGATED METAL PIPE	
CONC.	CONCRETE	
LA	LANDSCAPED AREA	
N/F	NOW OR FORMERLY	
Y.C.R.D.	YORK COUNTY REGISTRY OF DEEDS	
UNK	UNKNOWN	
(2X)	MULTIPLE TREES OF SIMILAR TYPE	
4'	4' WOOD FENCE POST	
STEEL	STEEL FENCE POST (VARIABLE HEIGHT)	
IRRIGATION	IRRIGATION CONTROL VALVE	
WATER	WATER GATE VALVE	
FIRE	FIRE HYDRANT	
SEWER	SEWER MANHOLE	
CATCH	CATCH BASIN	
GUY	GUY WIRE	
UTILITY	UTILITY POLE	
OVERHEAD	OVERHEAD UTILITIES	
CHAIN	CHAIN LINK FENCE (AS NOTED)	
WOOD	WOOD FENCE (AS NOTED)	
CONCRETE	CONCRETE CURB	
SIGN	SIGN (AS NOTED)	
HANDICAPPED	HANDICAPPED PARKING	
DECIDUOUS	DECIDUOUS TREE (AS NOTED)	
CONIFEROUS	CONIFEROUS TREE (AS NOTED)	
BUSH	BUSH	
EXISTING	EXISTING IRON PIPE (AS NOTED)	
5/8"	5/8" REBAR W/CAP "CIVIL CONSULT-PLS 2362" TO BE SET	
SURVEY	SURVEY BENCHMARK (AS NOTED)	
APPROXIMATE	APPROXIMATE ADJOINING PARCEL BOUNDARY LINE	
LOCUS	LOCUS PARCEL PROPERTY LINE	
STATE	STATE PLANE COORDINATES	
STRAW	STRAW OR HAY BALE BARRIER	
PROPOSED	PROPOSED PARKING, ACCESS AND INFILL PAVEMENT	
PROPOSED	PROPOSED PATIO	
PROPOSED	PROPOSED CONCRETE WALKWAY AND DUMPSTER PAD	
PROPOSED	PROPOSED BUILDING AND CANOPY	



OLD POST ROAD
(PAVED) (PUBLIC)
(POSTED SPEED LIMIT = 25 MPH)

N: 86582.00'
E: 2797117.40'

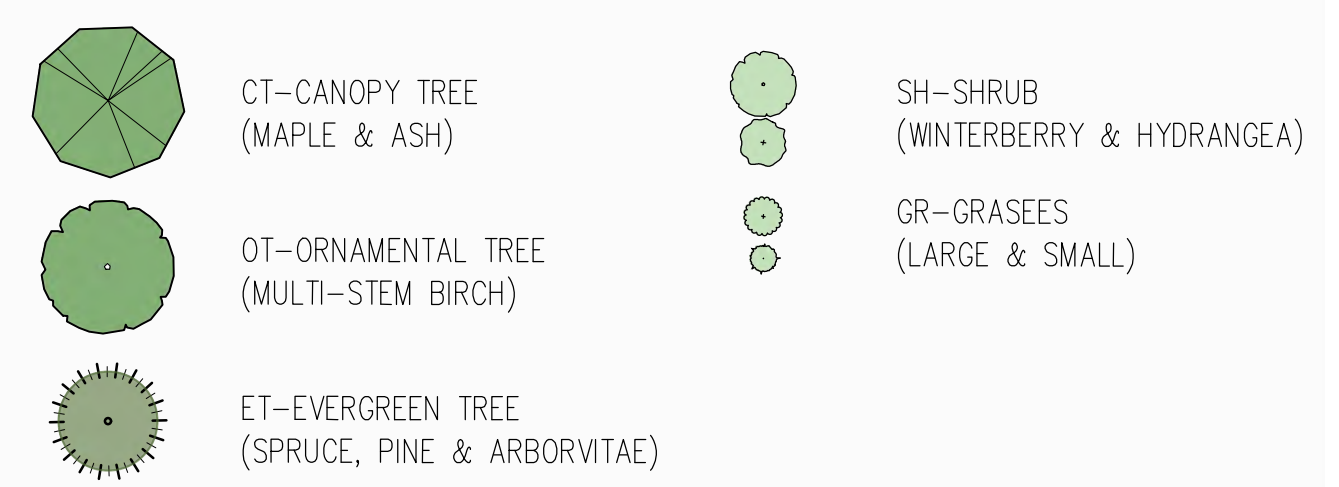




PLANT LIST

QTY	NAME	LATIN	SIZE
9	OCTOBER GLORY MAPLE	ACER RUBRUM 'OCTOBER GLORY'	2.5-3" CAL.
8	GREEN MOUNTAIN SUGAR MAPLE	ACER SACC. 'GREEN MOUNTAIN'	2.5-3" CAL.
7	LONDON PLANE TREE	PLATANUS x ACERIFOLIA	2.5-3" CAL.
16	HERITAGE RIVERS BIRCH (MULTI-STEM)	BETULA NIGRA	10-12 FT HT.
16	WHITE SPRUCE	PICEA ABIES	7-8 FT HT.
13	AUSTRIAN PINE	PINUS NIGRA	7-8 FT HT.
4	DWARF FAT ALBERT BLUE SPRUCE	PICEA PUNGENS 'FAT ALBERT'	6-7 FT HT.
14	DARK AMERICAN ARBORVITAE	THUJA OCCIDENTALIS	6-7 FT HT.
10	RED SPRITE WINTERBERRY	ILEX VERTICILLATA 'RED SPRITE' (FEMALE)	24-30" HT.
2	JIM DANDY WINTERBERRY	ILEX VERTICILLATA 'JIM DANDY' (MALE)	24-30" HT.
32	ENDLESS SUMMER HYDRANGEA	HYDRANGEA 'ENDLESS SUMMER'	3 GAL.
32	REED GRASS 'KARL F. FORSTER'	MISCANTHUS SINENSIS 'KARL FORSTER'	3 GAL.
119	DWARF FOUNTAIN GRASS 'HAMELN'	PENNISETUM ALOPECUROIDES	3 GAL.
250	LIRIOPE (GROUNDCOVER @ 24" O.C.)	LIRIOPE SPICATA	1 GAL.
1250	HAYSCENTED FERN	DENNSTAEDIA PUNCTILOBULA	SOD SF
17,000	LAWN	SEED TO LAWN	SF

PLANT SYMBOL LEGEND

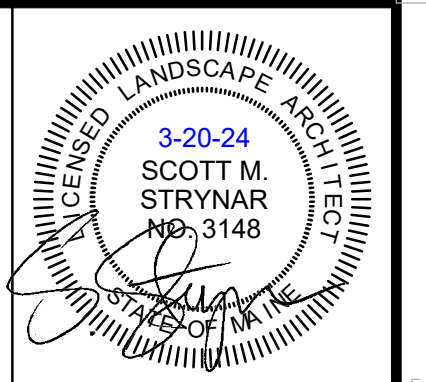


PLANTING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE PLAN.
2. ANY SUBSTITUTION OF SPECIFIED PLANTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT. ONLY NATIVE SPECIES AND/OR VARIETIES WILL BE ACCEPTABLE.
3. ALL TREE, SHRUB, VINE, AND PLANT BED (GROUNDCOVERS, PERENNIALS, BULBS, ETC.) LOCATIONS SHALL BE STAKED OR MARKED BY CONTRACTOR AND THEN APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO PLANTING. CONTRACTOR MUST GIVE A MINIMUM 3 DAY NOTICE BETWEEN STAKING AND PLANTING.
4. CHALK MARK NORTH AT TREE BASE PRIOR TO DIGGING AT NURSERY. REPLANT ON SITE WITH SAME NORTH ORIENTATION FOR ALL TREES.
5. ALL PLANTS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK (LATEST ADDITION) AS SET FORTH BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
6. ALL PLANTS SHALL BE DELIVERED TO THE SITE FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE EXISTENCE OF UNDERGROUND UTILITIES, THE LOCATION OF WHICH SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY EXCAVATION OPERATIONS. SHOULD THE LOCATION OF PROPOSED PLANTINGS CONFLICT WITH ANY OF SAID UTILITIES, ADJUST PLANT LOCATIONS ACCORDINGLY AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT.
8. PLANTING TREES AND SHRUBS: EXCAVATE PLANTING PITS WITH SLOPING SIDES, AND WITH BOTTOM OF EXCAVATION RAISED IN CENTER FOR DRAINAGE. LOOSEN HARD SUBSOIL IN BOTTOM OF EXCAVATION, AND LOOSEN SOIL ON SIDES OF SLOPES. SET PLANTS IN CENTER OF PIT WITH TOP OF BALL SLIGHTLY ABOVE FINISH GRADES. PLACE A SETTING LAYER OF COMPOST MIX. REMOVE BURLAP AND WIRE BASKETS FROM TOP OF BALLS. ON SIDES, FOLD BACK WIRE AND REMOVE UPPER PORTIONS OF BURLAP. DO NOT USE PLANT IF ROOT BALL IS CRACKED OR BROKEN. IF CONTAINER, REMOVE CONTAINER AND SCOUR PERIMETER SOIL AND ROOTS. PLACE PLANTING MIX AROUND BALL/CONTAINER IN LAYERS, TAMPING TO ELIMINATE VOIDS AND AIR POCKETS. DO NOT COVER TOP OF ROOT BALL. PRUNE, THIN, AND SHAPE AFTER PLANTING.
9. MULCH PLANTING BEDS AND TREE PITS WITH 3" FINELY SHREDDED AND AGED BARK MULCH OR AS SPECIFIED ON THE PLAN.
10. ALL DISTURBED LAWN AREAS TO BE LOAMED AND SODDED AS NECESSARY AT NO ADDITIONAL COST TO OWNER(S).
11. GRADES SHOWN REPRESENT PROPOSED GRADES PER CONTRACT. CONTRACTOR TO VERIFY GRADES AS NEEDED.
12. PLANT MATERIALS SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER PLANTING. ANY DEAD, UNSIGHTLY, OR UNHEALTHY PLANTS SHALL BE REPLACED IN KIND AT NO COST TO THE OWNER(S).
13. THE CONTRACTOR SHALL REPLACE OR REPAIR TO ORIGINAL CONDITION ANY AND ALL UTILITIES, PAVING, CURBING, ETC., DAMAGED AS A RESULT OF THEIR OPERATIONS AT NO ADDITIONAL COST TO THE OWNER(S).
14. A PRE-CONSTRUCTION MEETING SHALL BE HELD PRIOR TO LANDSCAPE CONTRACTOR BEGINNING CONSTRUCTION OR ORDERING PLANT MATERIALS.
15. PLANTING PLAN IS DIAGRAMMATIC IN NATURE. FINAL PLACEMENT OF PLANTS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
16. OWNER TO REPLACE DEAD PLANTS IN PERPETUITY AFTER THE INITIAL (1) YEAR GUARANTEE EXPIRES.
17. ALL STREET SIDE TREES MUST BE A MINIMUM OF 2.5" CALIPER AND BE AT LEAST 12 FEET HIGH AT THE TIME OF PLANTING. (KITTERY ZONING ORDINANCE SECTION 16.4.21.E.3.C.2) (LANDSCAPING SITE IMPROVEMENTS.)

SEEDING NOTES:

1. THE FOLLOWING GENERAL PRACTICES SHALL BE USED TO ESTABLISH LAWNS. FOR MORE DETAILED SPECIFIC REQUIREMENTS, REFER TO PROJECT MANUAL AND WRITTEN EROSION AND SEDIMENTATION CONTROL PLAN:
2. ALL DISTURBED AREAS ON-SITE NOT COVERED BY BUILDINGS OR PAVED AREAS SHALL RECEIVE A MINIMUM OF 4" OF LOAM AND SOD, UNLESS DETAILED OR SPECIFIED ELSEWHERE.
3. ALL FINAL SEEDING SHALL BE COMPLETED WITHIN SEVEN (7) DAYS FOLLOWING THE FINAL GRADING.
4. FOR LAWN CONSTRUCTION SPECIFICATIONS, SOIL AMENDMENTS, SEED MIX AND APPLICATION RATES, REFER TO THE PROJECT MANUAL AND THE "EROSION AND SEDIMENTATION CONTROL PLAN."
5. ALL AREAS SHALL BE MULCHED IMMEDIATELY AFTER SEEDING. MULCHING SHALL BE MONITORED. IF MULCHING PROVES TO BE INEFFECTIVE, THEN NETTING AND MATTING SHALL BE USED IN ITS PLACE.
6. CONSTRUCTION SHALL BE PLANNED TO ELIMINATE THE NEED FOR SEEDING BETWEEN OCTOBER 1 AND APRIL 15. DORMANT SEEDING SHALL NOT BE USED UNLESS APPROVED BY OWNER'S REPRESENTATIVE.
7. SHOULD DORMANT SEEDING BE NECESSARY, THE SPECIFIED SEED APPLICATION RATE SHALL BE DOUBLED.
8. FOR LATE SEEDING OR DORMANT SEEDING, ALL FERTILIZING, SEEDING, AND MULCHING SHALL BE DONE ON THE SAME DAY IMMEDIATELY AFTER THE LOAM IS SPREAD. FINAL GRADING SHALL BE LIMITED TO AREAS WHICH CAN BE COMPLETED AND SEEDED THE SAME DAY.



Scott Strynar
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98 Meehan Lane
North Berwick, ME 03906
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Registered Landscape Architect
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NO.	REVISIONS	INT.	DATE

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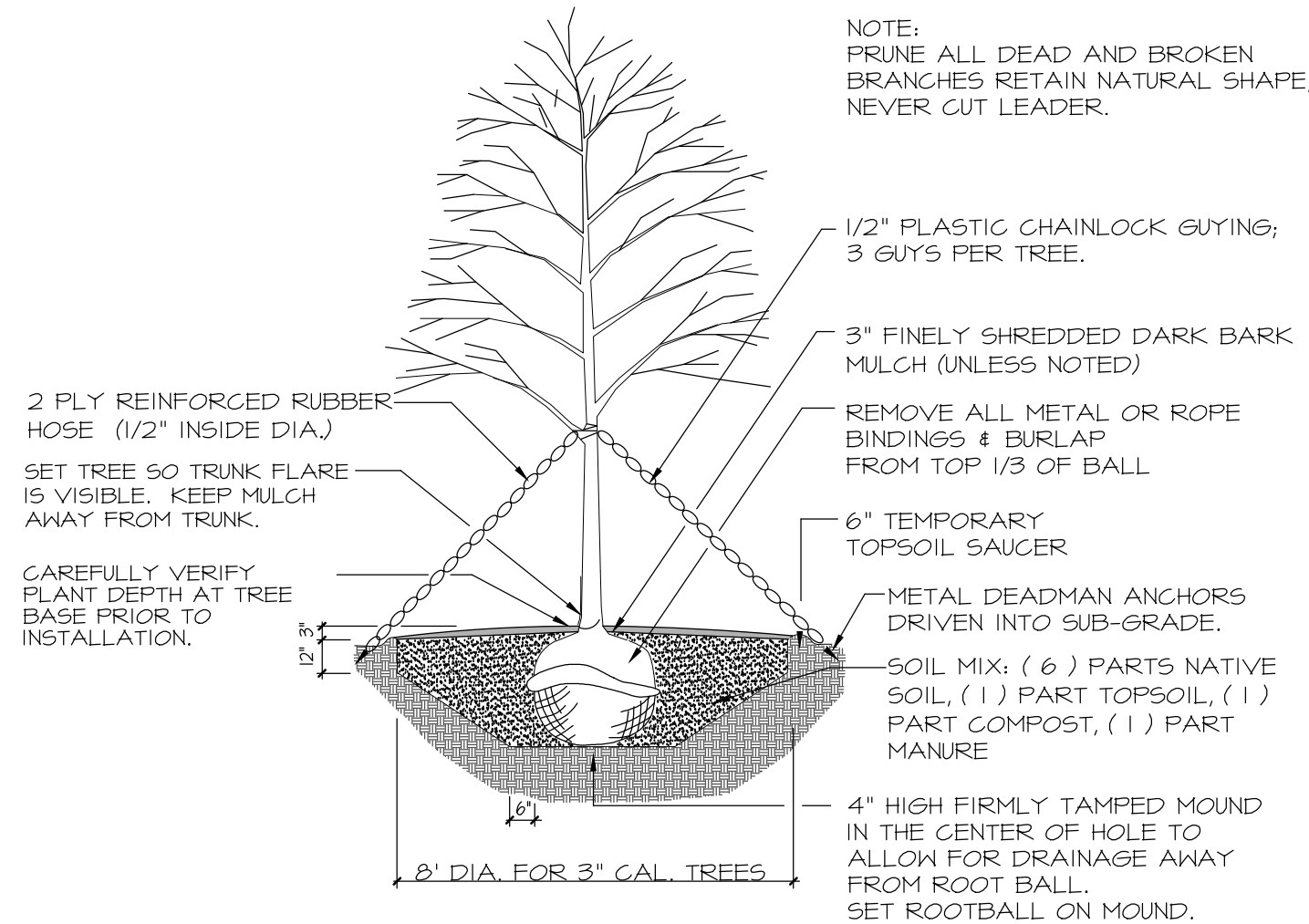
UPDATED BOUNDARY & EXISTING CONDITIONS PLAN OF LAND OF
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90 U.S. ROUTE 1 BY-PASS
KITTERY - YORK COUNTY, MAINE
PREPARED FOR:
CLIENT ADDRESS:
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PO BOX 630, KITTERY, ME 03904

DATE: 06/23/2023
DRAWN BY: SS
CHECKED BY: SS
APPROVED BY:

LANDSCAPE PLAN

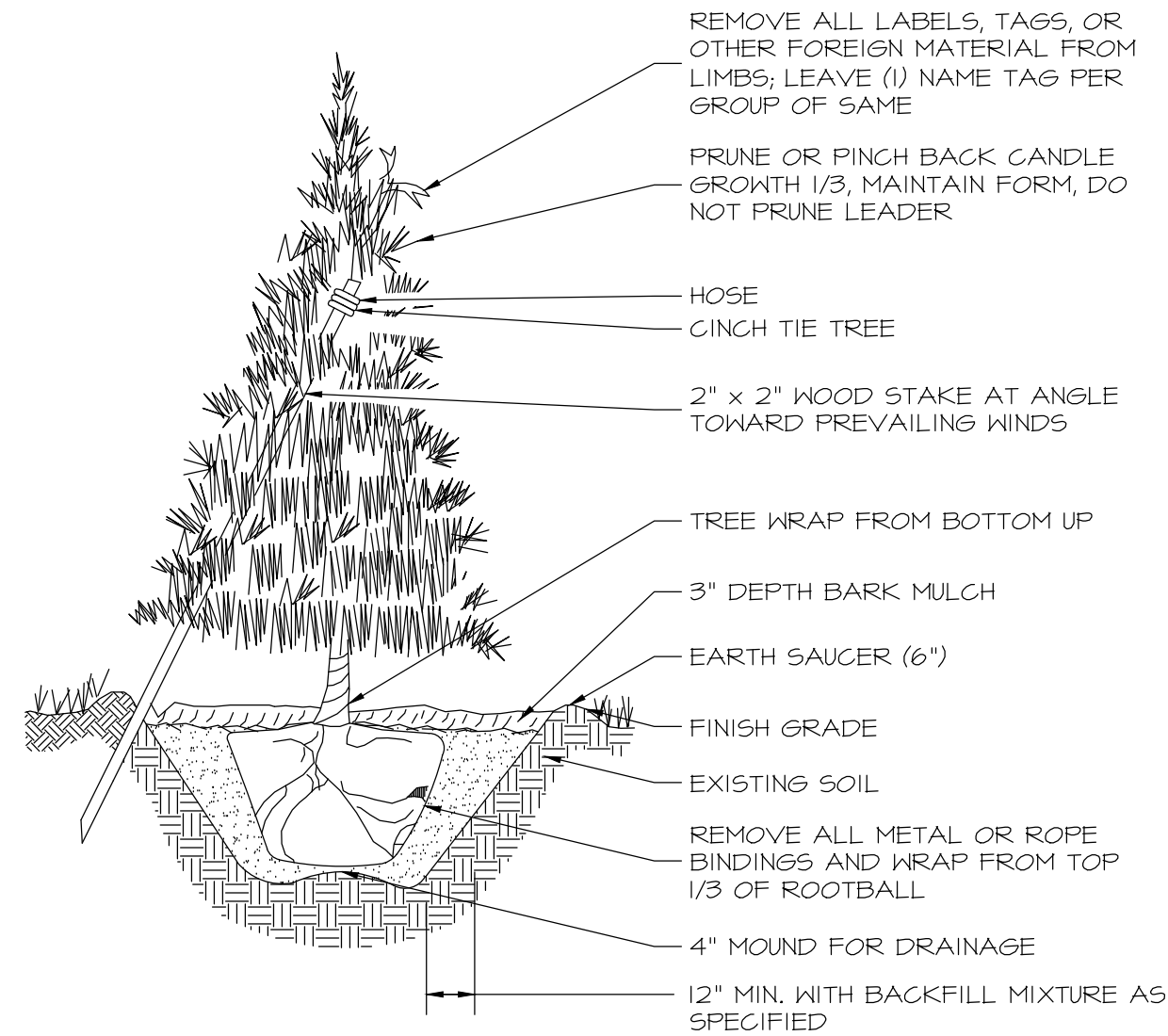
PROJECT NO: 21-323.00

LP1
SHEET: 1 OF 4

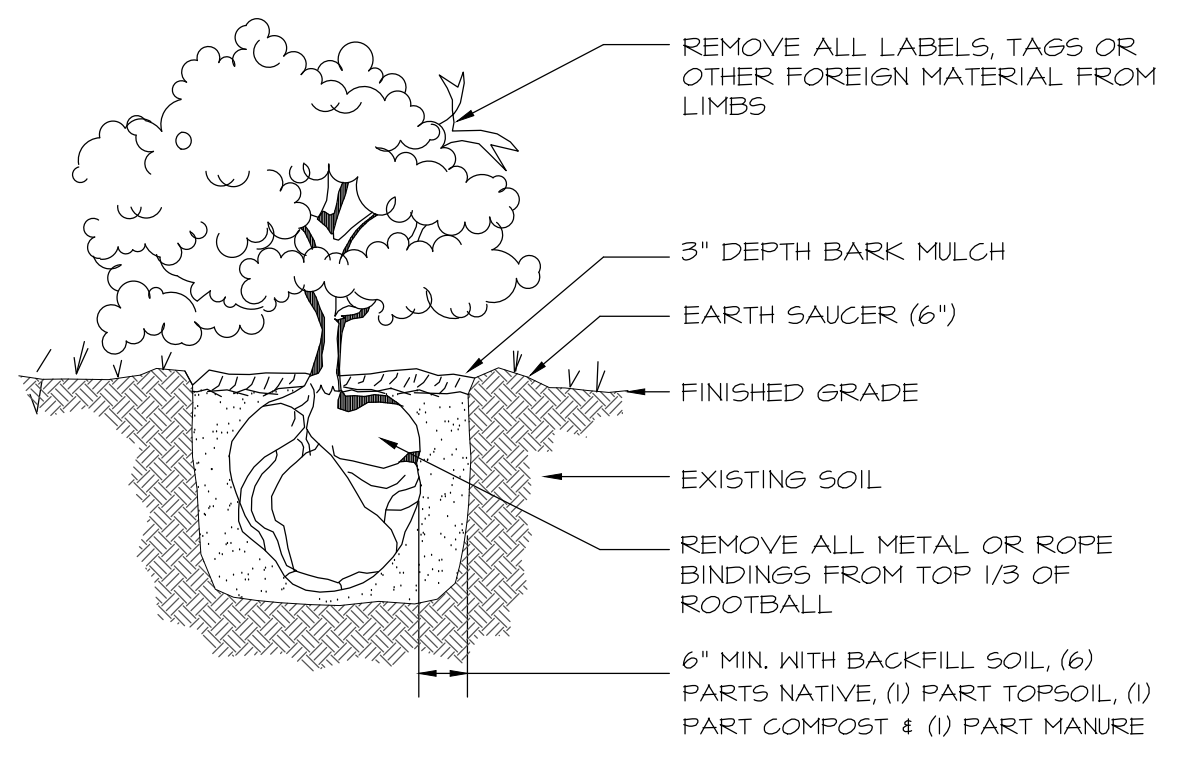


NOTE: PRUNE ALL DEAD AND BROKEN BRANCHES RETAIN NATURAL SHAPE, NEVER CUT LEADER.

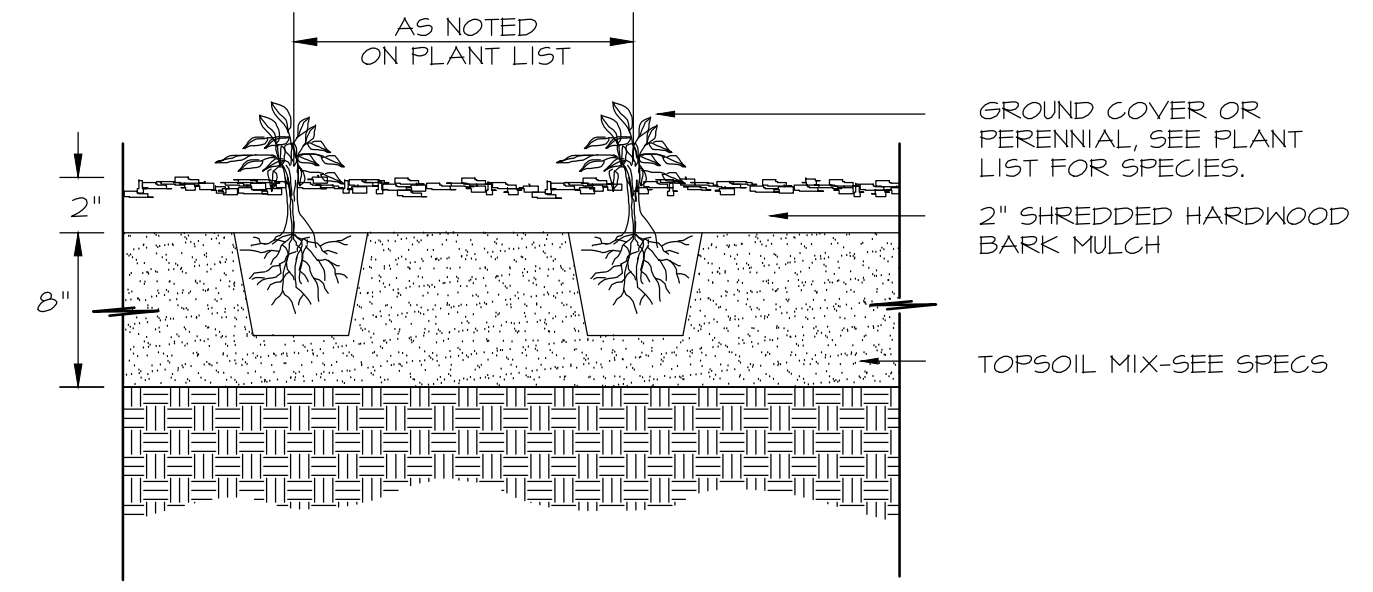
1 LP2 DECIDUOUS TREE PLANTING INSTALLATION NOT TO SCALE



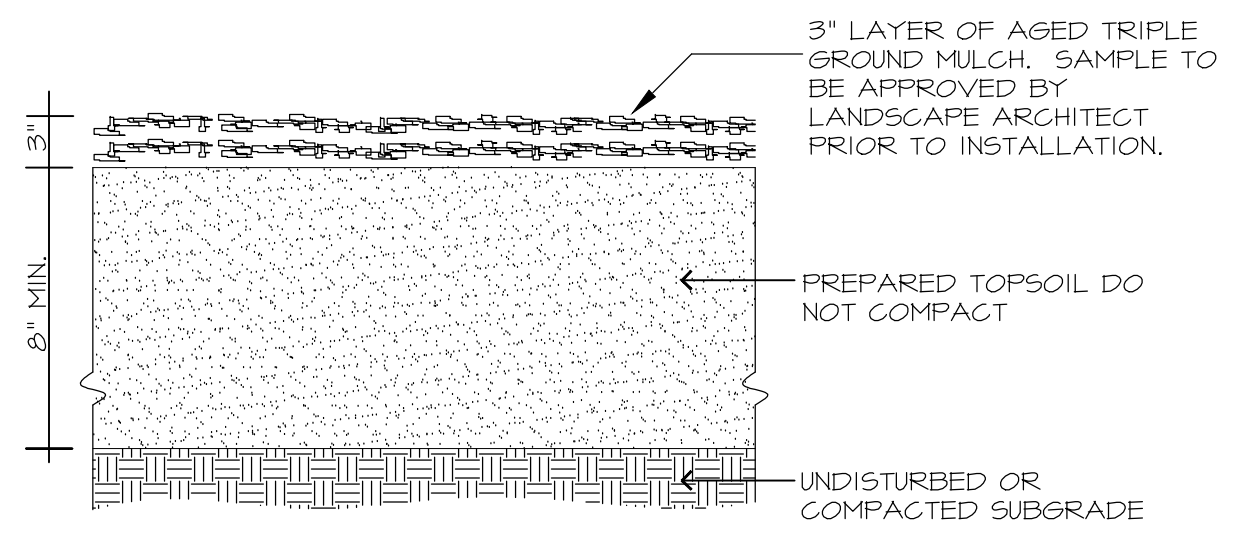
2 LP2 EVERGREEN TREE PLANTING INSTALLATION NOT TO SCALE



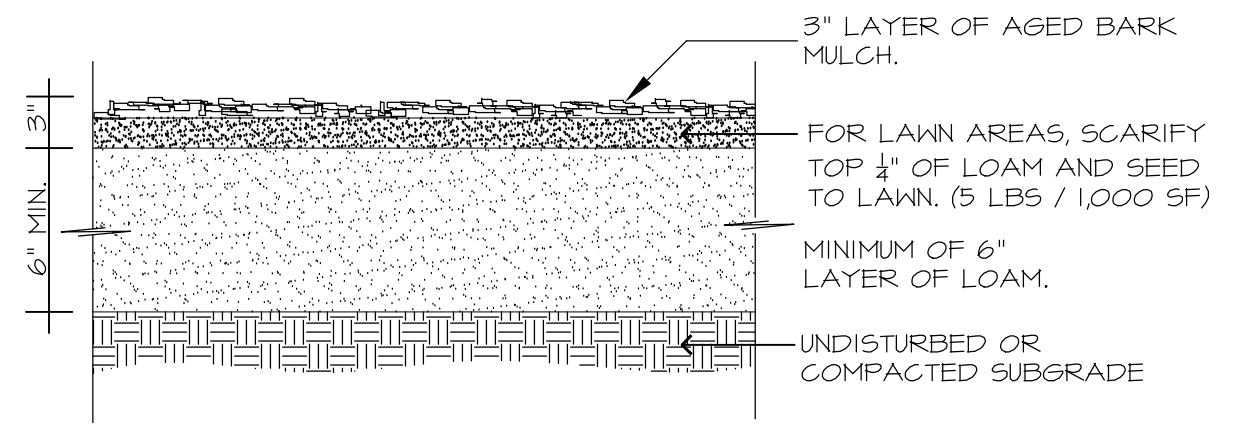
3 LP2 SHRUB PLANTING INSTALLATION NOT TO SCALE



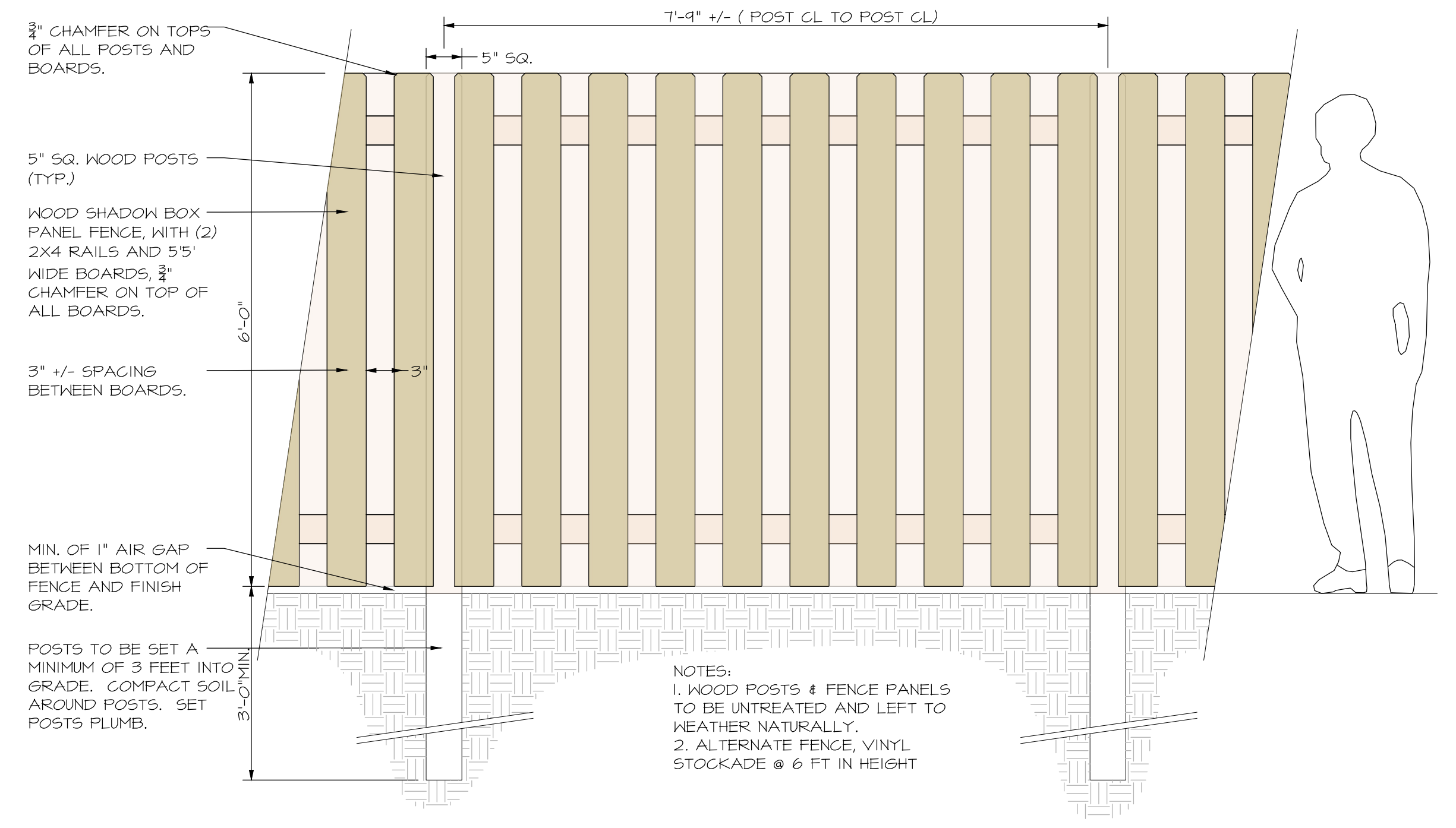
4 LP2 GROUND COVER/PERENNIAL PLANT INSTALLATION NOT TO SCALE



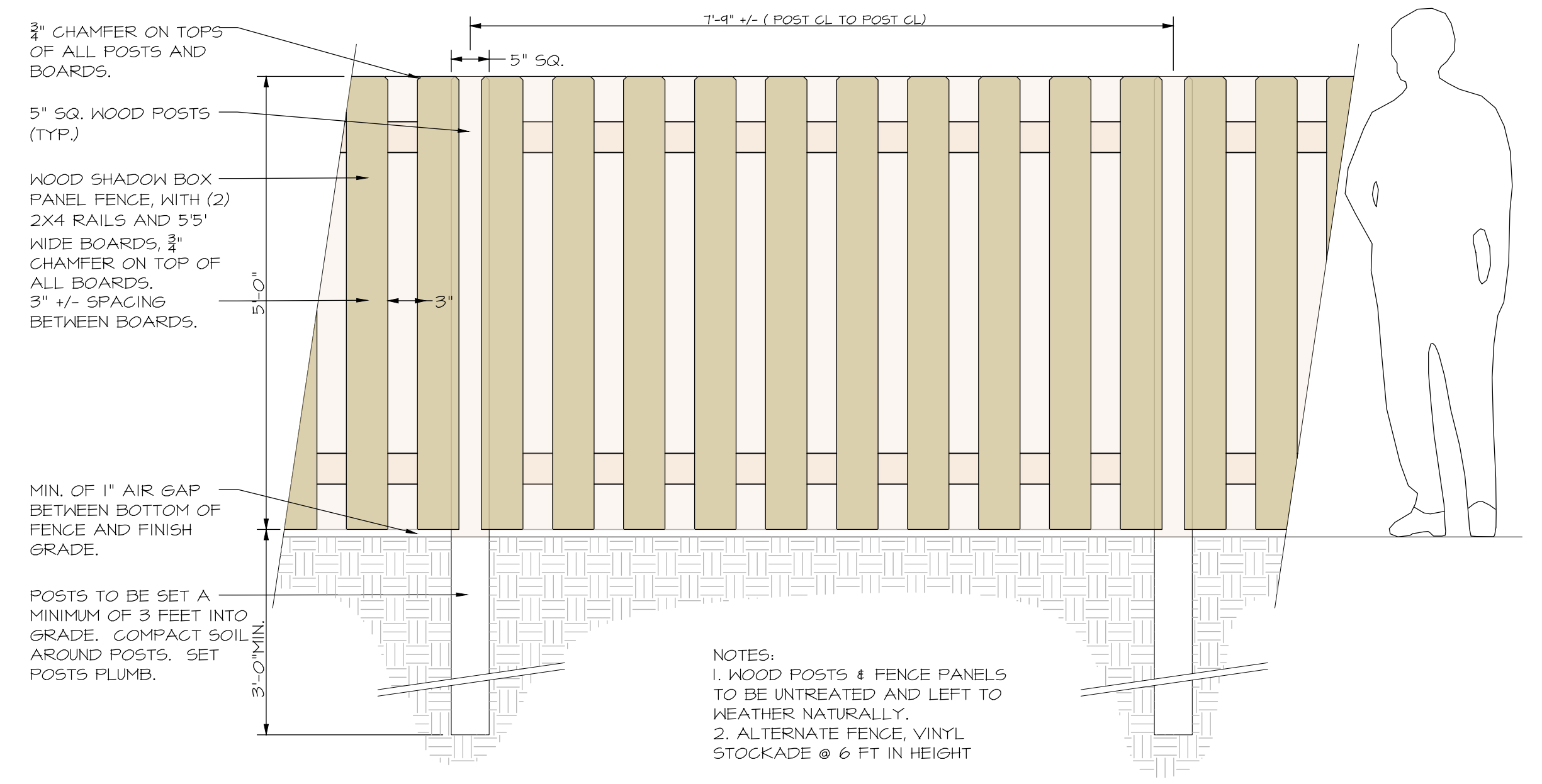
5 LP2 PLANT BED PREPARATION DETAIL NOT TO SCALE



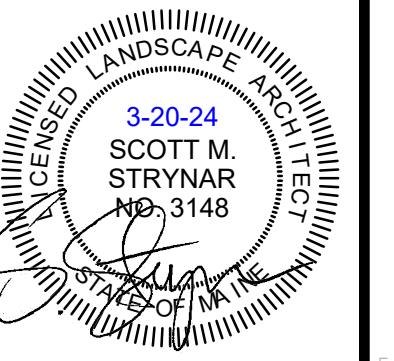
6 LP2 LOAM & MULCHING DETAIL NOT TO SCALE



7 LP2 6 FT TALL FENCING DETAIL NOT TO SCALE



8 LP2 5 FT TALL FENCING DETAIL NOT TO SCALE



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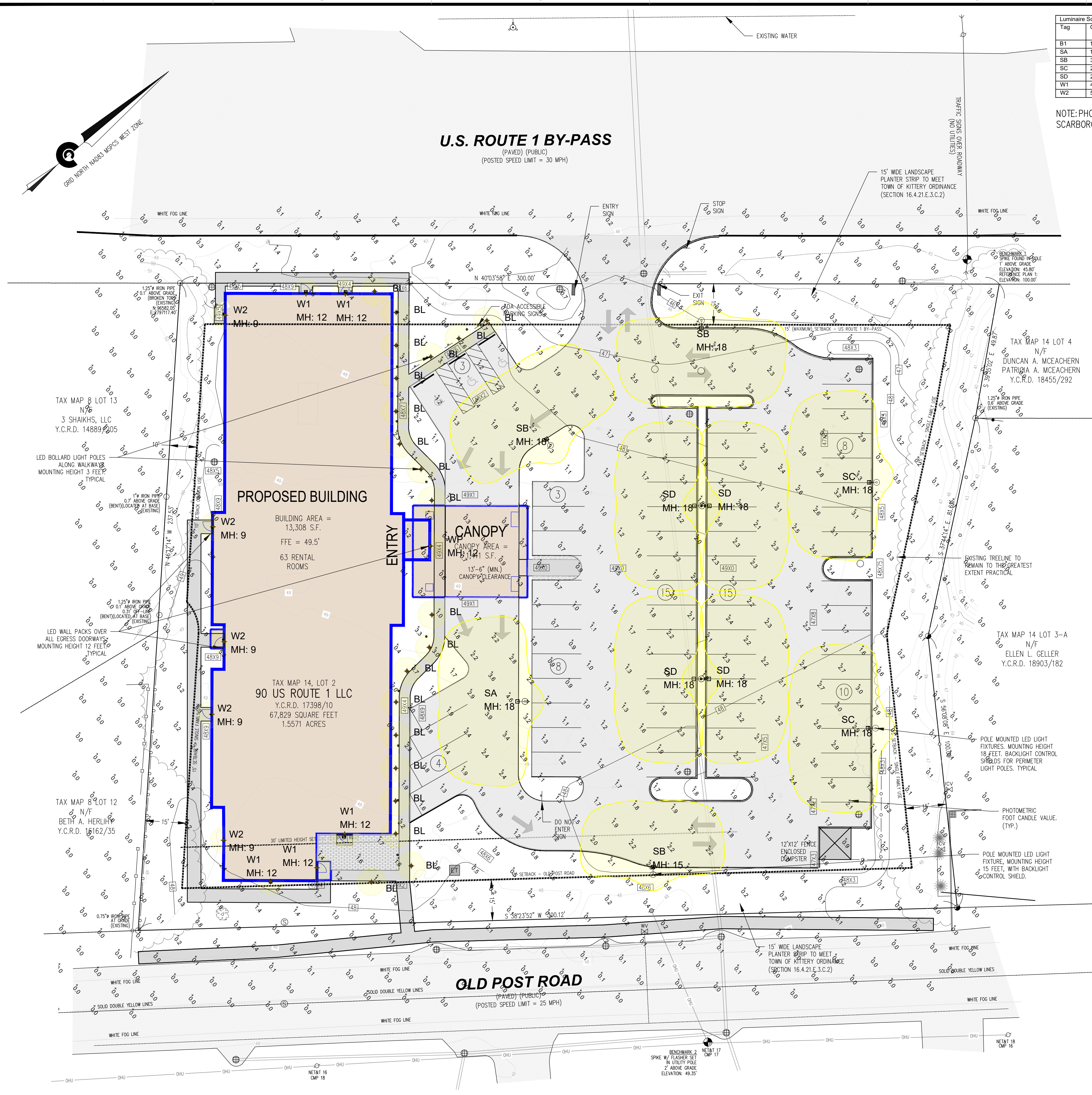
DATE: 03/20/2024
DRAWN BY: SS
CHECKED BY: SS
APPROVED BY:

LANDSCAPE DETAILS

PROJECT NO: 21-323.00

LP2

SHEET: 2 OF 4



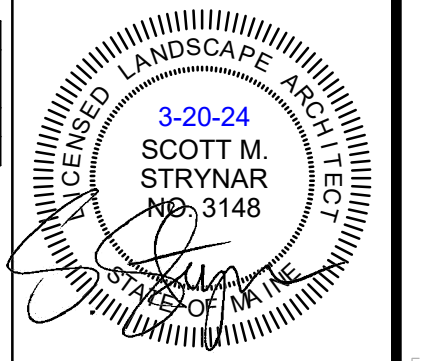
Tag	Qty	Watts	Lumens	LLF	Description	Mounting Height
B1	11	24.2	816	0.900	VRB2-20L3K	3.5
SA	1	83.6	9214	0.900	VP-ST-1-36L-85-3K7-3	18
SB	3	83.6	8085	0.900	VP-ST-1-36L-85-3K7-4W	18
SC	2	85	7343	0.900	VP-ST-1-36L-85-3K7-4W-BC	18
SD	2	56.8	5944	0.900	TWIN - VP-ST-1-36L-55-3K7-4W	18
W1	4	14.9	1805	0.900	GEO1-24L-15-3K7-3-UNV	12
W2	5	16.4	1581	0.900	CUSO-AC	9

NOTE: PHOTOMETRIC CALCULATIONS PREPARED BY SWANEY LIGHTING ASSOCIATES, SCARBOROUGH, MAINE

Calculation Summary					
Label	Avg.	Max.	Min.	Avg/Min	Max/Min
SITE	0.90	6.5	0.0	N.A.	N.A.
PARKING	1.94	3.3	0.6	3.23	5.50

LIGHT SYMBOLS

- SB MH: 18 AREA LIGHT POLE: BEACON WFER, LED, COLOR TEMP: 3K, FIXTURE HEIGHT: 18 FT, MOUNT: POLE ARM, FINISH: BRONZE
- SB1 MH: 15 AREA LIGHT POLE: BEACON WFER, LED, COLOR TEMP: 3K, FIXTURE HEIGHT: 15 FT, MOUNT: POLE ARM, FINISH: BRONZE
- BL MH: 3 BOLLARD: KM LIGHTING, LED, COLOR TEMP: 3K, FIXTURE HEIGHT: 3 FT, MOUNT: GROUND, FINISH: BRONZE
- W1 & W2 MH: 9 & 12 WALL PACK: BEACON LIGHTING LED, COLOR TEMP: 3K, FIXTURE HEIGHT: 9 & 12 FT, MOUNT: WALL, FINISH: BRONZE



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PO BOX 630, KITTERY, ME 03904

DATE: 06/23/2023
DRAWN BY: SS
CHECKED BY: SS
APPROVED BY:

SITE LIGHTING PLAN

PROJECT NO: 21-323.00

LL1

SHEET: 3 OF 4

TAX MAP 14, LOT 2

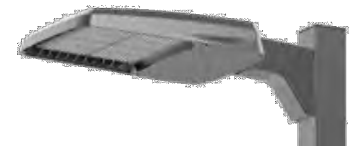


VIPER Area/Site

VIPER LUMINAIRE

DATE: LOCATION: MAINE
TYPE: PROJECT: 90 US ROUTE 1 BY-PASS
CATALOG #: 90 US ROUTE 1 BY-PASS

MICROSTRIKE STRIKE



FEATURES

- Low profile LED arealite luminaire with a variety of ES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots



CONTROL TECHNOLOGY

SPECIFICATIONS

CONSTRUCTION - Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outdoor surface

OPTICS - Micro Strike Optics (60, 120, 480, or 504 counts) mounts uniformly across the luminaire and come standard with recessed power LEDs which provide a low glare luminaire surface

INSTALLATION (CONTINUED) - Die-cast mounting with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outdoor surface

ELECTRICAL - Universal 500 V/277 VAC or 347-480 VAC Input voltage, 50/60 Hz

CONTROLS (CONTINUED) - 0-10V Dimming - 0-10V dimming allows you standard and custom dimming levels

CERTIFICATIONS - UL E165 rated housing

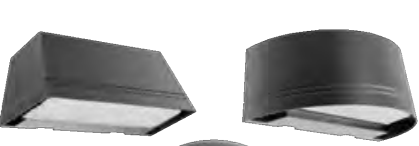
Table with 2 columns: Feature and Value. Includes Lumen Range (5,000-80,000), Wattage Range (36-400), Efficiency Range (LPW) (92-155), and Weight (13.7-30.9 lbs).



GEOPAK Series 2

SIZE 2 - TRP2/QSP2/RD2

DATE: LOCATION: MAINE
TYPE: PROJECT: 90 US ROUTE 1 BY-PASS
CATALOG #: 90 US ROUTE 1 BY-PASS



FEATURES

- Mid sized architectural wallpacks in three stylish shapes
- Capable of replacing up to 400w HID luminaires
- Integral battery backup options



SPECIFICATIONS

CONSTRUCTION - Die-cast aluminum housing and door

OPTICS - LEDs deliver up to 10,800 lumens

INSTALLATION - Optional Dual Driver and Dual Power Feeds for 50, 70 and 90 watt versions

ELECTRICAL (CONTINUED) - Integral Battery Backup provides emergency lighting for the required 90 minute path of egress

Table with 2 columns: Feature and Value. Includes Lumen Range (3,200-10,000), Wattage Range (28-87), Efficiency Range (LPW) (122-146), and Weight (16-18 lbs).

CERTIFICATIONS - UL E165 rated housing

Table with 2 columns: Feature and Value. Includes Lumen Range (3,200-10,000), Wattage Range (28-87), Efficiency Range (LPW) (122-146), and Weight (16-18 lbs).

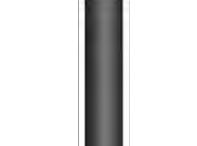


RSA-A Series

ROUND STRAIGHT ALUMINUM POLE

DATE: LOCATION: MAINE
TYPE: PROJECT: 90 US ROUTE 1 BY-PASS
CATALOG #: 90 US ROUTE 1 BY-PASS

AAL Poles



SPECIFICATIONS

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

CONSTRUCTION - SHAFT: One piece straight aluminum with round cross section

- FINISH - Durable thermoseal polyester powder coat paint finish with nominal 3.0 mil thickness

ORDERING GUIDE

Table with columns: Pole, Shaft, Thickness, Mounting, BLT, VMT. Includes catalog number: RSA-A-12-40-C (14FT) @ 4" ROUND.



Table with 2 columns: Feature and Value. Includes Lumen Range (3,200-10,000), Wattage Range (28-87), Efficiency Range (LPW) (122-146), and Weight (16-18 lbs).



VIPER Area/Site

VIPER LUMINAIRE

DATE: LOCATION: MAINE
TYPE: PROJECT: 90 US ROUTE 1 BY-PASS
CATALOG #: 90 US ROUTE 1 BY-PASS

STRIKE OPTIC - ORDERING GUIDE

Table with columns: VP Series, Optic Platform, Size, Light Engine, CCT/CR, Distribution, Voltage, Optic Rotation. Includes catalog number: VP-ST-1-36L-39-3K7-2-UNV-A-BT.

Table with columns: Mounting, Color, Options, Network Control Options. Includes catalog number: RSA-A-12-40-C.



GEOPAK Series 2

SIZE 2 - TRP2/QSP2/RD2

DATE: LOCATION: MAINE
TYPE: PROJECT: 90 US ROUTE 1 BY-PASS
CATALOG #: 90 US ROUTE 1 BY-PASS

ORDERING GUIDE

Table with columns: Series, #LEDs, Wattage, CCT/CR, Distribution, Voltage, Secondary Mounting. Includes catalog number: TRP2-24L30-3K7-2-UNV-BT.

Table with columns: Color, Control Options Network, Options. Includes catalog number: RSA-A-12-40-C.



RSA-A Series

ROUND STRAIGHT ALUMINUM POLE

DATE: LOCATION: MAINE
TYPE: PROJECT: 424 POST ROAD, WELLS MAINE
CATALOG #: 424 POST ROAD, WELLS MAINE

PRODUCTS EXCEPTIONS & DETAILS

Table with columns: Catalog Number, Height, Nominal Shaft Dimensions, Wall Thickness, Bolt Circle, Base Plate Diameter, Anchor bolt, Bolt Projection, Pole. Includes catalog number: RSA-A-12-40-C.

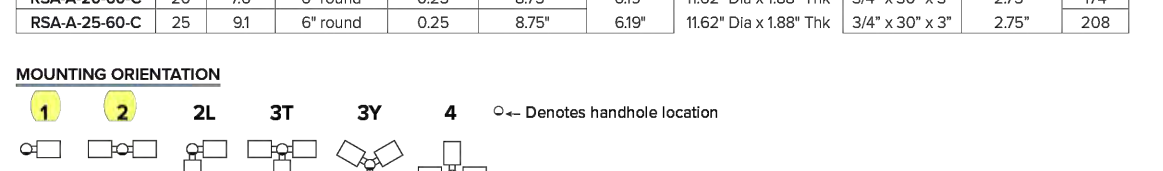


Table with 2 columns: Feature and Value. Includes Lumen Range (3,200-10,000), Wattage Range (28-87), Efficiency Range (LPW) (122-146), and Weight (16-18 lbs).

currentlighting.com/beacon
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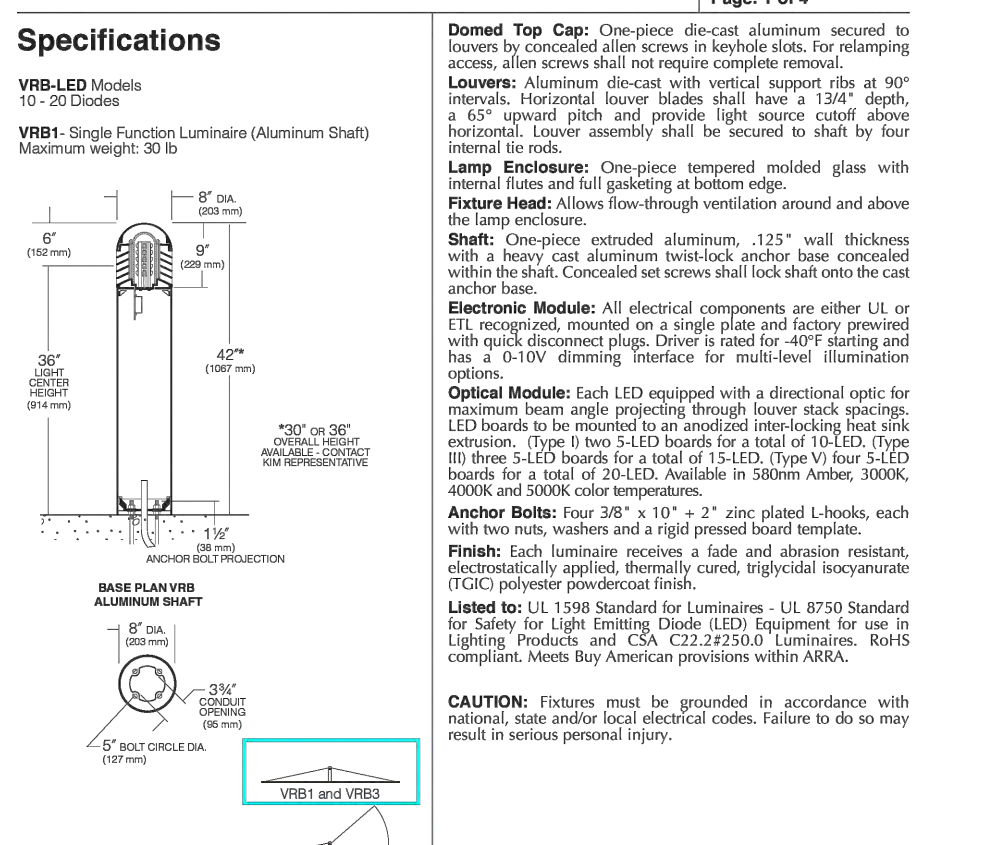
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Professional seal for Scott M. Strynar, State of Maine, License No. 3148. Includes contact information for Scott Strynar Landscape Architect, LLC.

KIMLIGHTING VRB1 LED Round Bollard

Single Function, Vandal-Resistant, Aluminum Shaft
Type: Job: Catalog number: Page: 4 of 4



Specifications: VRB-LED Models 15'-30' Models. VRB1 - Single Function Luminaire (Aluminum Shaft). Maximum weight: 30 lb.

Current logo and product information for VRB1 LED Round Bollard. Includes technical details and contact information.

Standard and Optional Features

Table with columns: Feature, Cat. No., Color, Voltage, and other specifications. Includes catalog number: VRB1 Single Function, Aluminum Shaft, Domed Top.

currentlighting.com/kimlighting
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POLE MOUNTED LED AREA LIGHT

LED WALL PACK

POSTS FOR POLE MOUNTED AREA LIGHTS

LED BOLLARD

Professional seal for Scott M. Strynar, State of Maine, License No. 3148. Includes contact information for Scott Strynar Landscape Architect, LLC.

Vertical text: RECORD OWNER: 90 US ROUTE 1 LLC. ADDRESS: PO BOX 630 KITTERY, ME 03904

Vertical text: UPDATED BOUNDARY & EXISTING CONDITIONS PLAN OF LAND OF 90 US ROUTE 1 LLC. 90 U.S. ROUTE 1 BY-PASS KITTERY - YORK COUNTY, MAINE. PREPARED FOR: CLIENT ADDRESS: 90 US ROUTE 1 LLC, PO BOX 630, KITTERY, ME 03904

DATE: DRAWN BY: SS/23/2023. CHECKED BY: SS. APPROVED BY: SS.

LIGHTING DETAILS. PROJECT NO: 21-323.00. SHEET: 4 OF 4.

TAX MAP 14, LOT 2

1 2 3 4 5 6

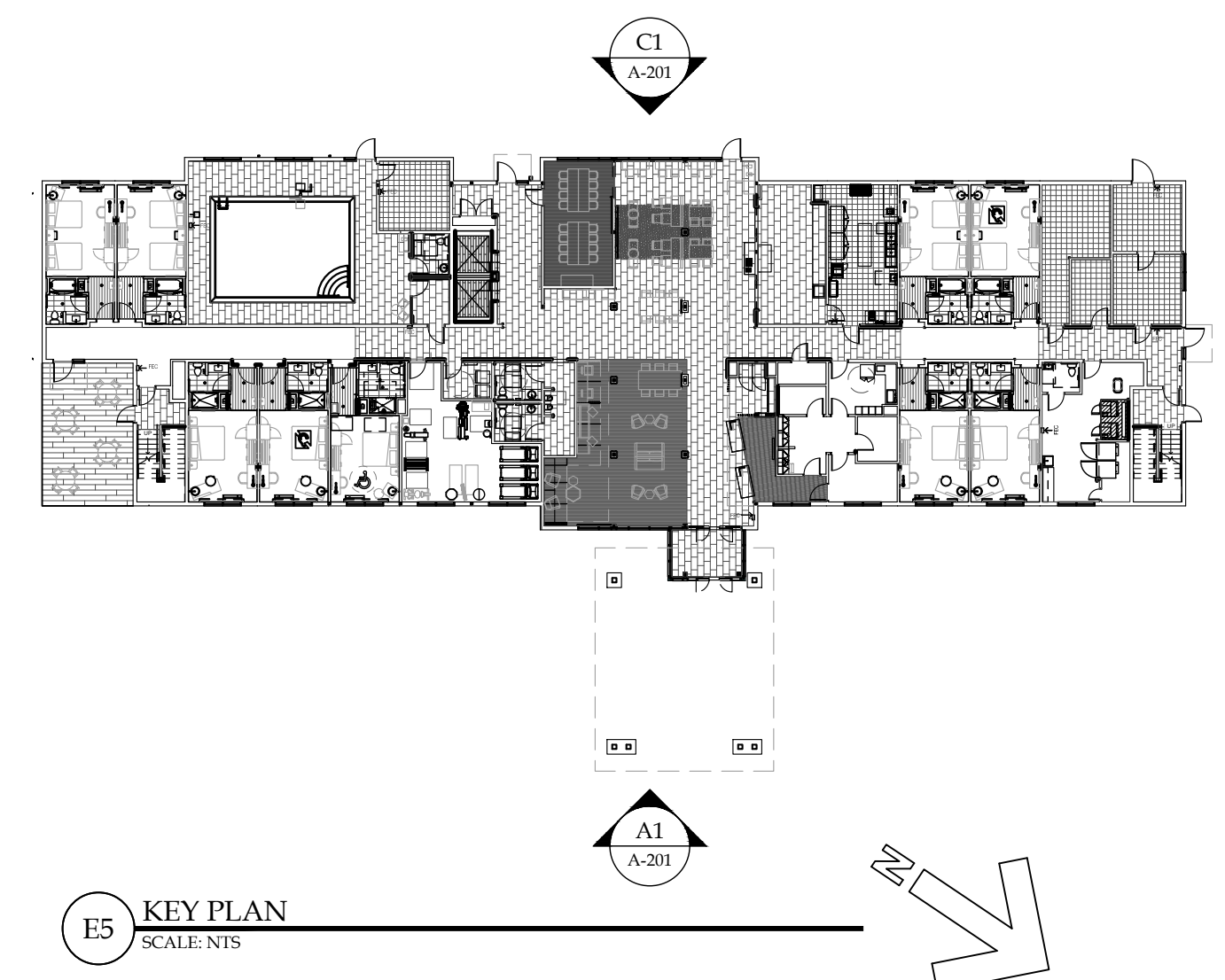
E

D

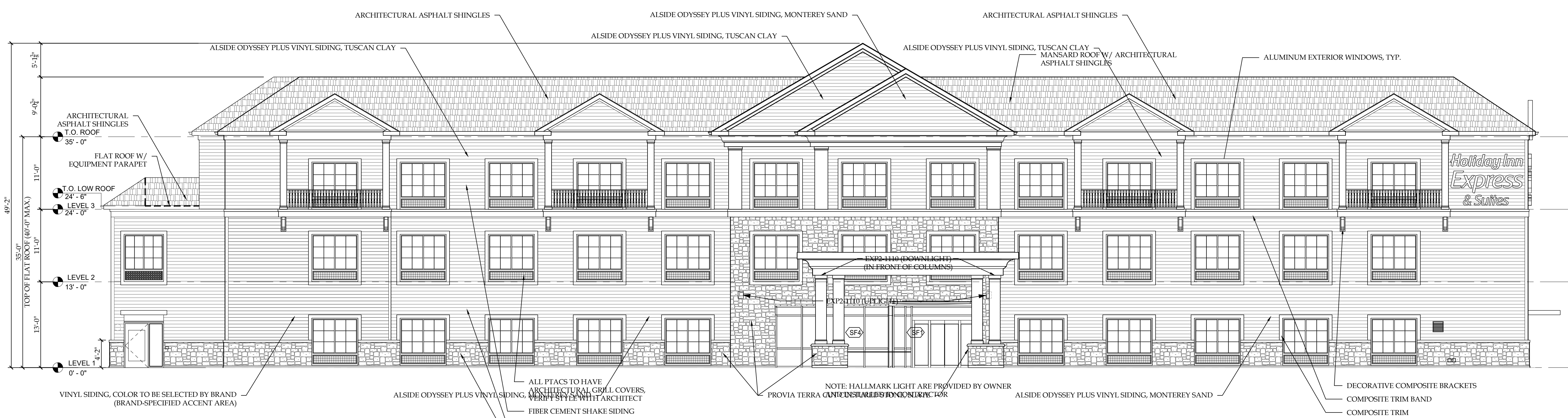
C

B

A



C1 SOUTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



A1 NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0"

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Holiday Inn Express
 INNCODE: PWMKT
 90 Rte 1 Bypass
 Kittery, ME

ISSUE:

SA PROJECT TEAM: PRINCIPAL P. Silvestri
 PROJ. ARCH. _____ DRAFTER B. Pacos
 JOB CAPT. S. Henry INTERIORS _____

SEAL:

TITLE:

EXTERIOR ELEVATIONS



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

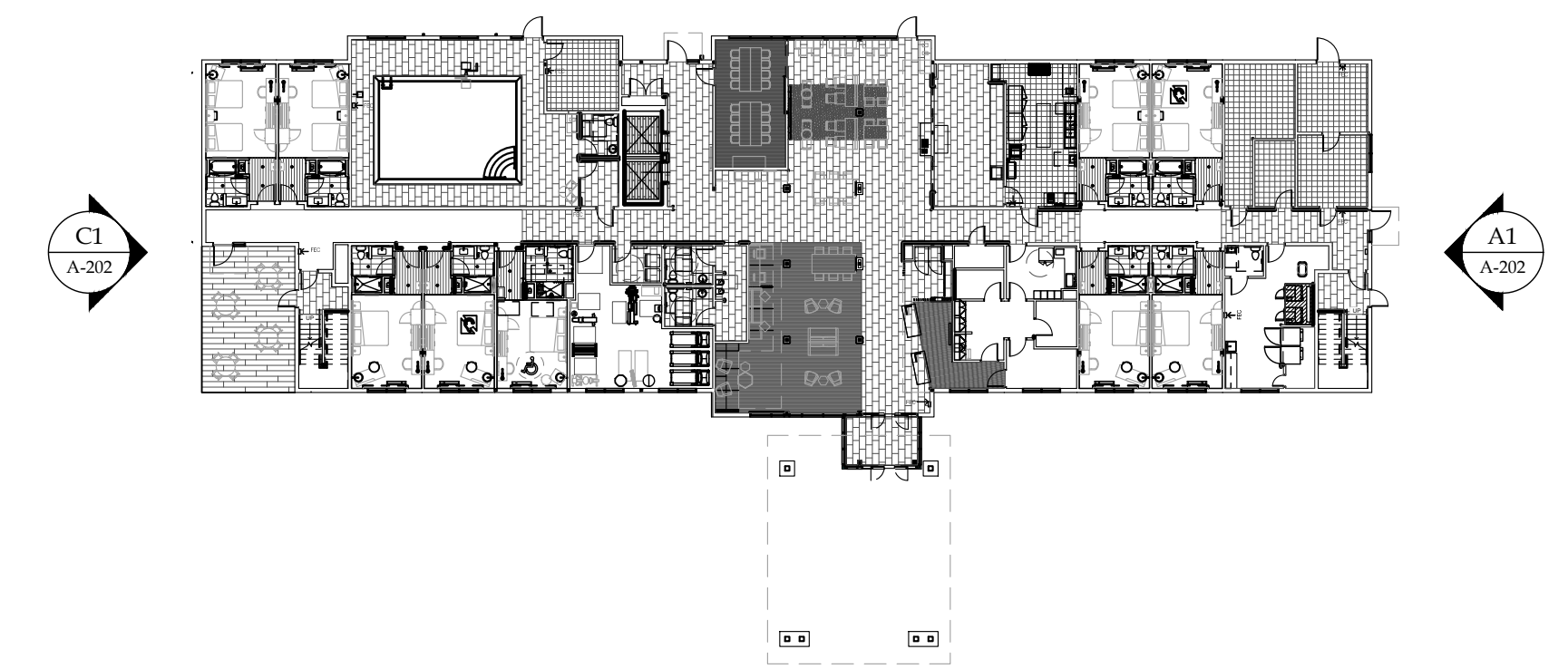
SA JOB #: 22070.01
 DATE: 02-29-24

DRAWING #: A-201

1 2 3 4 5 6

1 2 3 4 5 6

E
D
C
B
A



E5 KEY PLAN
SCALE: NTS

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INNCODE: PWMKT

90 Rte 1 Bypass
Kittery, ME

ISSUE:

SA PROJECT TEAM: PRINCIPAL P.Silvestri
PROJ. ARCH. _____ DRAFTER B.Pacos
JOB CAPT. S.Henry INTERIORS _____

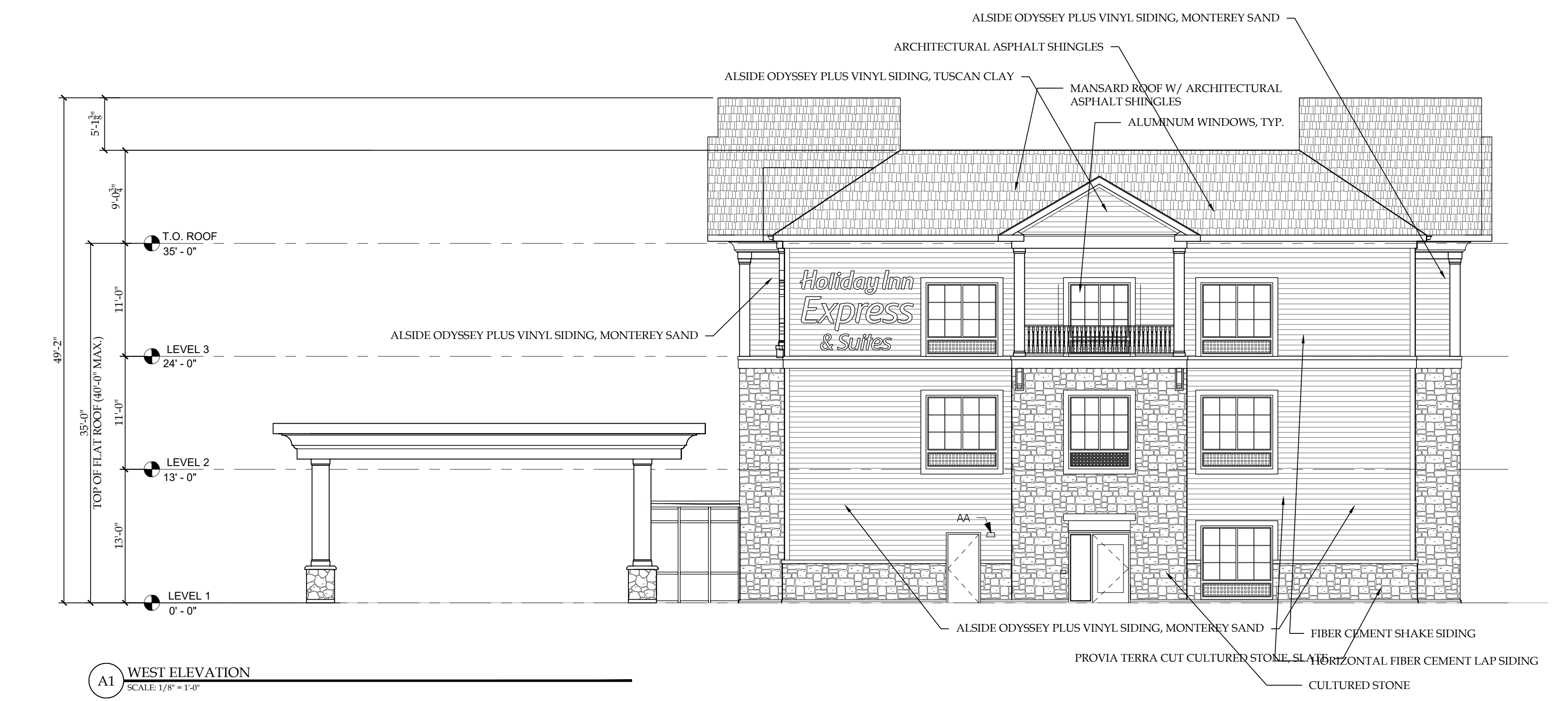
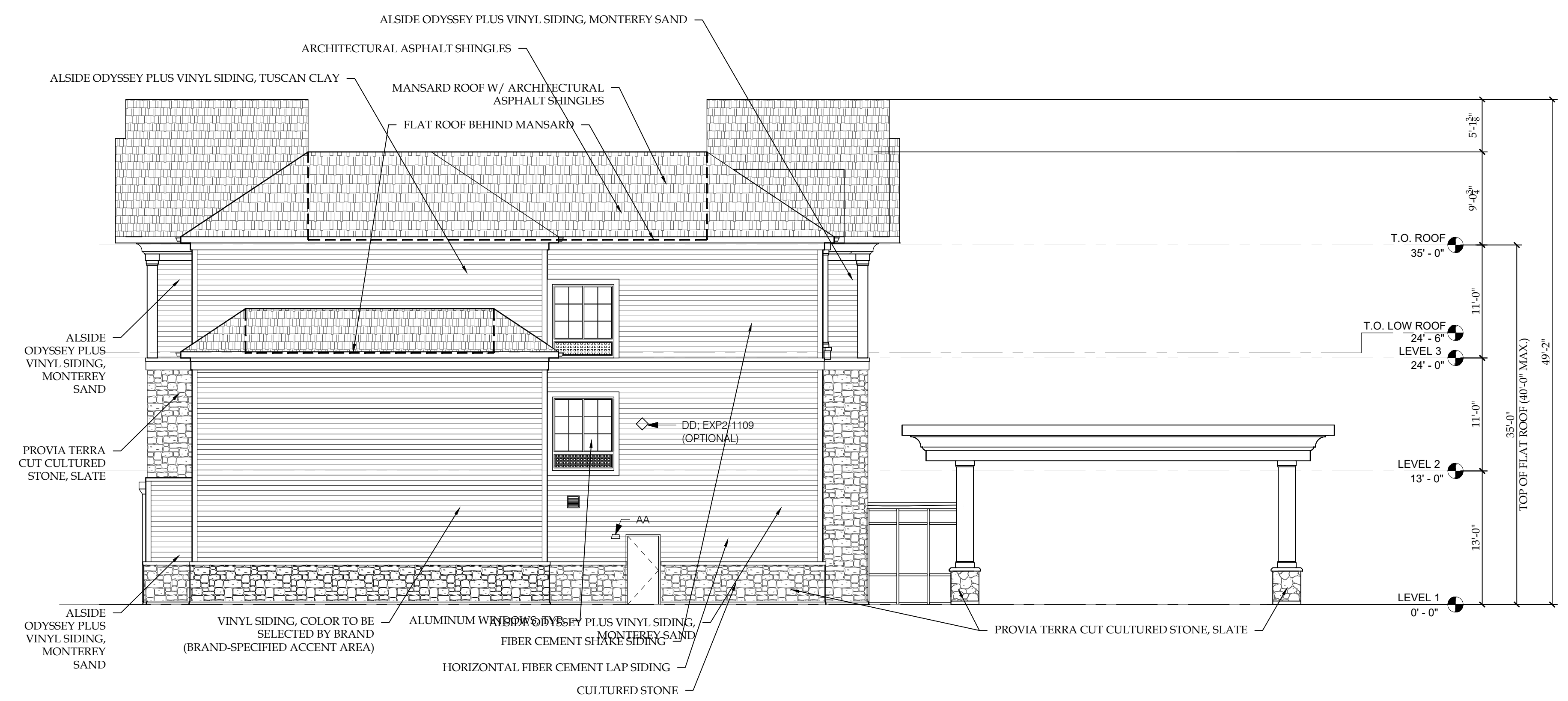
SEAL:

TITLE:
EXTERIOR ELEVATIONS



SA JOB #: 22070.01 DATE: 02-29-24

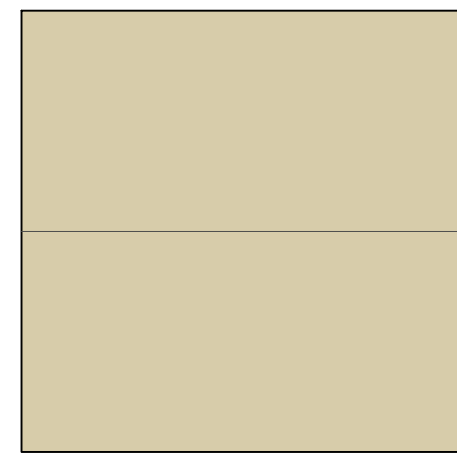
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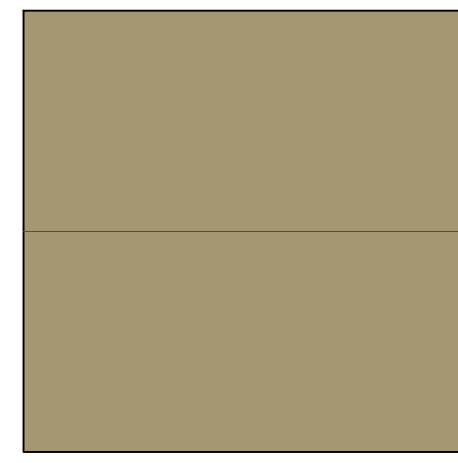
1 2 3 4 5 6



PROVIA TERRA CUT CULTURED STONE SLATE



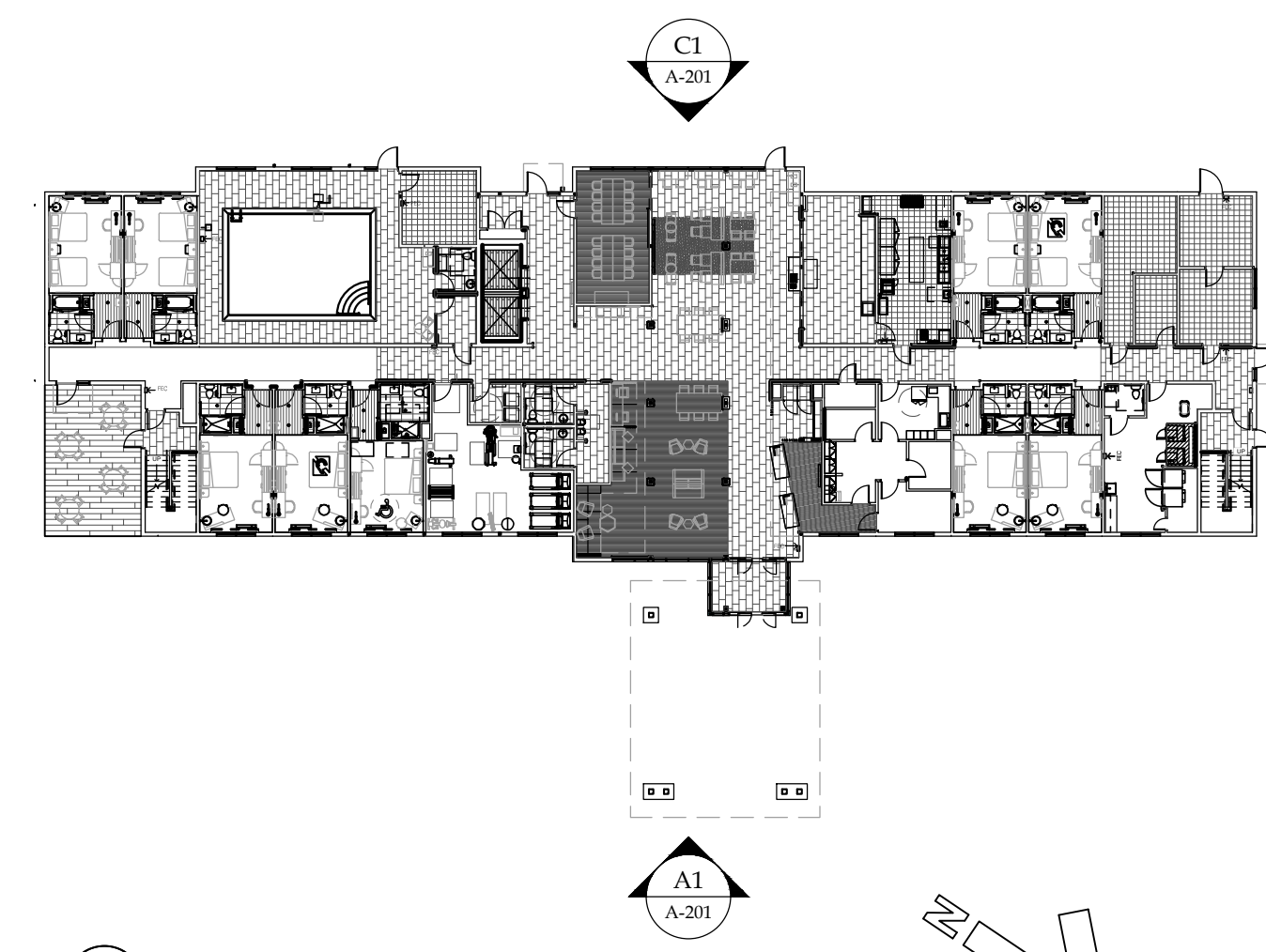
ALSIDE ODYSSEY PLUS VINYL SIDING MONTEREY SAND



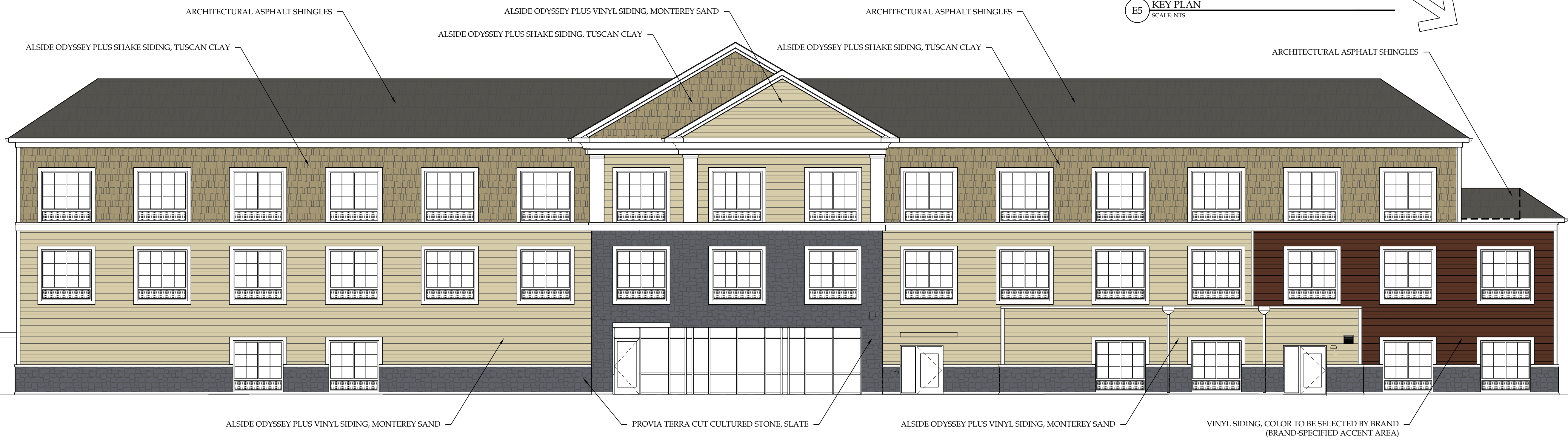
ALSIDE ODYSSEY PLUS SHAKE SIDING TUSCAN CLAY



VINYL SIDING, COLOR TO BE SELECTED BY BRAND (FOR BRAND-SPECIFIED ACCENT AREA)



KEY PLAN SCALE: 1/8" = 1'-0"



C1 SOUTHWEST ELEVATION SCALE: 1/8" = 1'-0"



A1 NORTHEAST ELEVATION SCALE: 1/8" = 1'-0"

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Holiday Inn Express
INNCODE: PWMKT
90 Rte 1 Bypass
Kittery, ME

ISSUE:

SA PROJECT TEAM: PRINCIPAL P. Silvestri
PROJ. ARCH. _____ DRAFTER B. Pacos
JOB CAPT. S. Henry INTERIORS _____

SEAL:

TITLE:

COLORED EXTERIOR ELEVATIONS

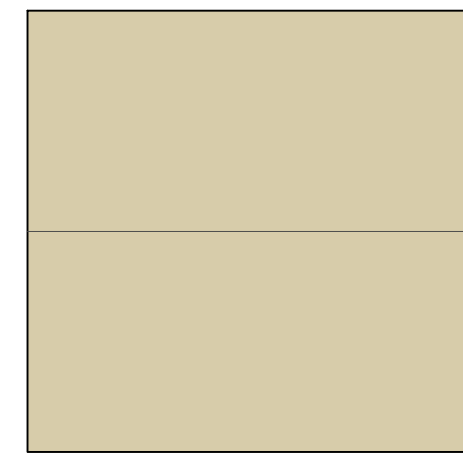
SILVESTRI ARCHITECTS - PC
1321 MILLERSPORT HWY PH. 716.691.0900
AMHERST, NY 14221 FAX 716.691.4773

SA JOB #: 22070.01 DATE: 02-29-24

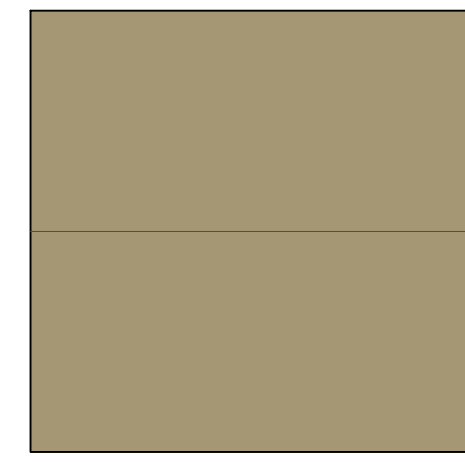
DRAWING #: A-203



PROVIA TERRA CUT CULTURED STONE SLATE



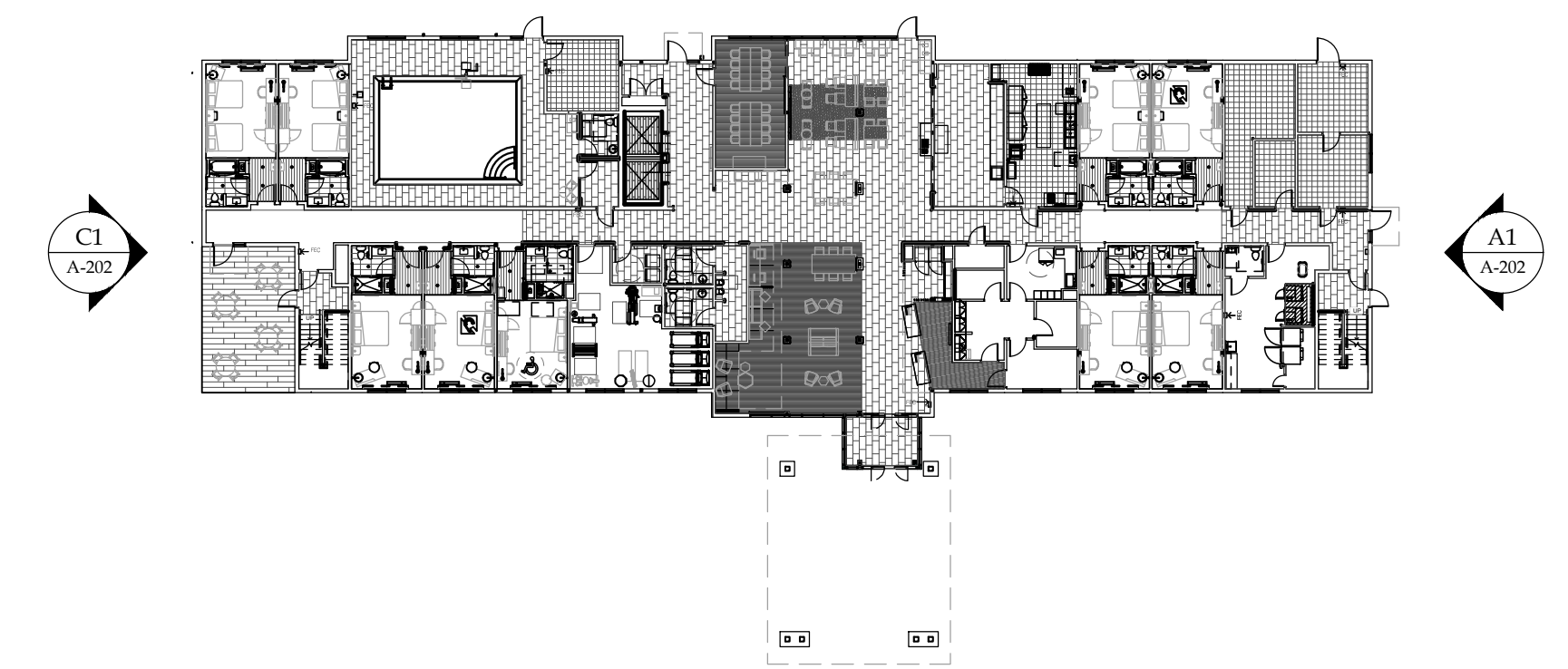
ALSIDE ODYSSEY PLUS VINYL SIDING MONTEREY SAND



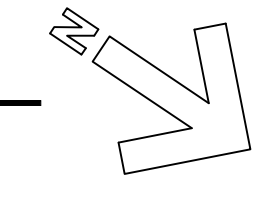
ALSIDE ODYSSEY PLUS SHAKE SIDING TUSCAN CLAY



VINYL SIDING, COLOR TO BE SELECTED BY BRAND (FOR BRAND-SPECIFIED ACCENT AREA)



KEY PLAN SCALE: NTS



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Holiday Inn Express
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90 Rte 1 Bypass
Kittery, ME

ISSUE:

SA PROJECT TEAM: PRINCIPAL P.Silvestri
PROJ. ARCH. _____ DRAFTER B.Pacos
JOB CAPT. S.Henry INTERIORS _____

SEAL:

TITLE:
COLORED EXTERIOR ELEVATIONS



SA JOB #: **22070.01** DATE: **02-29-24**

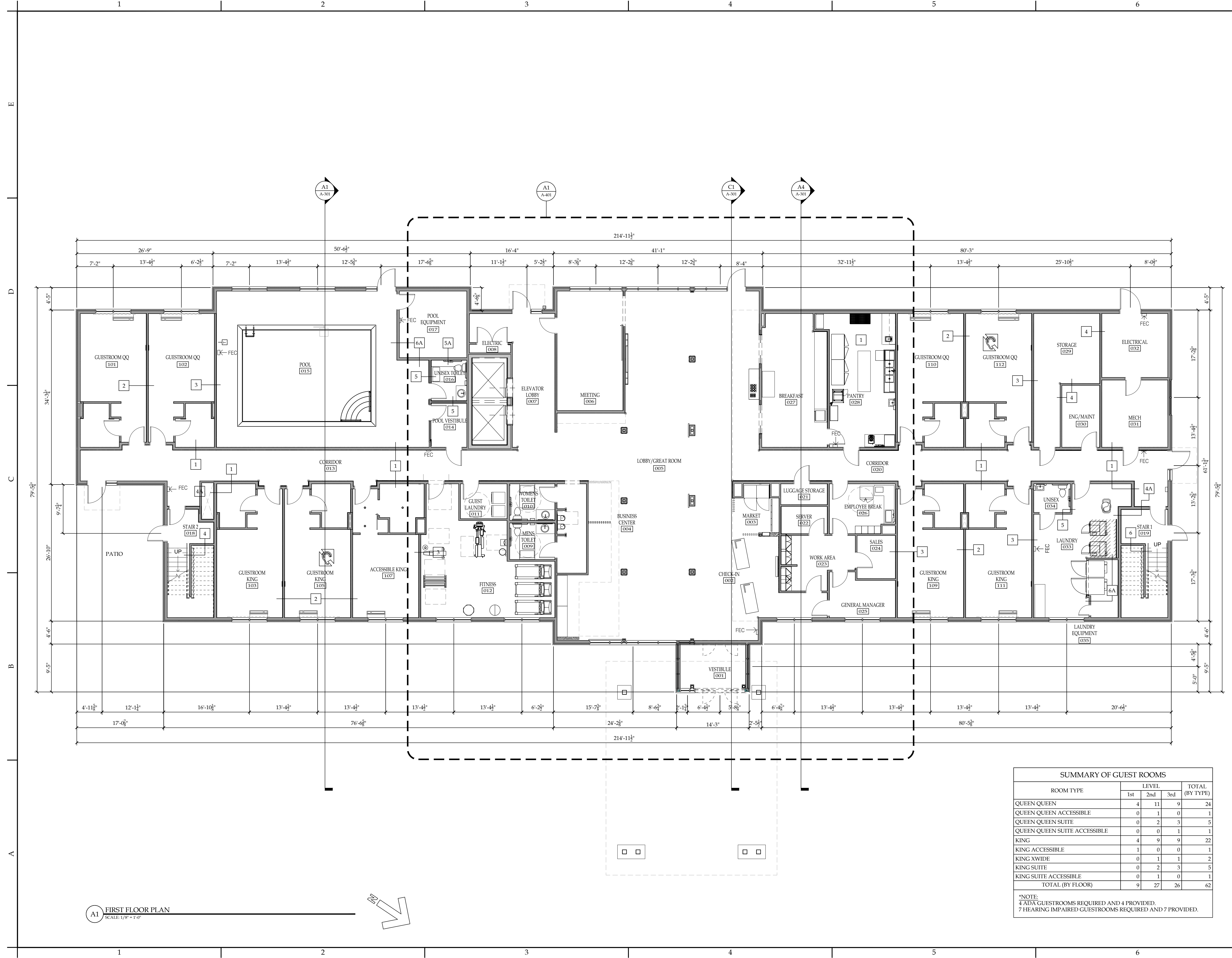
DRAWING #: **A-204**



EAST ELEVATION SCALE: 1/8" = 1'-0"



WEST ELEVATION SCALE: 1/8" = 1'-0"



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Holiday Inn Express
 INNCODE: PWMKT
 90 Rte 1 Bypass
 Kittery, ME

ISSUE:
PROGRESS SET
 (NOT FOR CONSTRUCTION)

SA PROJECT TEAM: PRINCIPAL P.Silvestri
 PROJ. ARCH. _____ DRAFTER B.Pacos
 JOB CAPT. S.Henry INTERIORS _____

SEAL:

TITLE:
FIRST FLOOR PLAN

SILVESTRI ARCHITECTS · PC
 1321 MILLERSPORT HWY PH. 716.691.0900
 AMHERST, NY 14221 FAX 716.691.4773

SA JOB #: **22070.01** DATE: **03-04-24**

DRAWING #: **A-101**

ROOM TYPE	LEVEL			TOTAL (BY TYPE)
	1st	2nd	3rd	
QUEEN QUEEN	4	11	9	24
QUEEN QUEEN ACCESSIBLE	0	1	0	1
QUEEN QUEEN SUITE	0	2	3	5
QUEEN QUEEN SUITE ACCESSIBLE	0	0	1	1
KING	4	9	9	22
KING ACCESSIBLE	1	0	0	1
KING XWIDE	0	1	1	2
KING SUITE	0	2	3	5
KING SUITE ACCESSIBLE	0	1	0	1
TOTAL (BY FLOOR)	9	27	26	62

*NOTE:
 4 ADA GUESTROOMS REQUIRED AND 4 PROVIDED.
 7 HEARING IMPAIRED GUESTROOMS REQUIRED AND 7 PROVIDED.

A1 FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

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Holiday Inn Express
 INNCODE: PWMKT
 90 Rte 1 Bypass
 Kittery, ME

ISSUE:
PROGRESS SET
 (NOT FOR CONSTRUCTION)

SA PROJECT TEAM: PRINCIPAL P. Silvestri
 PROJ. ARCH. _____ DRAFTER B. Pacos
 JOB CAPT. S. Henry INTERIORS _____

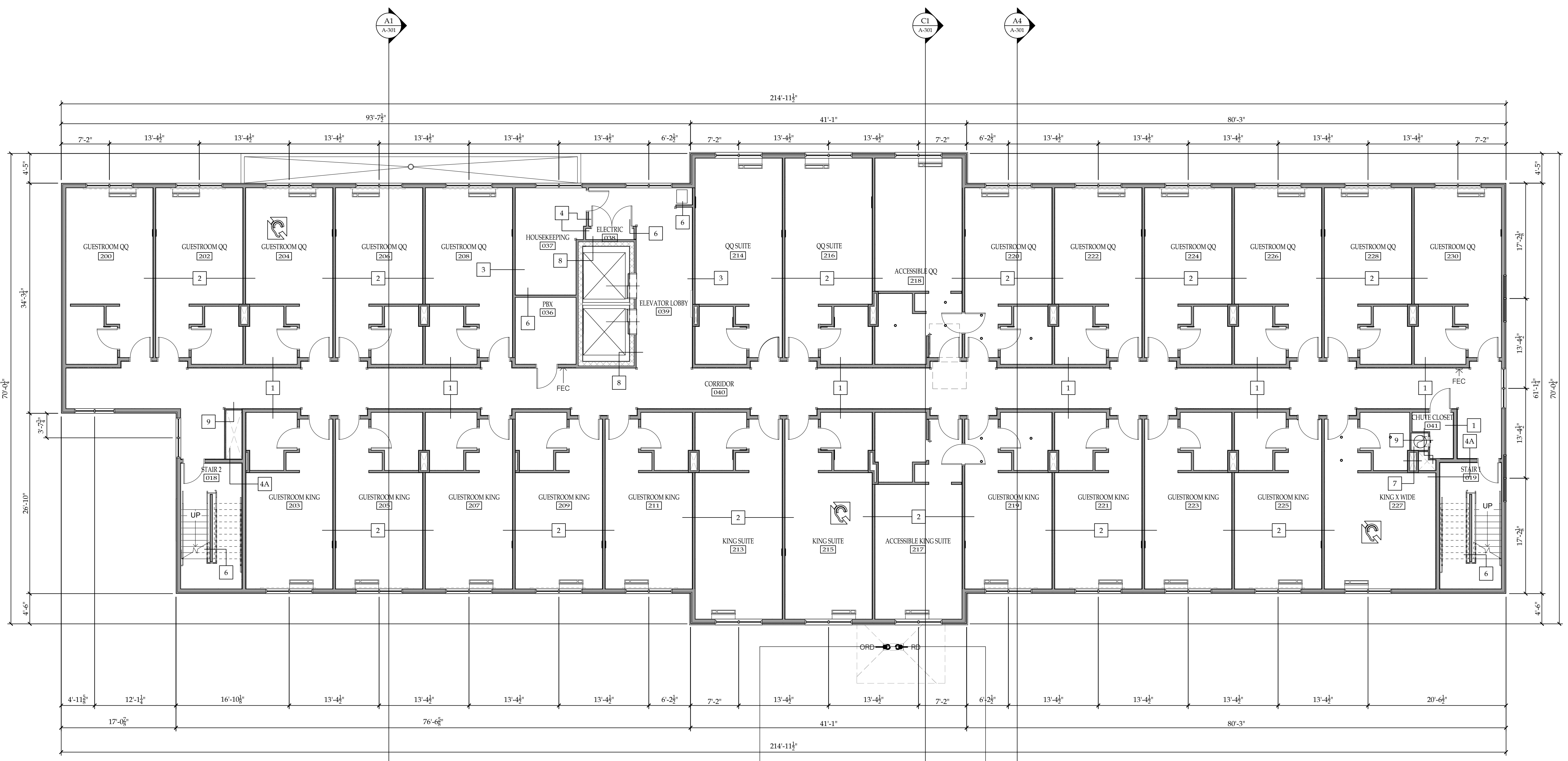
SEAL:

TITLE:
SECOND FLOOR PLAN



SA JOB #: **22070.01** DATE: **03-04-24**

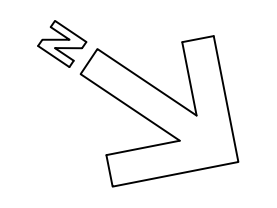
DRAWING #: **A-102**



ROOM TYPE	LEVEL			TOTAL (BY TYPE)
	1st	2nd	3rd	
QUEEN QUEEN	4	11	9	24
QUEEN QUEEN ACCESSIBLE	0	1	0	1
QUEEN QUEEN SUITE	0	2	3	5
QUEEN QUEEN SUITE ACCESSIBLE	0	0	1	1
KING	4	9	9	22
KING ACCESSIBLE	1	0	0	1
KING XWIDE	0	1	1	2
KING SUITE	0	2	3	5
KING SUITE ACCESSIBLE	0	1	0	1
TOTAL (BY FLOOR)	9	27	26	62

*NOTE:
 4 ADA GUESTROOMS REQUIRED AND 4 PROVIDED.
 7 HEARING IMPAIRED GUESTROOMS REQUIRED AND 7 PROVIDED.

A1 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



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Holiday Inn Express
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 90 Rte 1 Bypass
 Kittery, ME

ISSUE:
PROGRESS SET
 (NOT FOR CONSTRUCTION)

SA PROJECT TEAM: PRINCIPAL P.Silvestri
 PROJ. ARCH. _____ DRAFTER B.Pacos
 JOB CAPT. S.Henry INTERIORS _____

SEAL:

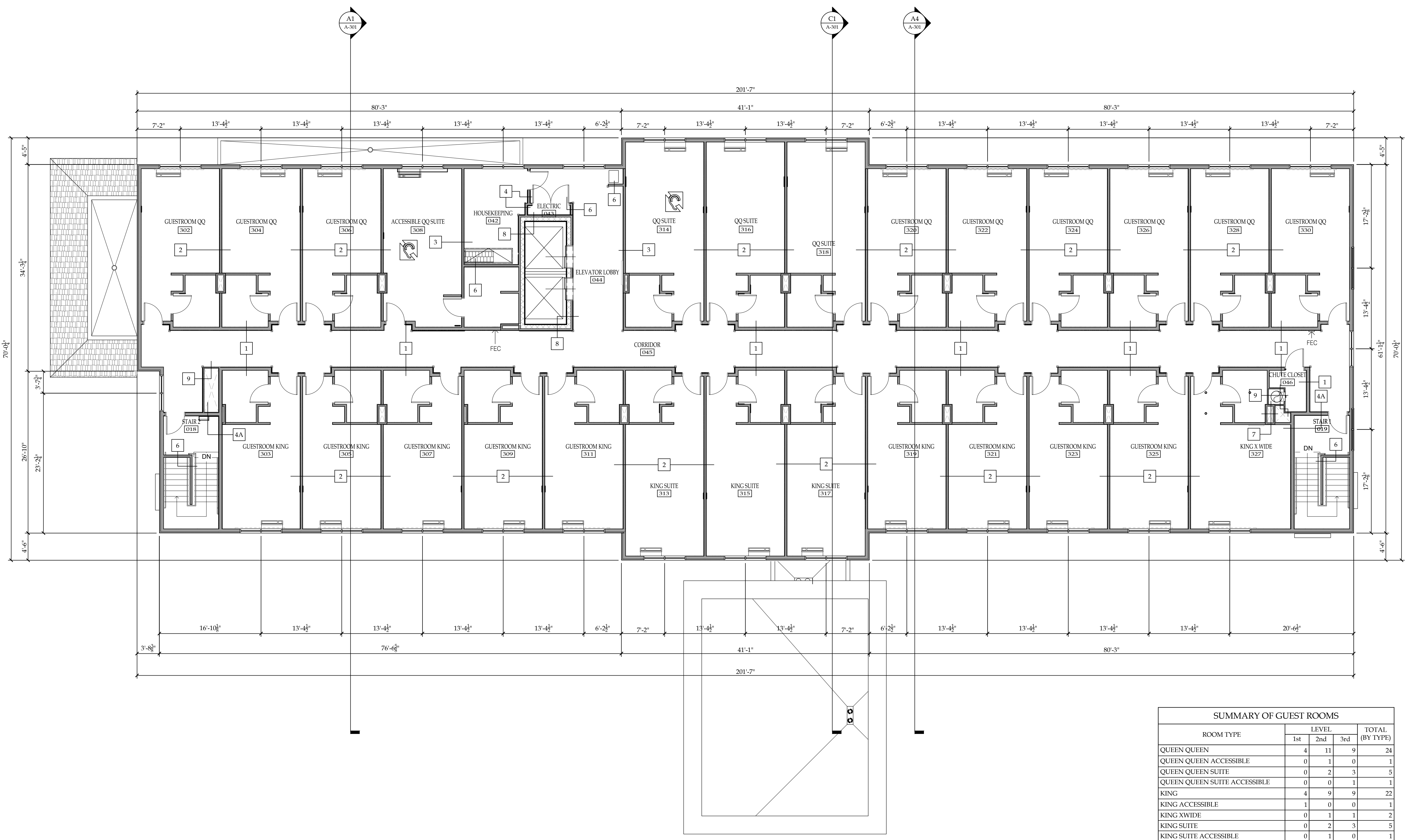
TITLE:
THIRD FLOOR PLAN



SILVESTRI
 ARCHITECTS · PC
 1321 MILLERSPORT HWY PH. 716.691.0900
 AMHERST, NY 14221 FAX 716.691.4773

SA JOB #: 22070.01 DATE: 03-04-24

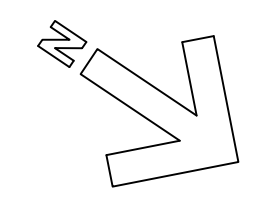
DRAWING #: **A-103**



ROOM TYPE	LEVEL			TOTAL (BY TYPE)
	1st	2nd	3rd	
QUEEN QUEEN	4	11	9	24
QUEEN QUEEN ACCESSIBLE	0	1	0	1
QUEEN QUEEN SUITE	0	2	3	5
QUEEN QUEEN SUITE ACCESSIBLE	0	0	1	1
KING	4	9	9	22
KING ACCESSIBLE	1	0	0	1
KING XWIDE	0	1	1	2
KING SUITE	0	2	3	5
KING SUITE ACCESSIBLE	0	1	0	1
TOTAL (BY FLOOR)	9	27	26	62

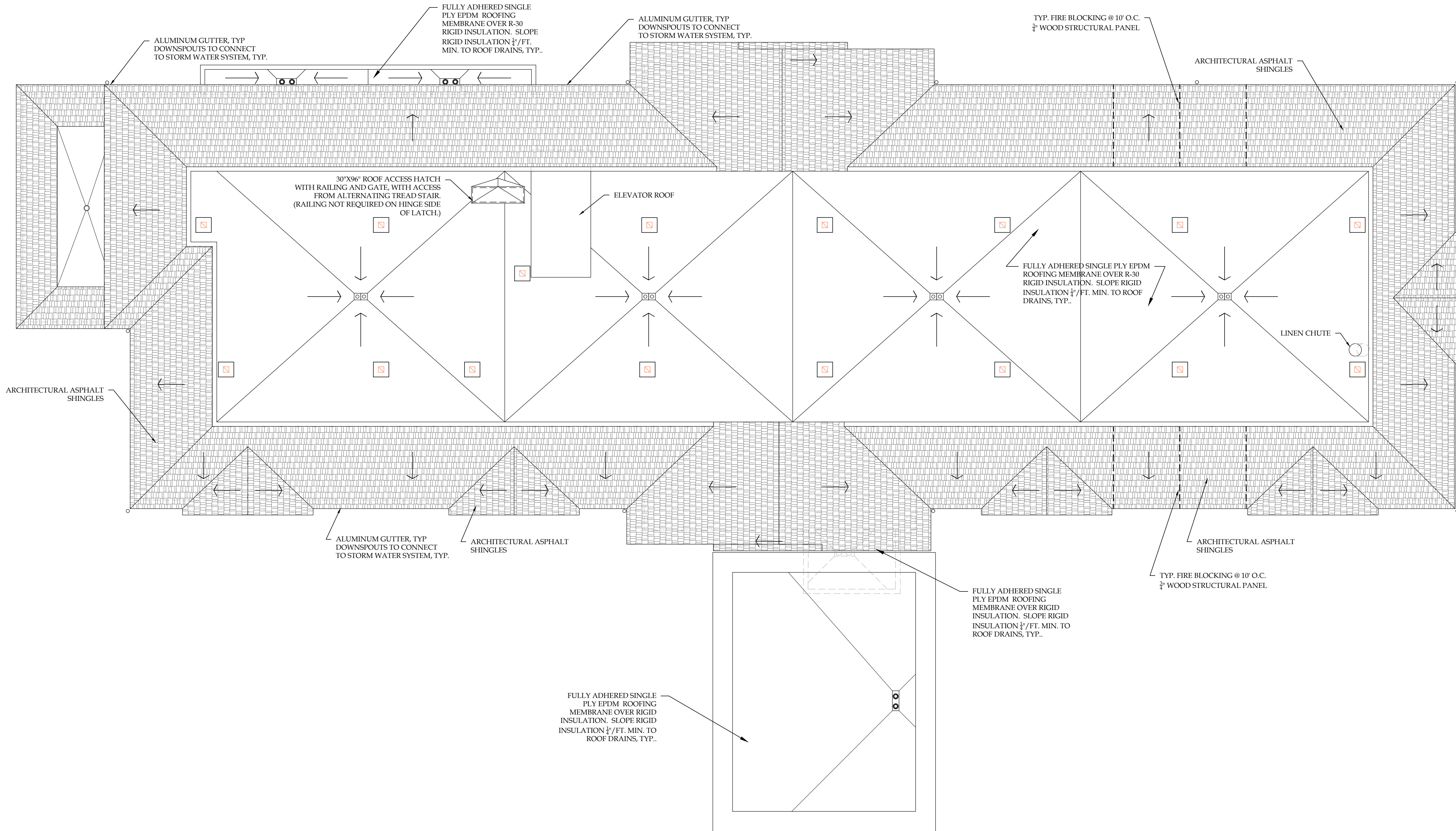
*NOTE:
 4 ADA GUESTROOMS REQUIRED AND 4 PROVIDED.
 7 HEARING IMPAIRED GUESTROOMS REQUIRED AND 7 PROVIDED.

A1 THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0"



ROOF PLAN NOTES

1. GENERAL CONTRACTOR TO INSTALL AND SEAL ROOF PENETRATIONS, CURBS AND SLEEPERS.
2. HVAC VENDOR TO PROVIDE ROOF CURBS AND VENDOR IS RESPONSIBLE FOR PROVISION/ COORDINATION OF ROOF PENETRATIONS REQUIRED FOR EQUIPMENT INSTALLATION. SEE 1 OR 2/A550.
3. FLASH PLUMBING VENT AND ELECTRICAL PIPES, SEE 4/A550. SEE MECH. AND ELEC. DWGS. FOR LOCATIONS.
4. COORDINATE SIZE AND LOCATION OF SATELLITE DISH PROVIDED BY AV CONTRACTOR. COORDINATE LOADS AND REACTIONS WITH JOIST MANUFACTURER. CC TO PROVIDE SUPPORT LEGS/BLOCKING SEE 2/A550 SIMILAR.
5. NEW ROOF MEMBRANE TO BE INSTALLED BY MANUFACTURER APPROVED LICENSED ROOFING CONTRACTOR. REFER TO DETAILS AS INDICATED ON THIS AND OTHER SHEETS.
6. GC TO PROVIDE POWER AND BLOCKING FOR ALL BUILDING SIGNAGE. COORDINATE WITH SIGN VENDOR.
7. ROOF DRAINS AND OVERFLOW DRAINS, SEE 5/A550. SEE ALSO MECH. DWGS.
8. LINEN CHUTE, SEE 3/A550.



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SA PROJECT TEAM: PRINCIPAL P. Silvestri
 PROJ. ARCH. _____ DRAFTER B. Pacos
 JOB CAPT. S. Henry INTERIORS _____

SEAL:

TITLE:
ROOF PLAN

SILVESTRI
 ARCHITECTS · PC
 1321 MILLERSPORT HWY PH. 716.691.0900
 AMHERST, NY 14221 FAX 716.691.4773

SA JOB #: **22070.01** DATE: **03-04-24**

DRAWING #: **A-104**

CIVIL CONSULTANTS MEMORANDUM

TO: Town of Kittery Planning Department

FROM: Geoffrey R. Aleva, P.E.

DATE: 04/19/2024

SUBJECT: Article 16.7.10.D(3)(4) Final Plan Review

PROJECT: 21-323.00 – 90 U.S. Route 1 Bypass – Tax Map 14, Lot 2
Holiday Inn Express – Hotel Redevelopment

<u>COMMENTS</u>	<u>RESPONSES</u>
16.7.10.D Final plan review.	
(3) Final plan requirements. A complete final plan application must fulfill all the requirements of a preliminary plan as indicated in § 16.7.10C of this section and must show the following items, unless the Planning Board, by formal action, upon the applicant's written request, waives or defers any requirement(s) for submission. If no changes occurred to the preliminary plan, it also may be considered to be the final plan.	<i>There have been no substantive changes from the preliminary approval. Applicant has added comments from the board and abutters to the site plans.</i>
(a) Preliminary plan information, including vicinity map and any amendments thereto suggested or required by the Planning Board or other required reviewing agency.	<i>Provided with preliminary approval</i>
(b) Street names and lines, pedestrian ways, lots, easements and areas to be reserved for or dedicated to public use.	<i>No areas to be dedicated to public use proposed.</i>
(c) Street length of all straight lines, the deflection angles, radii, lengths of curves and central angles of all curves, tangent distances and tangent bearings.	<i>N/A to this project.</i>
(d) Lots and blocks within a subdivision, numbered in accordance with local practice.	<i>N/A to this project.</i>
(e) Markers/permanent reference monuments. Their location, source references and, where required, constructed in accordance with specifications herein.	<i>Refer to provided plans for details</i>
(f) Structures, their location and description, including signs, to be placed on the site, floor plans and elevations of principal structures as well as detail of all structures, showing building materials and colors, and accesses located within 100 feet of the property line.	<i>Refer to provided plans for details</i>
(g) Outdoor lighting and signage plan if the application involves the construction of more than 5,000 square feet of nonresidential floor area; or the creation of more than 20,000 square feet of impervious area; or the creation of three or more dwelling units in a building, prepared by a qualified lighting professional,	<i>Refer to provided plans for details</i>



<p>showing at least the following at the same scale as the site plan:</p> <ol style="list-style-type: none"> 1. All buildings, parking areas, driveways, service areas, pedestrian areas, landscaping and proposed exterior lighting fixtures and snow storage; 2. All proposed lighting fixture specifications and illustrations, including photometric data, designation as cutoff fixtures, color rendering index (CRI) of all lamps (bulbs), and other descriptive information on the fixtures; 3. Mounting height of all exterior lighting fixtures; 4. Lighting analyses and luminance level diagrams or photometric point-by-point diagrams on a twenty-foot grid, showing that the proposed installation conforms to the lighting level standards of the ordinance codified in this section together with statistical summaries documenting the average luminance, maximum luminance, minimum luminance, average-to-minimum uniformity ratio, and maximum-to-minimum uniformity ratio for each parking area, drive, canopy and sales or storage area; 5. Drawings of all relevant building elevations, showing the fixtures, the portions of the walls to be illuminated, the luminance levels of the walls, and the aiming points for any remote light fixtures; and 6. A narrative that describes the hierarchy of site lighting and how the lighting will be used to provides safety, security and aesthetic effects. 	
(h) Machinery in permanently installed locations likely to cause appreciable noise at the lot lines.	<i>Refer to provided plans for details</i>
(i) Materials (raw, finished or waste) storage areas, their types and location, and any stored toxic or hazardous materials, their types and locations.	<i>N/A to this project.</i>
(j) Fences, retaining walls and other artificial features, locations, and dimensions proposed.	<i>Refer to provided plans for details</i>
(k) Landscaping plan, including location, size and type of plant material.	<i>Refer to provided plans for details</i>
(l) Stormwater management plan for stormwater and other surface water drainage prepared by a registered professional engineer, including the location of stormwater and other surface water drainage area; a post-construction stormwater management plan that defines maintenance responsibilities, responsible parties, shared costs, and schedule for maintenance; a draft maintenance agreement for stormwater management facilities; and, where applicable, draft documents creating a homeowners' association referencing the maintenance responsibilities. Where applicable, the maintenance agreement must be included in the document of covenants, homeowners' documents and/or as riders to the individual deed and recorded with the York County Registry of Deeds.	<i>Refer to provided plans for details. The applicant has also provided detailed stormwater maintenance protocols.</i>
(4) Written submission requirements.	



<p>(a) Municipal impact analysis of the relationship of the revenues to the Town from the development and the costs of additional publicly funded resources, including:</p>	<p><i>Refer to provided plans for details</i></p>
<p>1. Review for impacts. A list of the construction items that will be completed by the developer prior to the sale of lots.</p>	<p><i>N/A to this project.</i></p>
<p>2. Municipal construction and maintenance items. A list of construction and maintenance items that must be borne by the municipality, which must include, but not be limited to:</p> <ul style="list-style-type: none"> a) Schools, including busing; b) Road maintenance and snow removal; c) Police and fire protection; d) Solid waste disposal; e) Recreation facilities; f) Runoff water disposal drainageways and/or storm sewer enlargement with sediment traps. 	<p><i>This Hotel project will not have an impact to schools or bussing. The site plans indicate the projects proposed development to address snow removal, solid waste and stormwater. During the site plan review process the project has been vetted by Police, Fire and Public Works.</i></p>
<p>3. Municipal costs and revenues. Cost estimates to the Town for the above services and the expected tax revenue of the development.</p>	<p><i>N/A to this project.</i></p>
<p>(b) Open space land cession offers. Written offers of cession to the municipality of all public open space shown on the plan, and copies of agreements or other documents showing the manner in which space(s), title to which is reserved by the subdivider, are to be maintained.</p>	<p><i>N/A to this project.</i></p>
<p>(c) Open space land cession offers acknowledgement by Town. Written evidence that the municipal officers are satisfied with the legal sufficiency of the documents referred to in § 16.7.10D(4)b. Such written evidence does not constitute an acceptance by the municipality of any public open space referred to in § 16.7.10D(4)b.</p>	<p><i>N/A to this project.</i></p>
<p>(d) Maintenance plan and agreement defining maintenance responsibilities, responsible parties, shared costs and schedule. Where applicable, a maintenance agreement must be included in the document of covenants, homeowners' documents and/or as riders to the individual deed.</p>	<p><i>N/A to this project.</i></p>
<p>(e) Estimated costs. Specify the estimated total cost of the development and itemize the estimated major expenses. The itemization of major costs should include, but not be limited to, the costs of the following activities: roads, sewers, structures, water supply, erosion control, pollution abatement and landscaping.</p>	<p><i>Information to be provided. Applicant to work with staff.</i></p>
<p>(f) The applicant shall demonstrate they have sent written notice of their filing for minor site plan review by postage paid, first-class mail (cost to be paid by the applicant) to all owners of abutting property, as herein defined (within 150 feet of the property).</p>	<p><i>N/A to this project</i></p>

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May 3, 2024

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

**RE: Town of Kittery, Planning Board Services
90 US Route 1 Proposed Hotel Development Review #3
Tax Map 14, Lot 2
CMA #591.172**

Dear Max:

CMA Engineers has received the following information for Assignment #172, review #2 of the proposed hotel at 90 US Route 1 Bypass (Tax Map 14, Lot 2):

- 1) "Redevelopment Plan of Land of 90 US Route 1 LLC, Map 14, Lot 2, Kittery, Maine" by Civil Consultants, dated January 5, 2024, revised February 16, 2024, and March 21, 2024.
- 2) Civil Consultants memorandum dated April 3, 2024.

The project consists of one lot (Map 14, Lot 2) with an area of approximately 1.56 acres. The lot is located in the Commercial 3 (C-3) district. There are no wetlands on site. The project includes construction of a 3-story, 62-room hotel with associated parking and access drives.

The development will be served by public sewer on Old Post Road and Kittery Water District will provide water from US Route 1 Bypass. Stormwater management is through a subsurface sand filter.

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

16.5 General Performance Standards

16.5.25 Sprinkler systems

16.5.25.(1)(a)&(d) – The building is required to be sprinkled, but a fire suppression service is not shown on the plan, only an 8" service off of the existing 6" line is shown. The applicant indicates that they anticipate a 6" fire service and a 1.5-2" domestic service will be required, and that final design will be determined after the mechanical engineers complete the building design. We reiterate that the Kittery Water District and the Kittery Fire Department coordination is required for design approval.

The applicant previously indicated that a letter of capacity was provided, but we did not receive this letter. This comment remains unaddressed.

16.7 General Development Requirements

16.7.11 Performance Standards and Approval Criteria

16.7.11.A. Water supply

The proposed water service is a proposed 8" poly pipe service from the US Route 1 Bypass 6" cast iron water main. The service is proposed to be directionally drilled under the bypass. The details show a gate valve and thrust blocks but the locations of these are not shown on the plan. The applicant indicates that since the service will be directionally drilled, the values and final locations are not yet determined.

We reiterate that the applicant should secure information from Kittery Water District with respect to design approval when a full design is submitted.

16.7.11.B. Sewage Disposal

The proposed sewer is a 6" PVC line to an on-site sewer manhole with a drop and then to a proposed manhole in Old Post Road. The applicant has indicated that they have been in contact with Kittery sewer services during design and staff review. We reiterate that they should secure design approval and confirm capacity with Kittery sewer services.

16.7.11.C. Stormwater and surface drainage

The proposed stormwater management system uses closed drainage and a subsurface sand filter to treat and manage stormwater.

With the addition of a sidewalk to the rear of the proposed hotel, the total area of disturbance exceeds the threshold for a Maine Construction General Permit from the Maine Department of Environmental Protection. The applicant has indicated that this stormwater application was submitted on February 22, 2024. The Town of Kittery should be copied on MDEP correspondence.

We reiterate the following remaining comment on the drainage analysis and design:

1. The applicant has not assessed the condition of the downstream drainage. Despite decreasing flows to this system, an assessment of the existing facilities is an accepted engineering practice. This comment remains unaddressed, again.

General Engineering

We note that:

1. Complete water and sewer designs are still not yet fully developed. There are additional details involved with directional drilling of the water main under Route 1 that have not yet been provided. Approval of the proposed water and sewer services should be secured. The applicant has indicated that they will work with water and sewer during construction.

2. The applicant could not determine who owns the existing drainage that crosses the property and indicates that the line will be inspected and repaired as necessary during work in coordination with the department of public works.

We have the following comments on the plans:

Sheet L1 – Proposed Site Plan

1. There appears to be work in US Route 1 at the entrance with respect to tying into the existing pavement. Please provide additional information – notes, limits of work, details, striping, etc. to describe this area. This note remains unaddressed.

Sheet U1 – Utility Plan

1. Provide information on directional drilling of water main. The applicant indicates they are coordinating with Kittery Water District.
2. Show the location of the gate valve. The applicant indicates they are coordinating with Kittery Water District.

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

Very truly yours,

CMA ENGINEERS, INC.



Jodie Bray Strickland, P.E.

Senior Project Engineer

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

CIVIL CONSULTANTS MEMORANDUM

TO:	Town of Kittery	FROM:	Geoffrey R. Aleva, P.E.	DATE:	May 16, 2024
SUBJECT:	90 US Route 1 Proposed Hotel Development Review #3				
PROJECT:	90 US Route 1 Proposed Hotel Development C.C. Project 2132300				

Following please find CIVIL CONSULTANTS's responses to the memorandum from CMA ENGINEERS, INC.- Jodie Bray Strickland, P.E. dated May 3, 2024.

COMMENT	RESPONSE
16.5 General Performance Standards	
<p><i>16.5.25 Sprinkler systems</i> 16.5.25.(1)(a)&(d) – The building is required to be sprinkled, but a fire suppression service is not shown on the plan, only an 8” service off of the existing 6” line is shown. The applicant indicates that they anticipate a 6” fire service and a 1.5-2” domestic service will be required, and that final design will be determined after the mechanical engineers complete the building design. We reiterate that the Kittery Water District and the Kittery Fire Department coordination is required for design approval. The applicant previously indicated that a letter of capacity was provided, but we did not receive this letter. This comment remains unaddressed.</p>	<p><i>Per the building engineer, a 6” fire service and a 3” domestic service will be required. See callout on sheet L1.</i></p> <p><i>Capacity information has been provided to Town Staff by the Water District.</i></p>
16.7 General Development Requirements	
<p><i>16.7.11 Performance Standards and Approval Criteria</i> 16.7.11.A. Water supply</p> <p>The proposed water service is a proposed 8” poly pipe service from the US Route 1 Bypass 6” cast iron water main. The service is proposed to be directionally drilled under the bypass. The details show a gate valve and thrust blocks but the locations of these are not shown on the plan. The applicant indicates that since the service will be directionally drilled, the values and final locations are not yet determined.</p> <p>We reiterate that the applicant should secure information from Kittery Water District with respect to design approval when a full design is submitted.</p>	<p><i>Gate valve locations have been added to the plans. See sheet L1.</i></p> <p><i>Since the water service will be directionally drilled to the site, the values and final locations are not yet determined. The proposed water service is to be coordinated with Kitter Water District.</i></p>
<p><i>16.7.11.B. Sewage Disposal</i> The proposed sewer is a 6” PVC line to an on-site sewer manhole with a drop and then to a proposed manhole in Old Post Road. The applicant has indicated that they have been in contact with Kittery sewer services during design and staff review. We reiterate that they should secure design approval and confirm capacity with Kittery sewer services.</p>	<p><i>Capacity issues have been taken care of by the Kittery planning office.</i></p>
<p><i>16.7.11.C. Stormwater and surface drainage</i> The proposed stormwater management system uses closed drainage and a subsurface sand filter to treat and manage stormwater.</p>	<p><i>An acceptance letter for the stormwater management permit application submitted on February 22, 2024 has been sent to Kittery planning staff.</i></p>



CIVIL CONSULTANTS MEMORANDUM

<p>With the addition of a sidewalk to the rear of the proposed hotel, the total area of disturbance exceeds the threshold for a Maine Construction General Permit from the Maine Department of Environmental Protection. The applicant has indicated that this stormwater application was submitted on February 22, 2024. The Town of Kittery should be copied on MDEP correspondence.</p> <p>We reiterate the following remaining comment on the drainage analysis and design:</p> <p>1. The applicant has not assessed the condition of the downstream drainage. Despite decreasing flows to this system, an assessment of the existing facilities is an accepted engineering practice. This comment remains unaddressed, again.</p>	<p>1. <i>MDOT has reviewed and accepted our proposed drainage design. No issue was found with the existing downstream facilities.</i></p>
<p><i>General Engineering</i></p> <p>We note that:</p> <ol style="list-style-type: none"> Complete water and sewer designs are still not yet fully developed. There are additional details involved with directional drilling of the water main under Route 1 that have not yet been provided. Approval of the proposed water and sewer services should be secured. The applicant has indicated that they will work with water and sewer during construction. The applicant could not determine who owns the existing drainage that crosses the property and indicates that the line will be inspected and repaired as necessary during work in coordination with the department of public works. 	<ol style="list-style-type: none"> <i>To the extent practical the required details have been added to the plans to complete the design. We will work with the water and sewer departments to comply with their standards during construction. All capacity statements have nn Kittery planning office.</i> <i>Our office could not find any information on the ownership of this drain line. The line will be inspected during the work and repaired as needed in coordination with the public works department.</i>
<p>We have the following comments on the plans: <u>Sheet L1 – Proposed Site Plan</u></p> <ol style="list-style-type: none"> There appears to be work in US Route 1 at the entrance with respect to tying into the existing pavement. Please provide additional information – notes, limits of work, details, striping, etc. to describe this area. This note remains unaddressed. 	<p>1. <i>See the sawcut line and callout added to sheet DEM for the limit of work in US Route 1. There is existing striping on US Route 1 in front of the proposed development that will not be altered by the work.</i></p>
<p><u>Sheet U1 – Utility Plan</u></p> <ol style="list-style-type: none"> Provide information on directional drilling of water main. The applicant indicates they are coordinating with Kittery Water District. Show the location of the gate valve. The applicant indicates they are coordinating with Kittery Water District. 	<ol style="list-style-type: none"> <i>The applicant will be working with the Kittery Water District to complete the directional drilling and waterline improvements.</i> <i>The gate valve locations have been added to sheet L1. The final locations will be coordinated with the Kittery Water District.</i>

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Route one Bypass, Kittery
Watermain Upgrade proposal

November 15, 2023

- Install 275 linear feet of 8" water main
- Install 2 – 8" mainline gate valves
- Install 2 – 8" MJ tees, one for each hotel
- Install 2 – 8" MJ valves, one for each hotel
- Install 1 -8" x 6" MJ tee, for the fire hydrant
- Install 1 – 6" MJ valve for the fire hydrant
- Install 1 – Fire hydrant
- Hydrostatic testing, chlorination, and bacteria testing

Total estimated cost \$54,000.00

Total estimated cost divided equally by the Kittery Water District and the two hotels would be \$18,000.00 per party.

Michael S. Rogers
Superintendent



TOWN OF KITTERY

Office of the Sewer Department

18 Dennett Road, Kittery, ME 03904

Telephone: 207-439-4646 | Fax: 207-439-2799

tbabkirk@kitteryme.org | www.kitteryme.gov

January 10, 2024

Re: Treatment Plant Capacity-Acceptance Letter
90 Route One By-Pass
Kittery, ME 03904

This letter is to confirm the capacity of sanitary sewer discharge for the proposed Project at 90 Route One By-Pass 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 if the project receives all required approvals.

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, pay all Impact and Entrance fees, and contact the Sewer Department for an inspection. Before the inspection is completed you will need to submit a rough drawing of the sewer line location on the property.

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 any questions or concerns, please do not hesitate to reach out to me by phone at 207-439-4646 or by email at tbabkirk@kitteryme.org.

Sincerely,

Timothy Babkirk

**Sewer Department Superintendent
Town of Kittery Maine**