

**Town of Kittery
Planning Board Meeting
August 10, 2023**

ITEM 3 – 90 Route 1 Bypass –Site Plan– Sketch Review

Action: Accept concept design or continue review.

Proposal: Develop a hotel with 63 rooms and associated parking and utilities.

Location: 90 US Route 1 Bypass, Map 14, Lot 2

Zoning District: C-3, Bypass/Old Post Road Commercial Zone

Owner(s): 90 US ROUTE 1 LLC

Agent(s): Geoffrey Aleva

PROCESS SUMMARY

REQ'D	ACTION	COMMENTS	STATUS
NO	Sketch Plan Acceptance/Approval	Scheduled for August 10th, 2023, Meeting	Pending
YES	Preliminary Plan Review Completeness/Acceptance		
YES	Site Visit		
YES	Public Hearing	Required for Preliminary Site Plan or Subdivision Approval	
YES	Preliminary Plan Approval		
YES	Final Plan Review and Decision		
<p style="color: red; text-align: center;">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.</p>			

OTHER PERMITS REQUIRED

- DOT Traffic movement pattern.
- State Fire Marshal NFPA #13 fire protection system approval.
- DEP construction permitting and site review.

PROJECT INTRODUCTION

This is a conceptual review for a new 63-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 both Old Post Road and the Route 1 Bypass, and existing woodland on the eastern portion of the lot.

The applicant proposes developing the property into a 3-story hotel with 63 rooms and associated parking and utilities. The driveway along Old Post Road would be removed, and access to the lot would be provided through a new single driveway through the Route 1 Bypass, along which the applicant is proposing to build a sidewalk crossing that side of the property. Existing water and wastewater services are available for

29 access, and the plan proposes maintaining the existing tree line to the greatest extent possible. The applicant
30 provided the required conceptual plan and narrative information; staff advise discussing prospective
31 phasing during this meeting.

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33 **APPLICATION & PLAN REVIEW**

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35 Staff reviewed the submitted application and plan and have the following comments:

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37 **16.4.21 C-3 ZONING DISTRICT REGULATIONS**

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DISCUSSION, NEXT STEPS, AND RECOMMENDATIONS

The sketch plan review is an opportunity to consider a concept, ask questions, and **make specific suggestions** to the applicant. Staff suggest the board advise the applicant whether they would be willing to consider a waiver for the setback height restriction, but believe the plan meets the requirements for a sketch review.

77 **RECOMMENDED MOTIONS**

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79 ***Motion to accept the application as complete***

80 Move to accept the sketch plan by Geoff Aleva, for owner 90 US Route 1 LLC, who proposes to develop
81 a hotel with 63 rooms and associated parking and utilities on the property 90 US Route 1 Bypass, Tax
82 Map 14, Lot 2. in the Commercial-3 (C-3) zone.

83

84 ***Motion to continue the application***

85 Move to continue review the sketch plan by Geoff Aleva, for owner 90 US Route 1 LLC, who proposes to
86 develop a hotel with 63 rooms and associated parking and utilities on the property 90 US Route 1 Bypass,
87 Tax Map 14, Lot 2. in the Commercial-3 (C-3) zone.

CIVIL CONSULTANTS MEMORANDUM

TO: Town of Kittery Planning Department

FROM: Geoffrey R. Aleva, PE

SUBJECT: SKETCH PLAN PROJECT NARRATIVE

DATE: 07/18/2023

PROJECT: 21-323.00 – 90 US ROUTE 1 BYPASS



This project narrative is intended to accompany the sketch plan submission for the redevelopment at 90 US Route 1 Bypass, known as Map 14, Lot 2 on the Town of Kittery tax map system. The 1.56-acre lot is in the C-3 zone and is owned by 90 US Route 1 LLC. The intent of the project is to construct a new 3 story, Holiday Inn Express hotel. The project will require a Major Site Plan review as it will result in the construction of over 5,000 SF of gross nonresidential floor area.

The lot was previously home to The Little Guest House, a 10-unit motel which has since been demolished. There is an existing parking lot with two entrances from the Route 1 Bypass. Most of the site contains grass, with the eastern portion of the lot containing woodland.

The proposed development will create a 3-story Holiday Inn Express hotel containing 63 rooms. The site will provide 67 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 between the two existing entrances which are intended to be removed. No access to Old Post Rd is proposed.

ZONING INFORMATION

The project is intending to construct a 13,308+/-SF, 3-story hotel to be used as a Holiday Inn Express Hotel with 63 units. The lot is in the Commercial 3 (C-3) zone. A hotel is an allowable use per section 16.4.21.B.9 of the Kittery Land Use Zone Regulations.

There is no minimum frontage requirement for the C-3 zone. The total lot area is 63,829 SF. The maximum allowable lot coverage is 70%, or 47,480 SF. The maximum building height is limited to 40 ft. Per the requirements of the zoning district, the new building will be located to meet the 15 ft maximum front setback and the 10 ft side setbacks from non-residential uses and 15 ft side setbacks from residential uses. The rear property line abuts Old Post Rd, which requires a 15 ft setback. The proposed development meets the zoning requirements for frontage and lot coverage. Additional information is provided on the attached site plans.



There are no wetlands on the property. There are also no known easements on the site. Per Section 16.4.20.E.m of the Kittery Ordinance, underground utilities are required. The site is already serviced by year-round municipal sewer and water from Old Post Rd, and the new hotel will update these services. Electricity is currently provided to the site along Old Post Rd through a series of three utility poles on site (CMP 17.1, 17.2 & 17.3). The proposed development will remove poles 17.2 and 17.3 entirely and relocate pole 17.1 closer to Old Post Rd. Underground electric will then be connected to the new hotel from relocated pole 17.1.

Section 16.7.11.F.4.d of the Kittery Ordinance requires 1 parking space for each rental unit, plus 1 space for each 100 square feet of meeting room. For a 63-unit hotel with a 193 SF meeting room, the required number of parking spaces is 65. The proposed number of parking spaces is 67, including 3 ADA accessible parking spaces.

The site will be designed to meet the landscaping requirements of the Kittery Land Use Regulations. A detailed landscape plan will be provided.

A lighting plan will be presented with the application as the project moves forward. The lighting will indicate downlit fixtures that comply with dark sky requirements.

Section 16.4.21.E.2.f.3 of the Kittery Ordinance defines the 70% maximum impervious surface ratio for lots in the C-3 zone for new nonresidential structures. The additional criterion of this section requires all stormwater to be managed on-site utilizing low-impact design (LID) and best management practice (BMP) systems based on MDEP's Maine Stormwater Best Management Practices, Volume I through III. A detailed report and maintenance plan will be prepared and submitted as the project moves forward.

CONCLUSION:

It is our opinion that this project meets the requirements and intent of the Kittery Land Use Ordinance. The applicant looks forward to presenting the project at the next available meeting.





90 US ROUTE 1

Kittery, ME



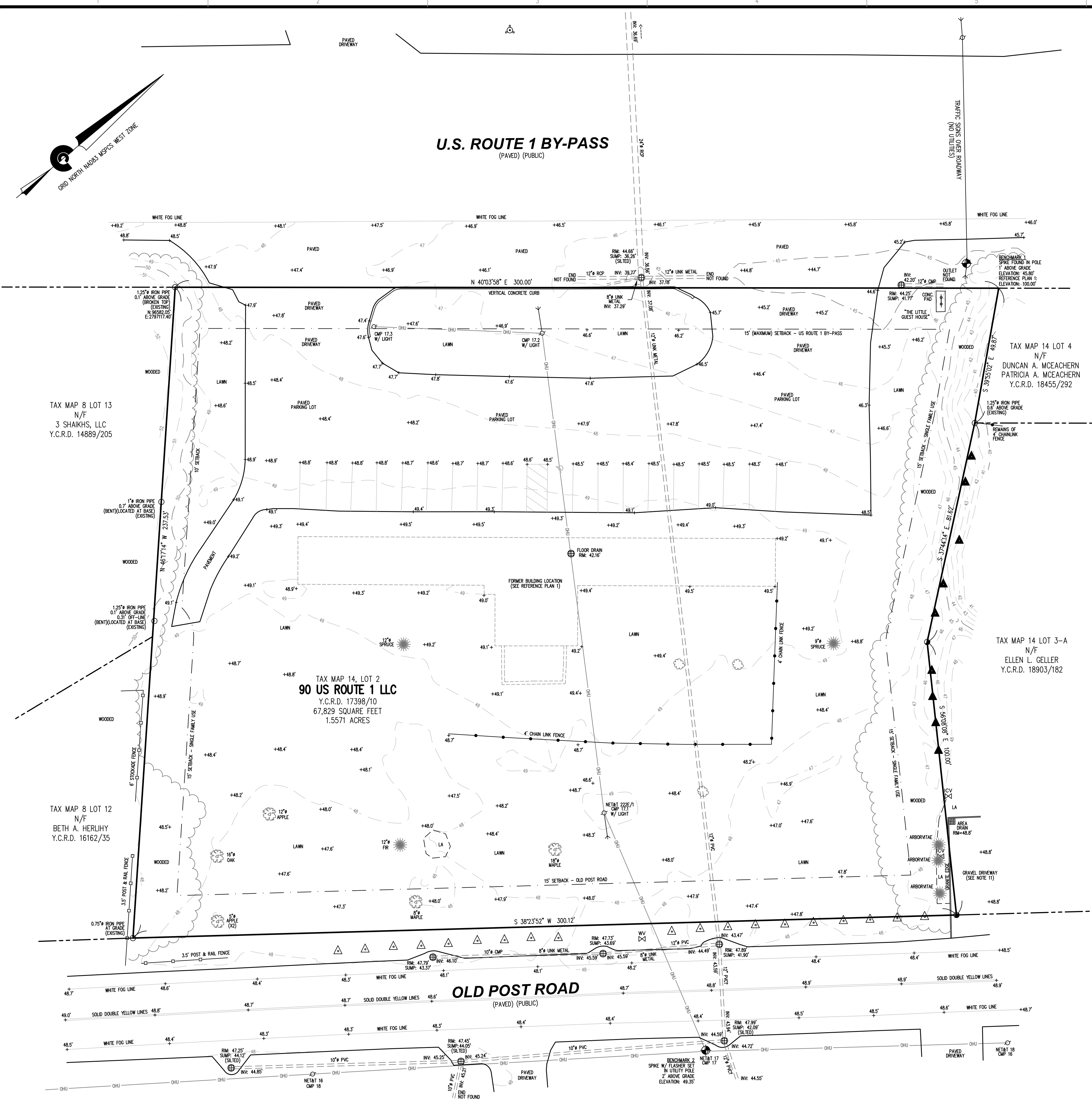
July 18, 2023

1 inch = 200 Feet

www.cai-tech.com



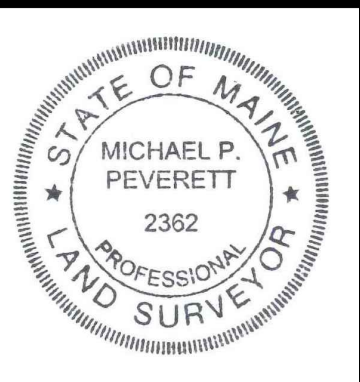
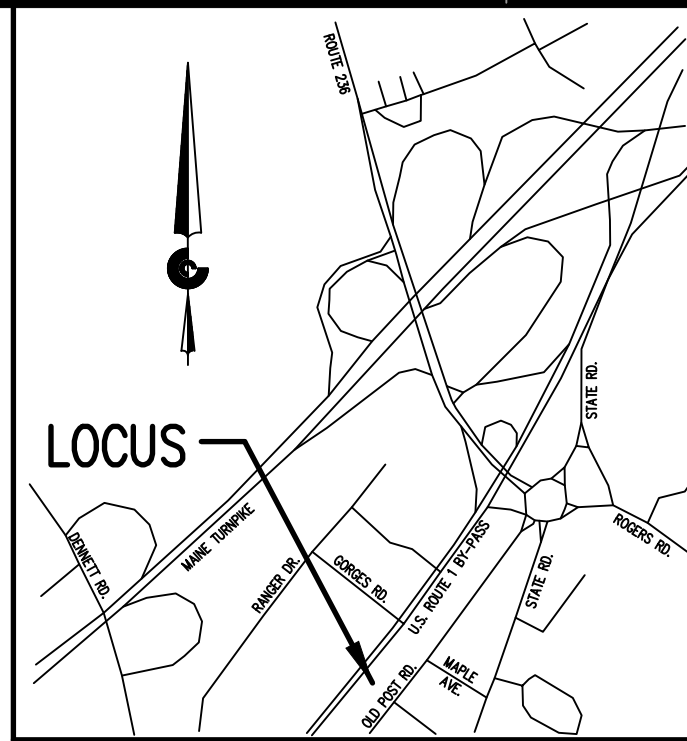
- Right of Way
- Cemetery
- Utility
- Property Hook
- Condo
- PWater
- Property Line
- Public Road



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:

- PLANIMETRIC DETAIL DEPICTED HEREON IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY BY CIVIL CONSULTANTS CONDUCTED ON APRIL 6-7, 2023.
- 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 NOS 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 1.00000329 (AVERAGE COMBINED SCALE FACTOR FOR THE SITE).
- ELEVATIONS DEPICTED HEREON ARE REFERENCED TO NAVD88, DERIVED FROM THE ABOVE REFERENCED GPS SURVEY. [TO CONVERT NAVD88 ELEVATIONS TO NGVD29 ELEVATIONS ADD 0.76']
- THE 1-FOOT CONTOUR INTERVAL TOPOGRAPHIC INFORMATION ON THE SUBJECT PROPERTY IS BASED ON THE ABOVE-REFERENCED, ON-THE-GROUND FIELD SURVEY.
- RECORD OWNER: 90 US ROUTE 1 LLC
- ASSESSOR'S INFORMATION: TOWN OF KITTEERY ASSESSOR'S MAP 14, LOT 2
- DEED REFERENCE: Y.C.R.D. 17938/10
- 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 230171 0007 C, EFFECTIVE DATE JULY 5, 1984. ZONE C IS DEFINED AS "AREAS OF MINIMAL FLOODING".
- UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS NEED TO CONTACT DIGSAFE AND FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
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- A PORTION OF A LANDSCAPED AREA AND GRAVEL DRIVEWAY ENDOACH 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	DIAMETER
INV.	DEED BOOK/PAGE NUMBER
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
LNK	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)
○	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

CERTIFICATION:

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

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:
 PO BOX 630, KITTEERY, ME 03904

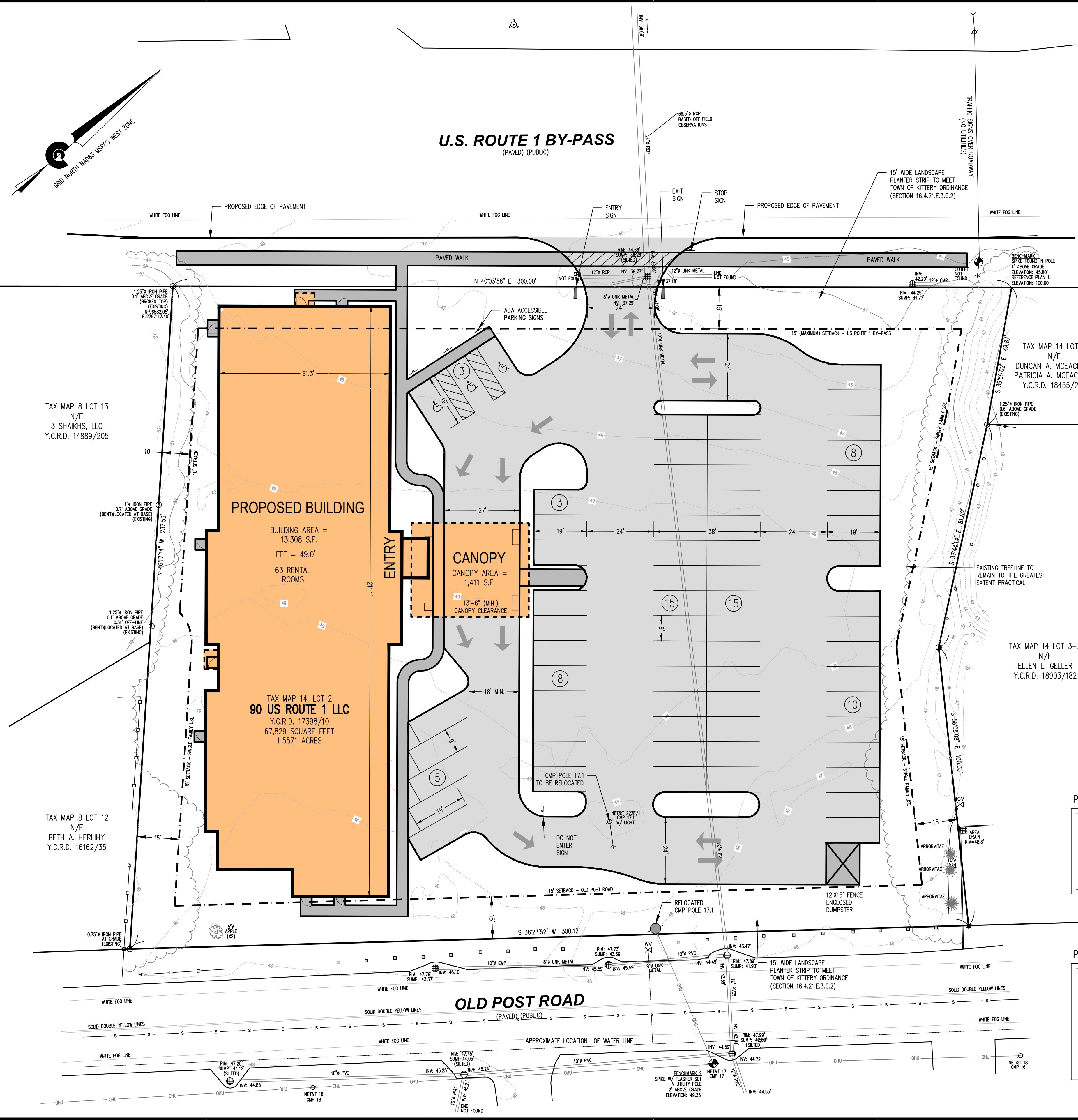
DATE: APRIL 25, 2023
 DRAWN BY: AHP/MPP
 CHECKED BY: CHM
 APPROVED BY: MPP

BOUNDARY/EXISTING
 CONDITIONS
 PLAN

PROJECT NO: 2132300

EC1

SHEET: 1 OF 1



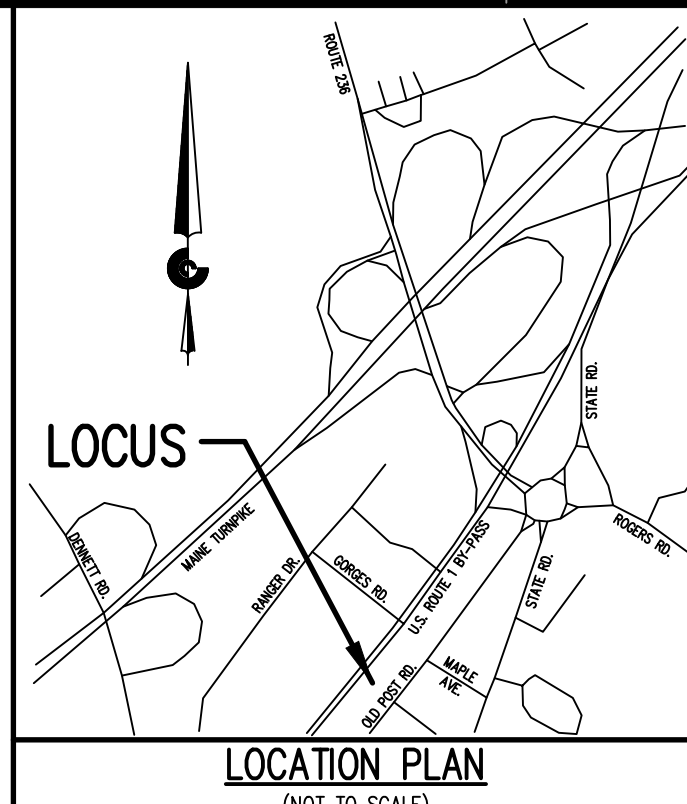
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FOR COMPLETE ZONING INFORMATION REFER TO THE TOWN OF KITTEERY ZONING ORDINANCE



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SCOPE OF WORK:
 THE INTENT OF THE PROJECT IS TO CREATE A 13,475 SF, 3-STORY DAY'S INN HOTEL CONTAINING 63 ROOMS AND A 1,826 SF 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.

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
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N/F	NOW OR FORMERLY
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⊙	FIRE HYDRANT
⊚	SEWER MANHOLE
⊛	CATCH BASIN
⊜	GLY WIRE
⊝	UTILITY POLE
⊞	OVERHEAD UTILITIES
⊟	CHAIN LINK FENCE (AS NOTED)
⊠	WOOD FENCE (AS NOTED)
⊡	SIGN (AS NOTED)
⊢	HANDICAPPED PARKING
⊣	DECIDUOUS TREE (AS NOTED)
⊤	CONIFEROUS TREE (AS NOTED)
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⊦	EXISTING IRON PIPE (AS NOTED)
⊧	5/8" REBAR W/CAP "CIVIL CONSULT 2362" TO BE SET
⊨	SURVEY BENCHMARK (AS NOTED)
⊩	APPROXIMATE ADJOINING PARCEL BOUNDARY LINE
⊪	LOCUS PARCEL PROPERTY LINE
⊫	STATE PLANE COORDINATES

PROPOSED PARKING SPACES

REQUIRED:
 HOTEL: 1 SPACE PER RENTAL ROOM PLUS 1 SPACE FOR EACH 100 SQUARE FEET OF MEETING ROOM

PROPOSED RENTAL ROOMS = 63
 PROPOSED MEETING ROOM (193 SF) = 2
 PROVIDED: 67 SPACES > 65

PROPOSED COVERAGE INFO

LOT AREA	67,829	SF
BUILDING	13,308	SF
CANOPY	1,411	SF
PAVEMENT	27,444	SF
WALKWAYS	1,461	SF
DUMPSTER PAD	180	SF
GRASS	24,041	SF
TOTAL IMPERVIOUS AREA	43,788	SF
PROPOSED LOT COVERAGE	43,788/67,829 = 64.6%	< 70%

NO.	REVISIONS	INT.	DATE

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

DATE: 07/10/2023
 DRAWN BY: JAA/DRC
 CHECKED BY: GRA
 APPROVED BY:

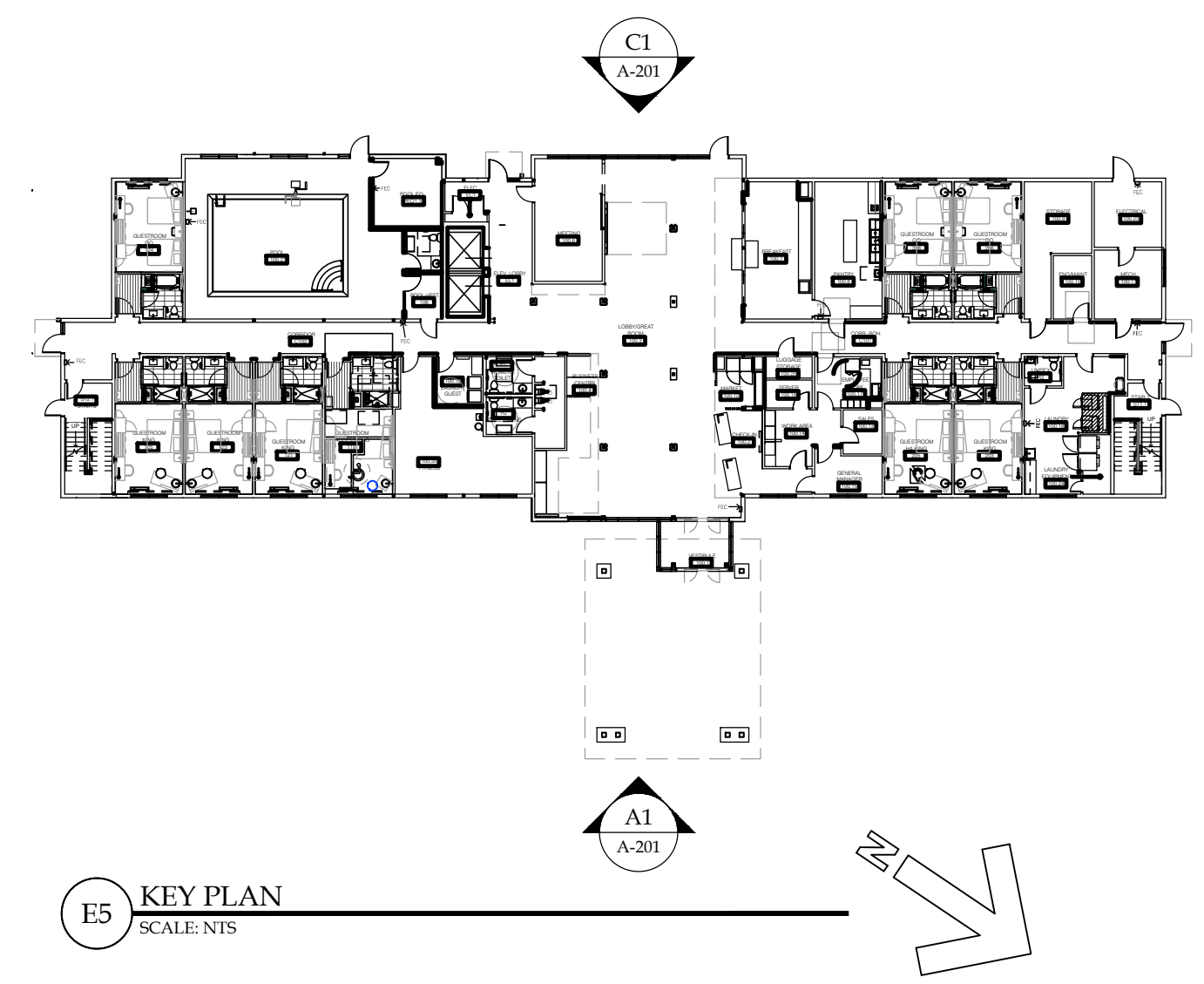
PROPOSED SITE PLAN

PROJECT NO: 21-323.00

L1
 SHEET: 1 OF 3

1 2 3 4 5 6

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C
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A



NOTICE
This document, the property of, prepared and issued by the architect, is submitted for the specific project named _____ and the recipient by accepting this document assumes custody and agrees that this document will not be copied or reproduced in part or in whole, and any special features peculiar to this design shall not be incorporated in any other project, unless prior agreement has been obtained in writing. These documents will be returned immediately upon completion of the project or upon the request of the architect.
This document is the exclusive property of the architect, no rights to ownership are transferable, or shall be lost by the filing of this document with any and all public authorities for the purpose of compliance with Codes and or Ordinances, i.e. Building Permit, etc.

Holiday Inn Express

Kittery, ME

ISSUE:

SA PROJECT TEAM: PRINCIPAL P. Silvestri
PROJ. ARCH. _____ DRAFTER _____
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: 07-18-23

DRAWING #: A-201



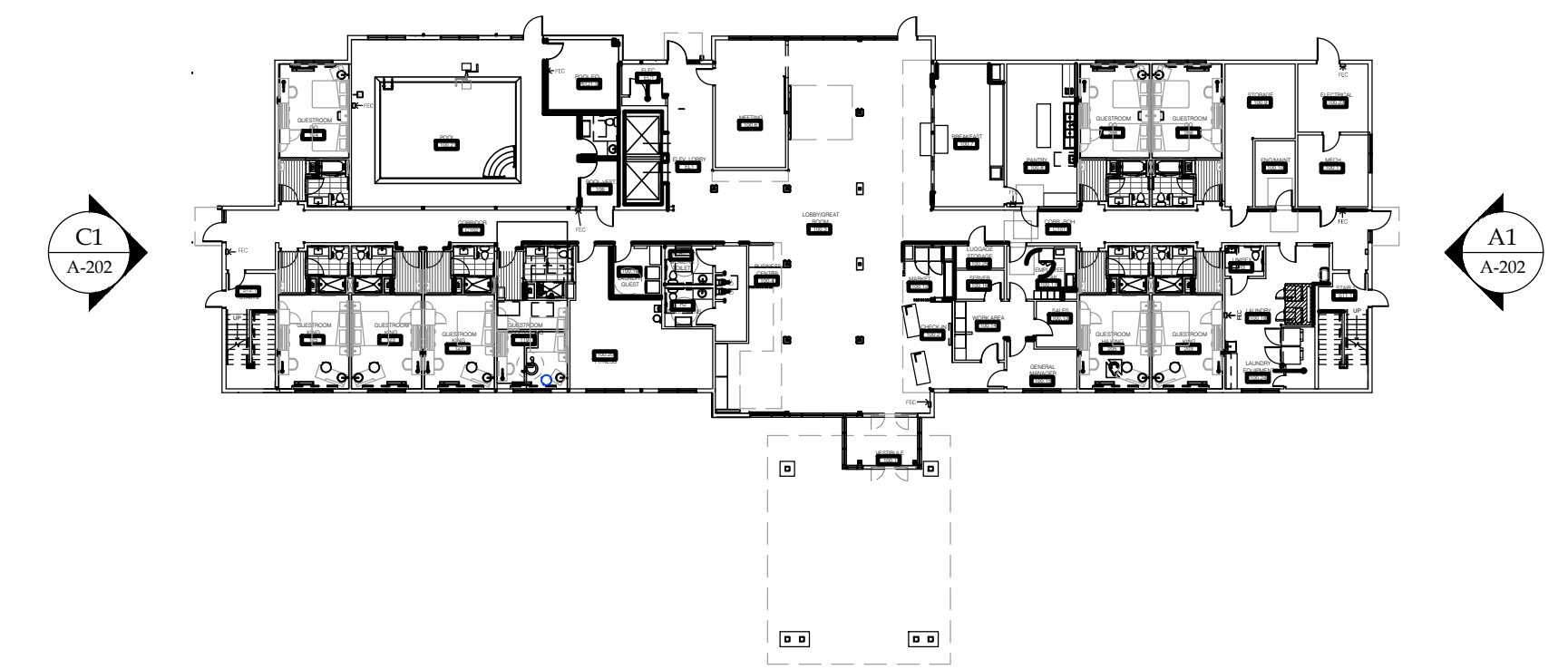
C1 SOUTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



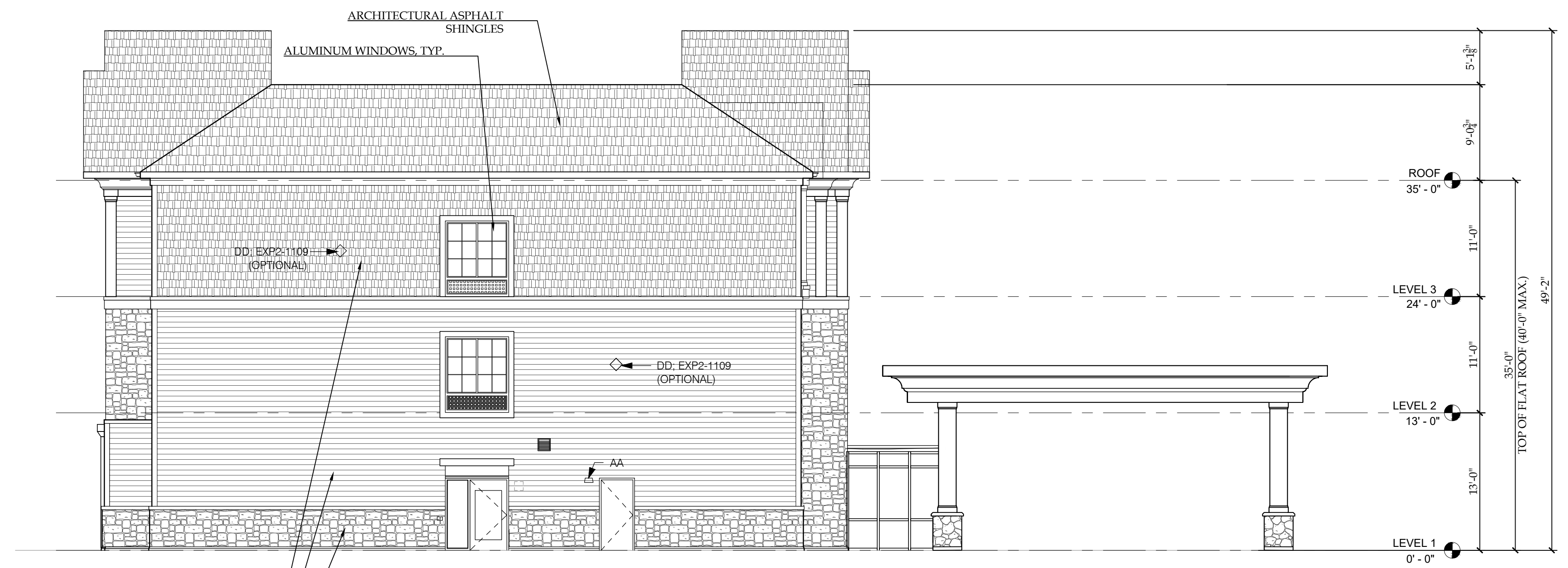
A1 NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0"

- ALL PTACS TO HAVE ARCHITECTURAL GRILL COVERS, VERIFY STYLE WITH ARCHITECT
- FIBER CEMENT SHAKE SIDING
- HORIZONTAL FIBER CEMENT LAP SIDING
- CULTURED STONE

1 2 3 4 5 6



E5 KEY PLAN
SCALE: NTS



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



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

NOTICE
This document, the property of, prepared and issued by the architect, is submitted for the specific project named _____ and the recipient by accepting this document assumes custody and agrees that this document will not be copied or reproduced in part or in whole, and any special features peculiar to this design shall not be incorporated in any other project, unless prior agreement has been obtained in writing. These documents will be returned immediately upon completion of the project or upon the request of the architect.
This document is the exclusive property of the architect, no rights to ownership are transferable, or shall be lost by the filing of this document with any and all public authorities for the purpose of compliance with Codes and or Ordinances, i.e. Building Permit, etc.

Holiday Inn Express

Kittery, ME

ISSUE:

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

SEAL:

TITLE:

EXTERIOR ELEVATIONS



SILVESTRI
ARCHITECTS · PC

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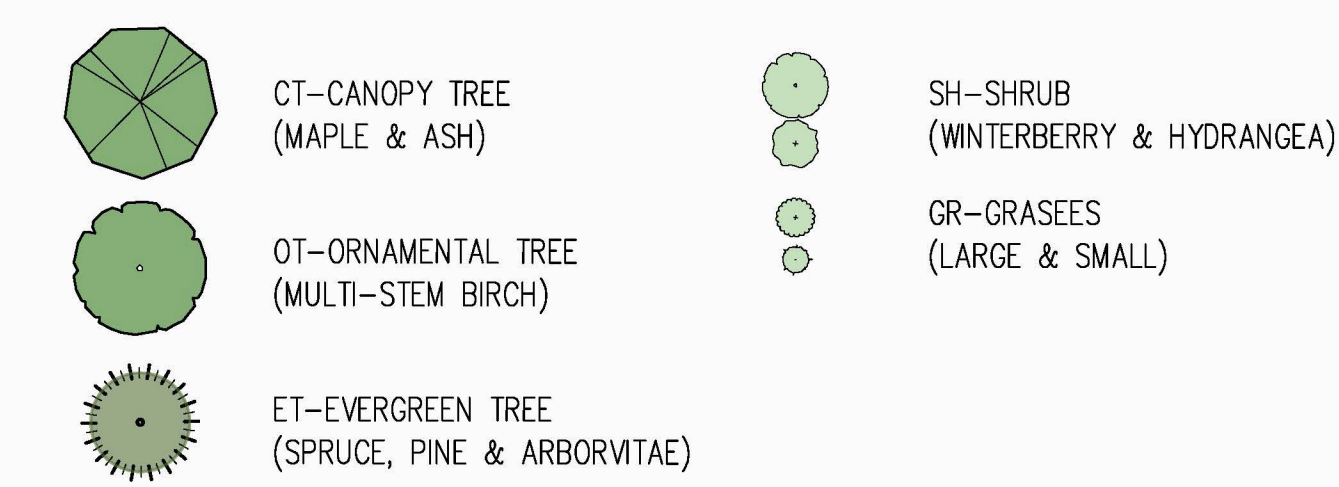
SA JOB #: **22070.01** DATE: **07-18-23**

DRAWING #: **A-202**

PLANT LIST

QTY	NAME	LATIN	SIZE
12	OCTOBER GLORY MAPLE	ACER RUBRUM 'OCTOBER GLORY'	25-3" CAL.
8	GREEN MOUNTAIN SUGAR MAPLE	ACER SACC. 'GREEN MOUNTAIN	25-3" CAL.
7	GREEN ASH	FRAXINUS PENNSYLVANICA	25-3" CAL.
9	HERITAGE RIVERS BIRCH (MULTI-STEM)	BETULA NIGRA	10-12 FT HT.
10	WHITE SPRUCE	PICEA ABIES	7-8 FT HT.
8	AUSTRIAN PINE	PINUS NIGRA	7-8 FT HT.
4	DWARF FAT ALBERT BLUE SPRUCE	PICEA PUNGENS 'FAT ALBERT'	6-7 FT HT.
13	DARK AMERICAN ARBORVITAE	THUJA OCCIDENTALIS	6-7 FT HT.
10	RED SPRITE WINTERBERRY	ILEX VERTICILLATA 'RED SPRITE' (FEMALE)	3-3.5 FT HT.
2	JIM DANDY WINTERBERRY	ILEX VERTICILLATA 'JIM DANDY' (MALE)	3-3.5 FT HT.
20	ENDLESS SUMMER HYDRANGEA	HYDRANGEA 'ENDLESS SUMMER'	5 GAL
43	REED GRASS 'KARL FOERSTER'	MISCANTHUS SINENSIS 'KARL FOERSTER'	5 GAL
69	DWARF FOUNTAIN GRASS 'HAMELN'	PENNISETUM ALOPECUROIDES	3 GAL
300	LIRIOPE (GROUND COVER @ 24" O.C.)	LIRIOPE SPICATA	1 GAL
900	HAYSCENTED FERN	DENNSTAEDTIA PUNCTILOBULA	SOD SF
17,000	LAWN	SEED TO LAWN	SF

PLANT SYMBOL LEGEND

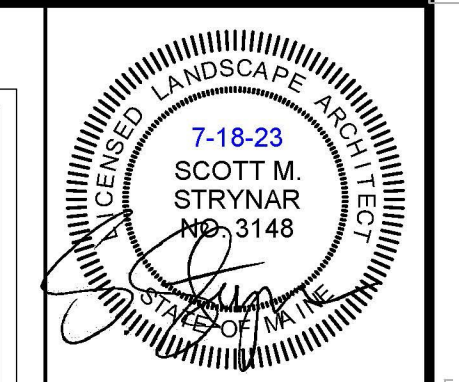


PLANTING NOTES:

- THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE PLAN.
- ANY SUBSTITUTION OF SPECIFIED PLANTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT. ONLY NATIVE SPECIES AND/OR VARIETIES WILL BE ACCEPTABLE.
- 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.
- CHALK MARK NORTH AT TREE BASE PRIOR TO DIGGING AT NURSERY. REPLANT ON SITE WITH SAME NORTH ORIENTATION FOR ALL TREES.
- 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.
- ALL PLANTS SHALL BE DELIVERED TO THE SITE FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 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.
- 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 PIT IN CENTER OF PIT WITH TOP OF BALL RAISED SLIGHTLY ABOVE FINISH GRADES. PLACE A SETTING LAYER OF COMPACT PLANTING 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.
- MULCH PLANTING BEDS AND TREE PITS WITH 3" FINELY SHREDDED AND AGED BARK MULCH OR AS SPECIFIED ON THE PLAN.
- ALL DISTURBED LAWN AREAS TO BE LOAMED AND SODDED AS NECESSARY AT NO ADDITIONAL COST TO OWNER(S).
- GRADES SHOWN REPRESENT PROPOSED GRADES PER CONTRACT. CONTRACTOR TO VERIFY GRADES AS NEEDED.
- 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).
- 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).
- A PRE-CONSTRUCTION MEETING SHALL BE HELD PRIOR TO LANDSCAPE CONTRACTOR BEGINNING CONSTRUCTION OR ORDERING PLANT MATERIALS.
- PLANTING PLAN IS DIAGRAMMATIC IN NATURE. FINAL PLACEMENT OF PLANTS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD.

SEEDING NOTES:

- 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:
- 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.
- ALL FINAL SEEDING SHALL BE COMPLETED WITHIN SEVEN (7) DAYS FOLLOWING THE FINAL GRADING.
- FOR LAWN CONSTRUCTION SPECIFICATIONS, SOIL AMENDMENTS, SEED MIX AND APPLICATION RATES, REFER TO THE PROJECT MANUAL AND THE "EROSION AND SEDIMENTATION CONTROL PLAN."
- 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.
- 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.
- SHOULD DORMANT SEEDING BE NECESSARY, THE SPECIFIED SEED APPLICATION RATE SHALL BE DOUBLED.
- 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 SEEDDED THE SAME DAY.



PREPARED BY:
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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:
CLIENT ADDRESS:
90 US ROUTE 1 LLC
PO BOX 630, KITTEERY, 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 3



