

**Town of Kittery
Planning Board Meeting
February 27, 2020**

ITEM 1 - 459 U.S. Route One – Major Modification to a Subdivision/Site Plan Review

Action: Accept/deny application. Approve/deny application. Owner and applicant, DSS Land Holdings LLC, requests consideration of a major modification to a mixed-use development consisting of a hotel, and three residential buildings located at 459 U.S. Route 1 (Tax Map 60 Lot 24) in the Mixed Use (MU) Zone. Agents are Ken Wood and Brian Nielsen, Attar Engineering.

PROJECT TRACKING

REQ'D	ACTION	COMMENTS	STATUS
YES	Final Plan Review and Decision	February 14, 2019	APPROVED
YES	Minor Modification and Hotel Design Review (condition of approval)	December 19, 2019	APPROVED
NO	Major Modification	Set for February 27, 2020	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.

Background

This major modification concerns a previously Planning Board approved (Feb 14, 2019) mixed-use development located at 459 State Route 1 in the Mixed-Use Zone, including 32 age-restricted apartments and 12 single-family dwelling units in 3 buildings and a 112-room hotel. The property was to be divided into two separate parcels. Lot 1 would be 590,468 sf and have 552 feet of street frontage. Lot 2 would be 285,904 sf and have 1104 feet of street frontage.

When the finished grade was calculated for the plans that were approved previously, the elevation of the former nursing home (now demolished) was used. The Applicant is requesting to raise the finished grade of the site by two feet because when estimating construction costs, it was determined that under the approved plans, approximately 25k cubic yards of soil would need to be removed from the site. By adding two feet to the finished grade of the site, the Applicant believes that the environmental and financial burdens of the large-scale soil removal will be avoided. The Applicant will determine the average grade within the development envelope for the hotel and then do the same for the development envelope of the apartment building complex to comply with the 40-foot maximum building height.

Staff Review

16.10.9.3 Modifications to Approved Plans,

The Board must hear this application because the proposed grade change is greater than 1% as stated in 16.10.9.3. The Applicant’s engineer told Staff that the previous finished grade was 62 feet for the hotel so any grade change greater than about 6 inches would exceed the 1%.

Stormwater Management

1. Because grading affects stormwater, a complete stormwater management plan along with the previously approved plans and the revised plans were submitted for review by staff and CMA Engineers.
2. Staff also consulted the Public Works Inspector on retaining the soil on-site versus removing it and its associated stormwater effects and she believes that retaining the soil on-site will be less impactful provided CMA did not find any problems with the stormwater management plans. A copy of the CMA report was sent to her.

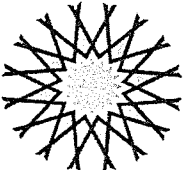
Peer Review

CMA's review (sent via email) is included. CMA found that there were slight variations to the stormwater calculations which were adjusted to reflect the increased height as compared to the original approved stormwater plan but nothing impactful enough to change the overall stormwater management system design and functionality.

Recommendation / Action

If the Planning Board finds that no further information is needed, the Board may vote to accept and approve the major modification application.

Move to accept and approve the major modification dated 2/6/2020 to a mixed-use development site plan/subdivision plan originally approved on February 14, 2019 prepared by Attar Engineering, Inc. for owner DSS Land Holdings LLC, for 459 U.S. Route 1 (Tax Map 60 Lot 24) in the Mixed-Use Zone.



ATTAR

ENGINEERING, INC

CIVIL · STRUCTURAL · MARINE

Ms. Kathy Conner, Interim Planner
Town of Kittery
P.O. Box 808
Kittery, Maine 03904

February 6, 2020
Project No.: C052-20

**Re: 459 US Route 1 - Kittery
Major Modification**

Dear Ms. Conner:

We respectfully request the Planning Board review our Application for Major Modification in regards to The Homestead property.

Both the owner of the hotel property and the owner of apartment property at The Homestead have expressed the desire to raise the proposed finished grade of the site. While pricing the project it was noted that constructing the project per the approved design would result in roughly 25,000 cubic yards of exported soils from the site.

A large export of soils, like the one noted above, is both a financial and environmental burden. As part of this application we have provided updated Site, Grading and Stormwater Plans to reflect the new proposed grade. The areas surrounding the hotel and apartments have been raised approximately 2 feet where setbacks and drainage conditions allow.

Thank you for taking the time to review our application and we look forward to discussing the project with you at the next available Planning Board Meeting.

Sincerely,

Brian Nielsen, EIT
Staff Engineer

cc: Landmark Hill, LLC
David Trahan
Jayesh Patel

2020-02-06 - C052-20 The Homestead Major Modification

TOWN OF KITTERY, MAINE

TOWN PLANNING AND DEVELOPMENT DEPARTMENT

200 Rogers Road, Kittery, Maine 03904
 PHONE: (207) 475-1323 FAX: (207) 439-6806

www.kittery.org

APPLICATION: MAJOR MODIFICATION TO AN APPROVED PLAN- SITE PLAN



FEE FOR SITE PLAN AMENDMENT REVIEW: (TITLE 16.10.9.3)	<input type="checkbox"/> \$300.00 PLUS THE GREATER OF	<input type="checkbox"/> \$50/ADDITIONAL USE OF UNIT; OR	<input type="checkbox"/> \$5.00/100 SQ FT OF ADDITIONAL GROSS FLOOR AREA	Application Fee Paid: \$ _____ Date: _____
		<input type="checkbox"/> \$0.50/LINEAR FOOT OF ADDITIONAL DOCK, SLIP & FLOAT; OR	<input type="checkbox"/> \$20.00/ADDITIONAL UNIT INTENDED TO PROVIDE OVERNIGHT SLEEPING ACCOMODATIONS	ASA Fee Paid: (TITLE 3.3 TOWN CODE) \$ _____ Date: _____

PROPERTY DESCRIPTION	Parcel ID	Map	60	Lot	24	Zone(s): Base:	MU, R-RL Shoreland <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Total Land Area (Square Feet)	876,427.2
	Physical Address	459 US Route 1							

PROPERTY OWNER'S INFORMATION	Name	DSS Land Holdings LLC			Mailing Address	PO Box 242 York, ME 03909
	Phone	207-363-4088				
	Fax					
	Email	dss@maine.rr.com				

APPLICANT'S AGENT INFORMATION	Name	Kenneth Wood, P.E.			Name of Business	Attar Engineering, Inc. 1284 State Road Eliot, ME 03903
	Phone	207-439-6023			Mailing Address	
	Fax	207-439-2128				
	Email	ken@attarengineering.com				

PROJECT DESCRIPTION	Project Name:	The Homestead			
	Existing Use:	Vacant, previously used as nursing home.			
	Proposed Amendment	Please describe how the approved plan is proposed to be amended. State any known areas of non-compliance to the Town Code and how this amendment will decrease or remove non-compliance, if applicable.			
		Propose to raise the final grade of the site.			

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

Applicant's Signature: _____ Date: 2/6/2020	Owner's Signature: _____, Agent Date: 2/6/2020
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Minimum Plan Submittal Requirements

- 15 COPIES OF THIS APPLICATION
- 15 COPIES OF THE APPROVED SITE PLAN – 12 REDUCED SIZE AT 11"X17"AND 3 FULL SIZE AT 24"X 36"
- 15 COPIES OF THE PROPOSED AMENDED SITE PLAN– 12 REDUCED SIZE AT 11"X17"AND 3 FULL SIZE AT 24"X 36"
- 1 PDF OF THE SITE PLAN SHOWING GPS COORDINATES

PRIOR TO BEGINNING THE REVIEW PROCESS, THE PLANNING BOARD WILL DECIDE WHETHER SUFFICIENT INFORMATION HAS BEEN PROVIDED AND WILL VOTE TO **DETERMINE COMPLETENESS/ACCEPTANCE.**

THE APPLICANT IS RESPONSIBLE TO PRESENT A CLEAR UNDERSTANDING OF THE PROPOSED AMENDMENT.

- A) Paper size:
 No less than 11" X 17" (reduced) or greater than 24" X 36" (full)
- B) Scale size:
 Under 10 acres: no greater than 1" = 30'
 10 + acres: 1" = 50'
- C) Title block:
 Applicant's name and address
 Name of preparer of plans with professional information and professional seal
 Date of plan preparation
 PARCEL'S TAX MAP ID (MAP/LOT) 1/4" TALL IN LOWER RIGHT
 'SITE PLAN AMENDMENT' CLEARLY PART OF TITLE
- D) Clearly show how the approved plan will be amended.
- E) Provide signature blocks for amended approval.
- F) Provide all associated reference material and or documentation that clarifies and or supports the purpose of the proposed amendment.
- G) Revisions to the boundary, internal lots and or parcels must be signed and sealed by a surveyor licensed in the State of Maine.
- H) Revisions to the proposed site must be signed and sealed by a professional engineer licensed in the State of Maine.

SEE TITLE 16.10.5.2 FOR COMPLETE LIST OF SUBMITTAL INFORMATION

NOTE TO APPLICANT: PRIOR TO THE SITE WALK, TEMPORARY MARKERS MUST BE ADEQUATELY PLACED THAT ENABLE THE PLANNING BOARD TO READILY LOCATE AND APPRAISE THE LAYOUT OF DEVELOPMENT.

Waiver Request

DESCRIPTION	Ordinance Section	Describe why this request is being made.
	EXAMPLE 16.32.560 (B)- OFFSTREET PARKING.	***EXAMPLE*** Requesting a waiver of this ordinance since the proposed professional offices have a written agreement with the abutting Church owned property to share parking.

16.10.8.2.5 Conditions or Waivers.

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

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

SUBMITTALS THE TOWN PLANNER DEEMS SUFFICIENTLY LACKING IN CONTENT WILL NOT BE SCHEDULED FOR PLANNING BOARD REVIEW.

COMPLETED BY OFFICE STAFF

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

Jayesh Patel
(774)262-8150

February 6, 2020

Kathy Connor, Project Planner
Town of Kittery
PO BOX 808
Kittery, ME 03904

Dear Ms. Connor:

Please be informed that Kenneth A. Wood P.E. and Brian Nielsen E.I.T. of Attar Engineering, Inc. will be acting as my agents for the applications for 459 US Route One, Kittery, Maine.

Please contact me if I can provide any additional information.

Sincerely;

A handwritten signature in black ink that reads "Jayesh Patel". The signature is written in a cursive style with a large initial 'J'.

Jayesh Patel

cc: Kenneth A. Wood, P.E. Attar Engineering, Inc.

**David Trahan
One Bridgeview Circle
Tyngsboro, MA 01879
(978)815-3662**

February 6, 2020

Kathy Connor, Project Planner
Town of Kittery
PO BOX 808
Kittery, ME 03904

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Please contact me if I can provide any additional information.

Sincerely;



David Trahan

cc: Kenneth A. Wood, P.E. Attar Engineering, Inc.

From: [William Straub](#)
To: [Kathy Connor](#); [Adam Causey](#)
Cc: [Jodie Bray Strickland](#)
Subject: Kittery 459 US Route 1- Homestead Revised Subdivision Design
Date: Wednesday, February 19, 2020 10:16:13 AM
Attachments: [image003.png](#)

Kathy and Adam,

We have reviewed the application for a major modification to the design of the Homestead property at 459 US Route 1 in Kittery. The application was made February 6, 2020, and included the application form, revised design drawings, and an updated stormwater report. The materials were prepared by Attar Engineering of Eliot.

The project was originally approved in 2019. As you know the project includes a hotel and separate multi-unit residential buildings, and associated roadways, drainage, and utilities. The modified design was completed to reduce the amount of net cut material that would have needed to be removed from the site to reach the designed subgrade. The applicant described that the previous design required that over 20,000 cubic yards of soil material would have been trucked from the site. The revised design increases the surficial grades of much of the project by 2-3 feet, thereby decreasing the overall excavation required for the project.

This modified design is essentially the same as the approved 2019 design:

- The horizontal layout of all major facilities, including buildings, roadways, and drainage features does not change,
- There are the minor vertical modifications (increases) as described above,
- The horizontal configuration of site drainage, and stormwater management features such as swales, pipes, treatment ponds, and discharge locations is essentially the same between the designs. The vertical elevations of some have been modified slightly to accommodate the increased elevations of the project.
- We have reviewed the revised stormwater report in comparison to the report approved for the 2019 design. There are no significant changes to the calculated performance between the original and modified designs.

Accordingly, based on this review, the technical issues of the original approval do not change in any significant way relative to the Kittery LUDC.

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

Best,

Bill

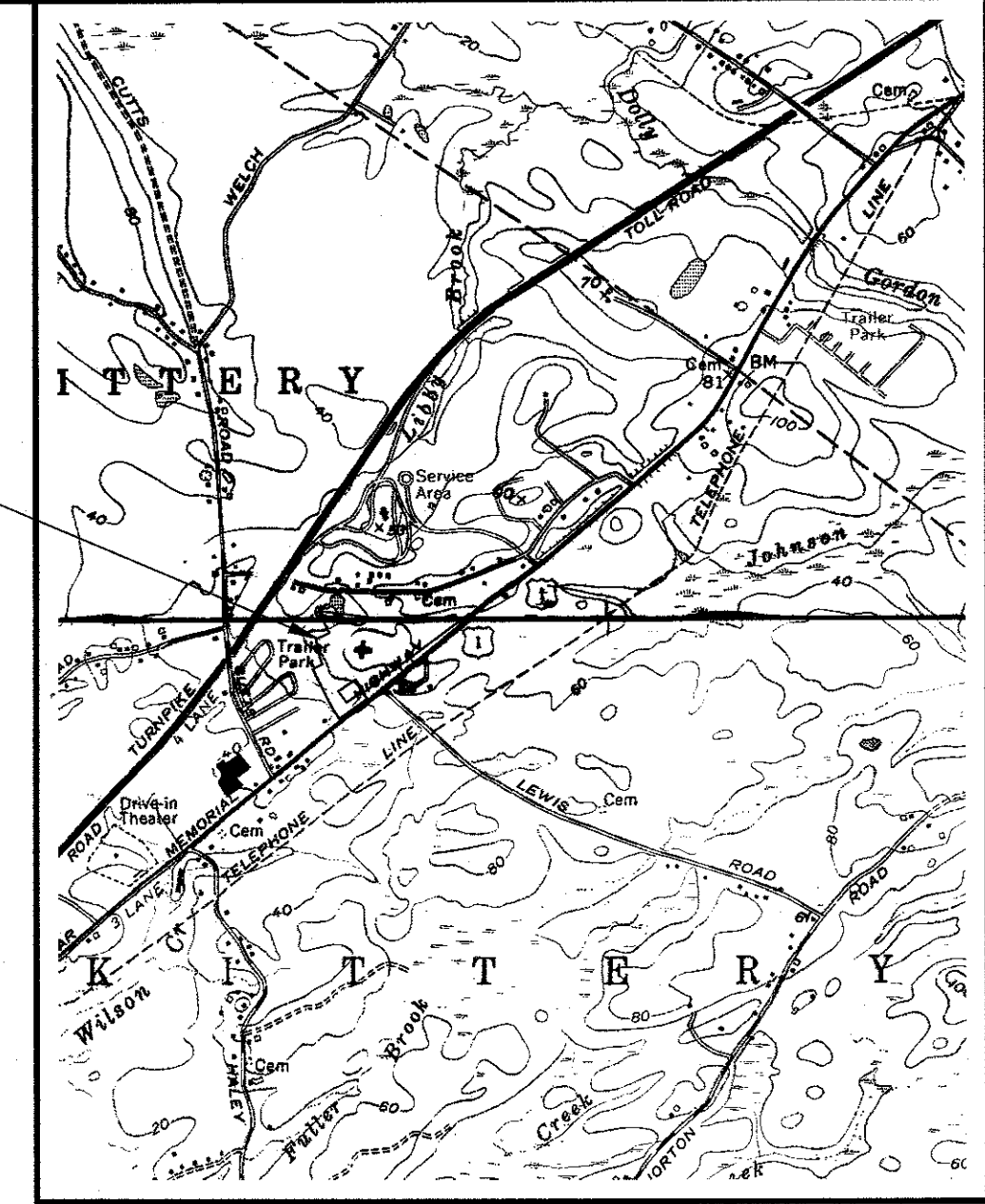
William A. Straub, P.E.
Principal/Project Manager



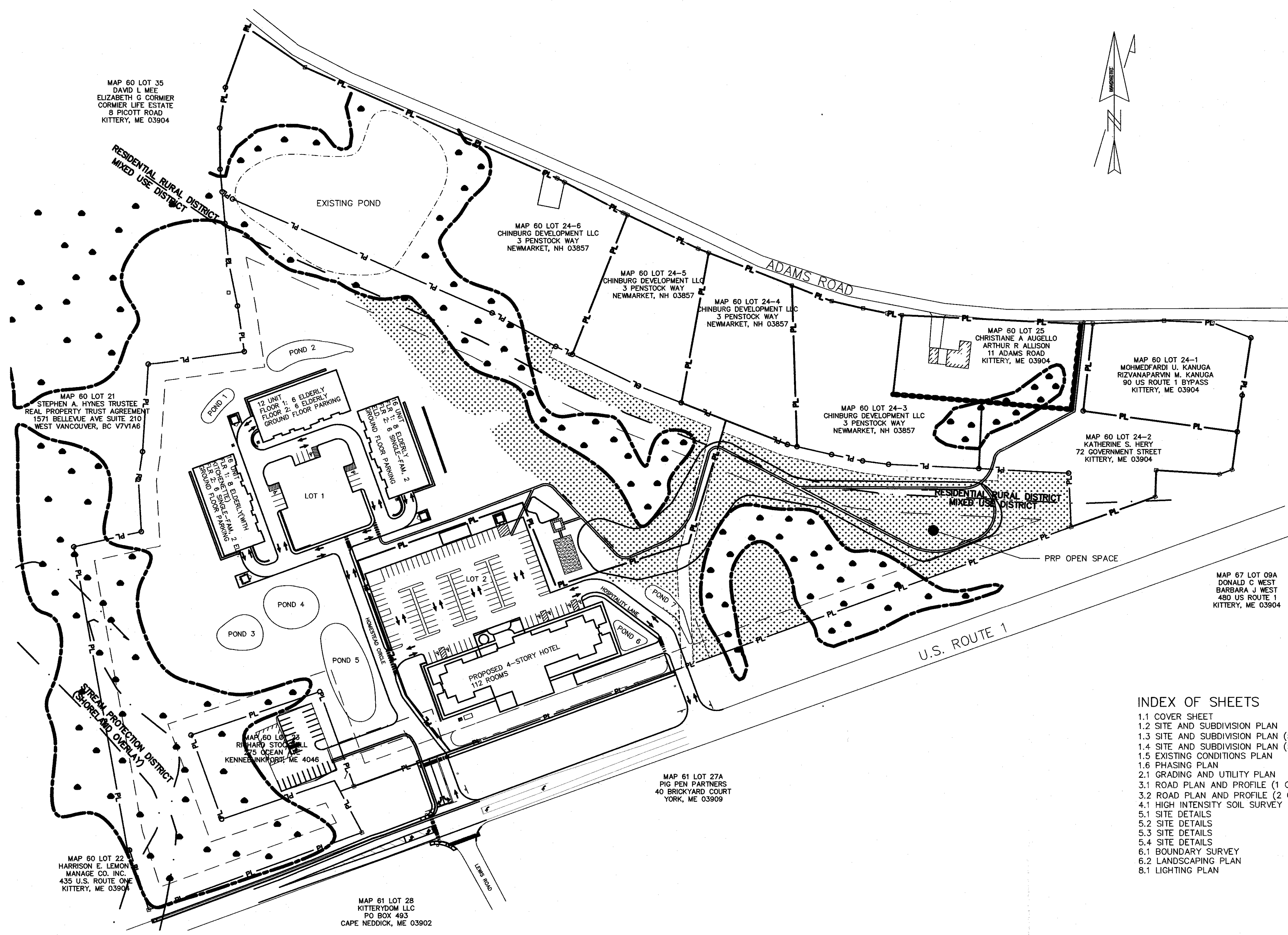
CMA Engineers, Inc.
35 Bow Street
Portsmouth, NH 03801
603-431-6196
www.cmaengineers.com

THE HOMESTEAD SUBDIVISION

U.S. ROUTE 1, KITTERY, MAINE



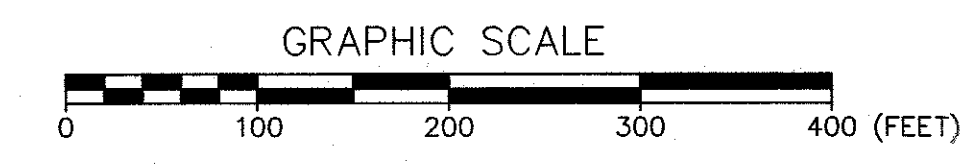
LOCATION MAP
SCALE: 1" = 2,000'



- INDEX OF SHEETS**
- 1.1 COVER SHEET
 - 1.2 SITE AND SUBDIVISION PLAN
 - 1.3 SITE AND SUBDIVISION PLAN (50 SCALE)
 - 1.4 SITE AND SUBDIVISION PLAN (50 SCALE)
 - 1.5 EXISTING CONDITIONS PLAN
 - 1.6 PHASING PLAN
 - 2.1 GRADING AND UTILITY PLAN
 - 3.1 ROAD PLAN AND PROFILE (1 OF 2)
 - 3.2 ROAD PLAN AND PROFILE (2 OF 2)
 - 4.1 HIGH INTENSITY SOIL SURVEY
 - 5.1 SITE DETAILS
 - 5.2 SITE DETAILS
 - 5.3 SITE DETAILS
 - 5.4 SITE DETAILS
 - 6.1 BOUNDARY SURVEY
 - 6.2 LANDSCAPING PLAN
 - 8.1 LIGHTING PLAN

STATE OF MAINE
YORK COUNTY ss. REGISTRY OF DEEDS
RECEIVED _____, 20____
AT _____, _____, AND RECORDED IN
PLAN BOOK _____, PAGE _____
ATTEST _____ REGISTER

TOWN OF KITTERY PLANNING BOARD	DATE

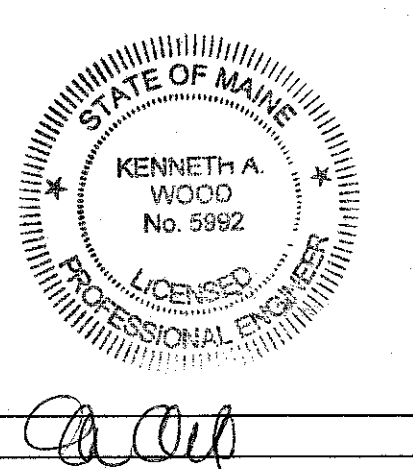


OWNER: DSS LAND HOLDINGS LLC
PO BOX 242
YORK, ME 03909

APPLICANT: LANDMARK HILL, LLC
79 CONGRESS ST.
PORTSMOUTH, NH 03801

1.1 COVER SHEET
THE HOMESTEAD
459 US ROUTE 1 KITTERY, MAINE

NO.	DESCRIPTION	DATE
K	HOTEL REVISION	11/21/2019
J	FINAL PLAN REVISION	03/27/2019
I	FINAL PLAN SUBMISSION	01/24/2019
H	MDEP SUBMISSION	01/23/2019
G	PRELIMINARY PLAN REVISION	11/08/2018
F	PRELIMINARY PLAN REVISION	10/18/2018
E	PRELIMINARY PLAN SUBMISSION	9/20/2018
D	PLANNING REVIEW COMMENTS	8/9/2018
C	SKETCH PLAN REVISION	7/19/2018
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A	PRELIMINARY PLAN REVISION	1/18/2018
NO.	DESCRIPTION	DATE



FOR: LANDMARK HILL, LLC
79 CONGRESS ST
PORTSMOUTH, NH 03801

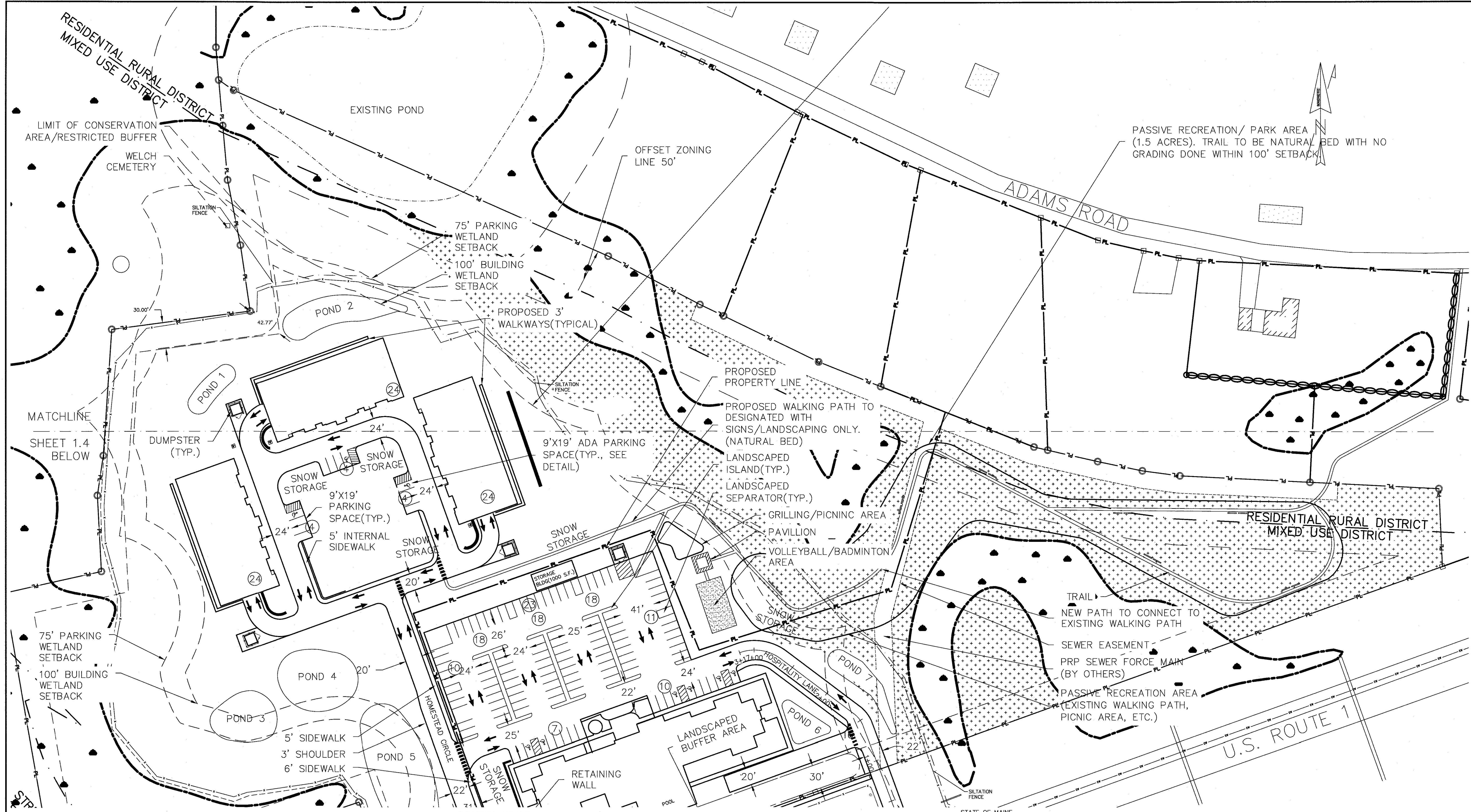
ATTAR ENGINEERING, INC.
CIVIL • STRUCTURAL • MARINE
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 100'
DATE: 02/08/2018

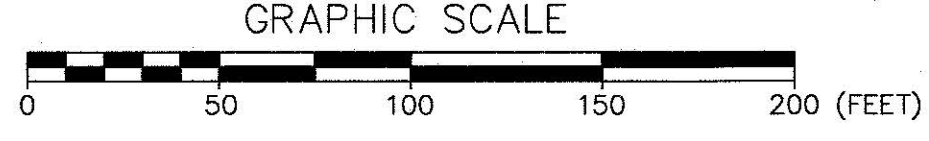
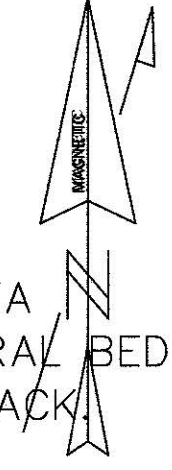
APPROVED BY: *[Signature]*

DRAWN BY: BRN
REVISION - DATE
K: 11/21/2019

JOB NO: C052-18 FILE: THE HOMESTEAD BASE SHEET 1.1



PASSIVE RECREATION/ PARK AREA (1.5 ACRES). TRAIL TO BE NATURAL BED WITH NO GRADING DONE WITHIN 100' SETBACK

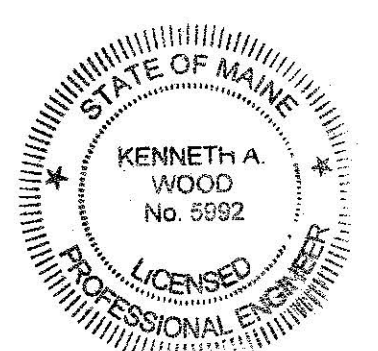


LEGEND			
NEW SETBACK	—	UNDER GROUND UTILITIES	UGU
DESIGNATED OPEN SPACE	▨	SEWER MANHOLE	⊙
PROPERTY LINE	—	EXISTING WATER LINE	EW
EXISTING CONTOUR	---XXX---	EXISTING SEWER LINE	ES
PROPOSED CONTOUR	---XXX---	UTILITY POLE	⊘
PROPOSED WATER MAIN	—W—	IRON PIN	⊙
PROPOSED WATER SERVICE	---S---	STONE MONUMENT	⊞
PROPOSED SEWER LINE	—S—		
		DRAINAGE STRUCTURE	⊙
		WATER VALVE	⊞
		WATER SHUT OFF	⊞
		HYDRANT	⊞

TOWN OF KITTEHY PLANNING BOARD _____ DATE _____

STATE OF MAINE
YORK COUNTY ss. REGISTRY OF DEEDS
RECEIVED _____ 20____
AT _____ M, AND RECORDED IN
PLAN BOOK _____ PAGE _____
ATTEST _____ REGISTER

NO.	DESCRIPTION	DATE
K	HOTEL REVISION	11/21/2019
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1.3 SITE AND SUBDIVISION PLAN 50 SCALE
THE HOMESTEAD
459 US ROUTE 1 KITTEHY, MAINE

FOR: LANDMARK HILL, LLC
79 CONGRESS ST
PORTSMOUTH, NH 03801

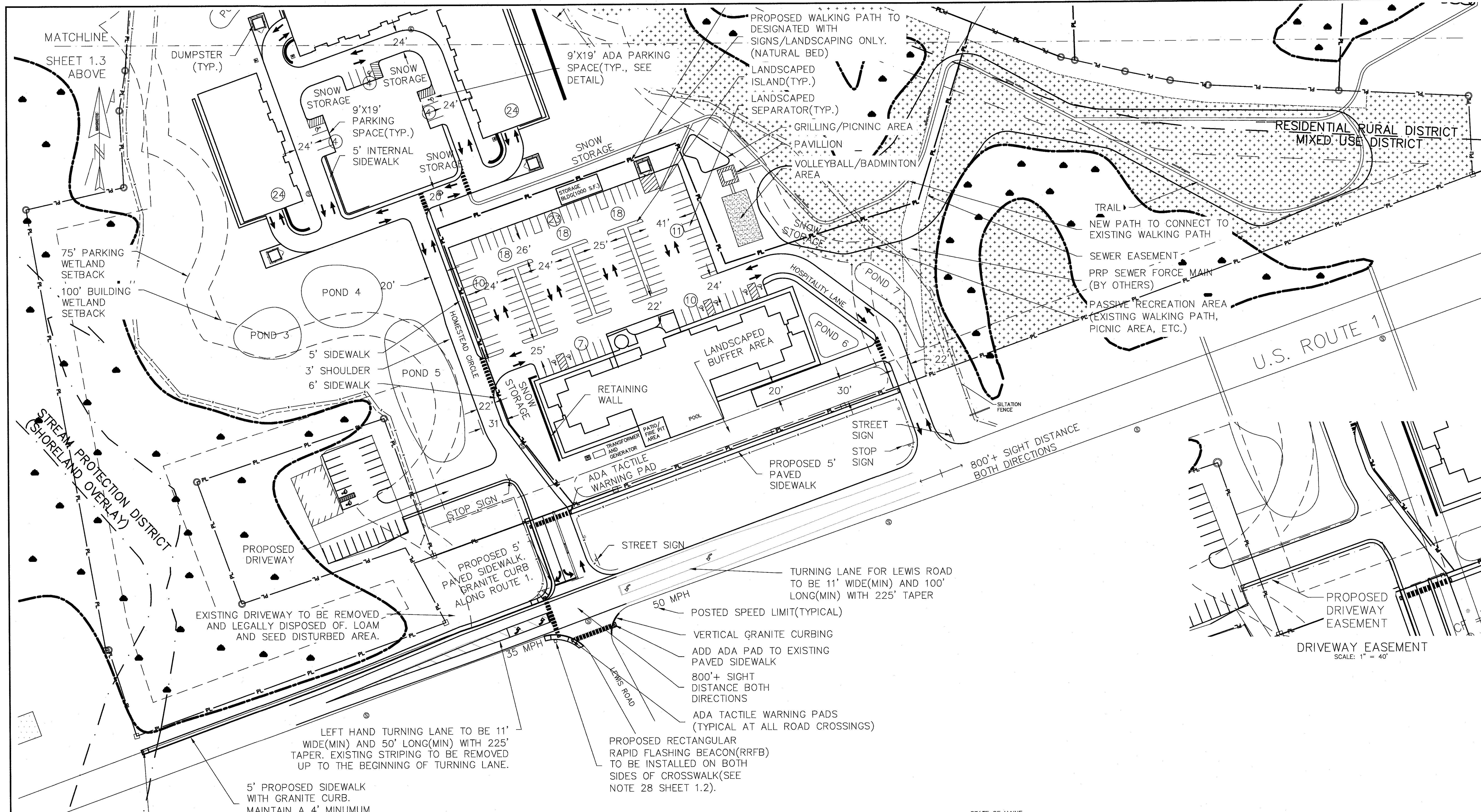
ATTAR ENGINEERING, INC.
CIVIL • STRUCTURAL • MARINE
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 50' DATE: 02/08/2018 JOB NO: C052-18

APPROVED BY: *[Signature]* FILE: THE HOMESTEAD BASE

DRAWN BY: BRN REVISION: DATE K: 11/21/2019 SHEET 1.3

TAX MAP 60, LOT 24



MATCHLINE
SHEET 1.3 ABOVE

DUMPSTER (TYP.)

POND 4

POND 3

POND 5

POND 7

POND 6

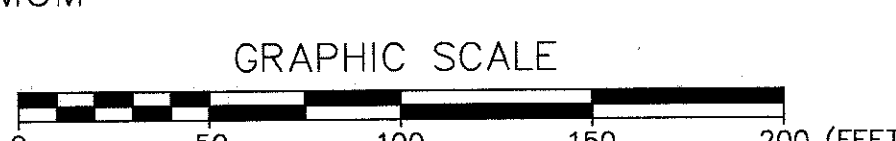
U.S. ROUTE 1

STREAM PROTECTION DISTRICT
(SHORELAND OVERLAY)

RESIDENTIAL RURAL DISTRICT
MIXED USE DISTRICT

EXISTING DRIVEWAY TO BE REMOVED
AND LEGALLY DISPOSED OF. LOAM
AND SEED DISTURBED AREA.

5' PROPOSED SIDEWALK
WITH GRANITE CURB.
MAINTAIN A 4' MINIMUM
PAVED SHOULDER



TURNING LANE FOR LEWIS ROAD
TO BE 11' WIDE(MIN) AND 100'
LONG(MIN) WITH 225' TAPER

50 MPH
POSTED SPEED LIMIT(TYPICAL)

VERTICAL GRANITE CURBING

ADD ADA PAD TO EXISTING
PAVED SIDEWALK

800'+ SIGHT
DISTANCE BOTH
DIRECTIONS

ADA TACTILE WARNING PADS
(TYPICAL AT ALL ROAD CROSSINGS)

PROPOSED RECTANGULAR
RAPID FLASHING BEACON(RRFB)
TO BE INSTALLED ON BOTH
SIDES OF CROSSWALK(SEE
NOTE 28 SHEET 1.2).

800'+ SIGHT DISTANCE
BOTH DIRECTIONS

DRIVEWAY EASEMENT
SCALE: 1" = 40'

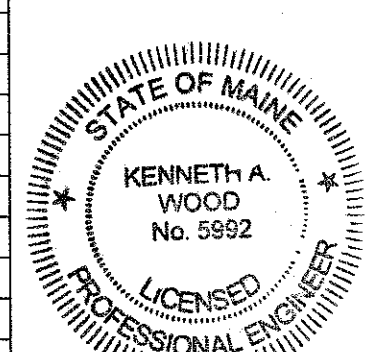
LEGEND			
NEW SETBACK	DESIGNATED OPEN SPACE	PROPERTY LINE	EXISTING CONTOUR
PROPOSED CONTOUR	PROPOSED WATER MAIN	PROPOSED WATER SERVICE	PROPOSED SEWER LINE
UNDER GROUND UTILITIES	SEWER MANHOLE	EXISTING WATER LINE	EXISTING SEWER LINE
UTILITY POLE	IRON PIN	STONE MONUMENT	UGU
DRAINAGE STRUCTURE	WATER VALVE	WATER SHUT OFF	HYDRANT

TOWN OF KITTEERY PLANNING BOARD	DATE

STATE OF MAINE
YORK COUNTY ss. REGISTRY OF DEEDS
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AT _____ M, AND RECORDED IN
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1.4 SITE AND SUBDIVISION 50 SCALE
THE HOMESTEAD
459 US ROUTE 1 KITTEERY, MAINE

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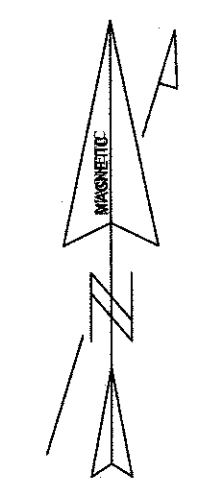
FOR: LANDMARK HILL, LLC
79 CONGRESS ST
PORTSMOUTH, NH 03801

ATTAR ENGINEERING, INC.
CIVIL • STRUCTURAL • MARINE
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 50'
DATE: 02/08/2018
JOB NO: C052-18

APPROVED BY: *[Signature]*
DATE: 1/22/2019
FILE: THE HOMESTEAD BASE

DRAWN BY: BRN
REVISION: DATE
K: 11/21/2019
SHEET 1.4



GENERAL NOTES

1. LEGAL, OFFSITE DISPOSAL OF DEMOLISHED MATERIALS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
2. FILLING OF EXISTING EXCAVATED AREAS AFTER DEMOLITION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH PRACTICES RECOMMENDED BY A LICENSE GEOTECHNICAL ENGINEER.

EXISTING SEWER INFRASTRUCTURE APPROXIMATED. VERIFY IN FIELD PRIOR TO CONSTRUCTION. REMOVE EXISTING MANHOLES AND SEWER PIPE BEYOND THIS POINT. CONNECT PROPOSED SEWER SERVICE(SEE GRADING PLAN).

EXISTING BUILDING TO BE DEMOLISHED AND REMOVED FROM THE SITE. SEE NOTE 2

EXISTING ASPHALT TO BE REMOVED

SEE GRADING AND UTILITY PLAN REGARDING THE CHANGE/REMOVAL OF EXISTING OVERHEAD UTILITY
EXISTING ENTRANCE TO BE REBUILT. SEE SITE PLAN

EXISTING 12" SEWER MAIN

EXISTING 12" DI WATER MAIN

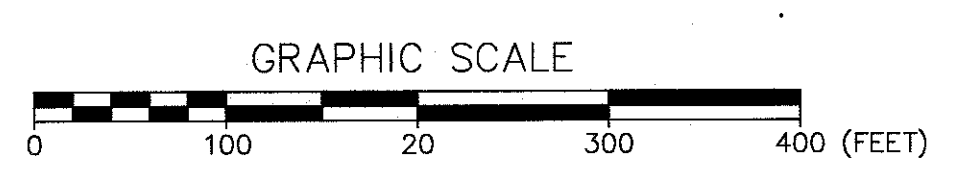
EXISTING " WATER MAIN LINE VALVE

EXISTING HYDRANT TO BE RELOCATED. SEE GRADING AND UTILITY PLAN

TIE INTO EXISTING 6" SDR 35 SEWER LINE. SEE GRADING AND UTILITY PLAN. VERIFY LOCATION AND CONDITION IN FIELD.

EXISTING BUILDING AND LOT TO REMAIN. LOT TO BE RE-STRIPED AND ADJUSTED TO MEET NEW ENTRANCE. SEE SITE PLAN.

REMOVE EXISTING DRIVEWAY PAVEMENT/LOAM AND SEED PER E&S NOTES

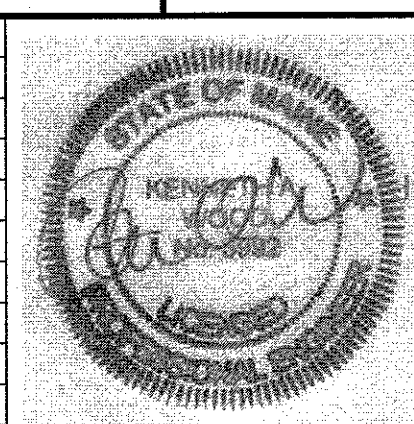


1.5

EXISTING CONDITIONS PLAN
THE HOMESTEAD
459 US ROUTE 1 KITTERY, MAINE

FOR: LANDMARK HILL, LLC
79 CONGRESS ST
PORTSMOUTH, NH 03801

ATTAR ENGINEERING, INC.
CIVIL • STRUCTURAL • MARINE
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128



NO.	DESCRIPTION	DATE
A	PRELIMINARY PLAN REVISION	5/8/2018
	REVISIONS	

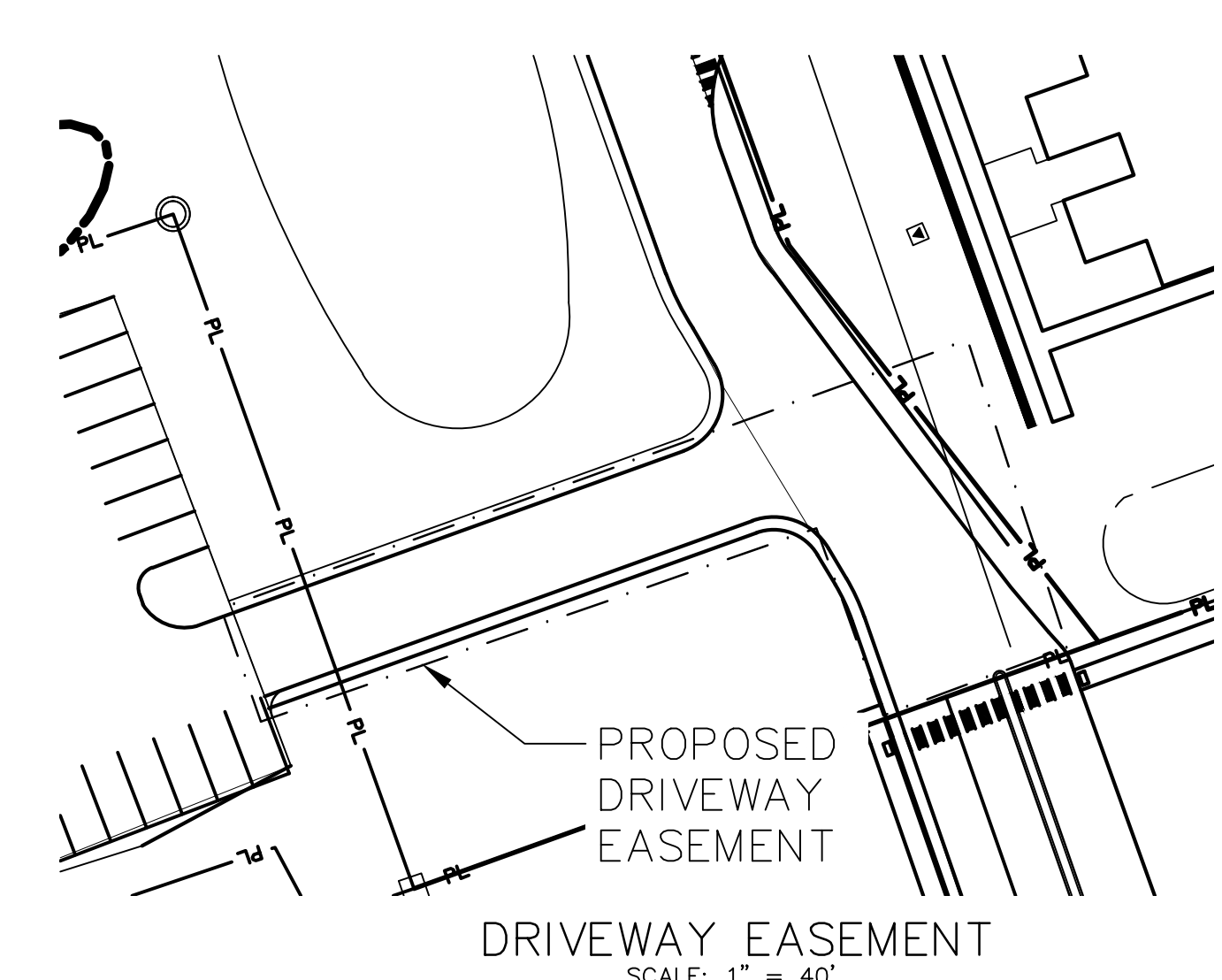
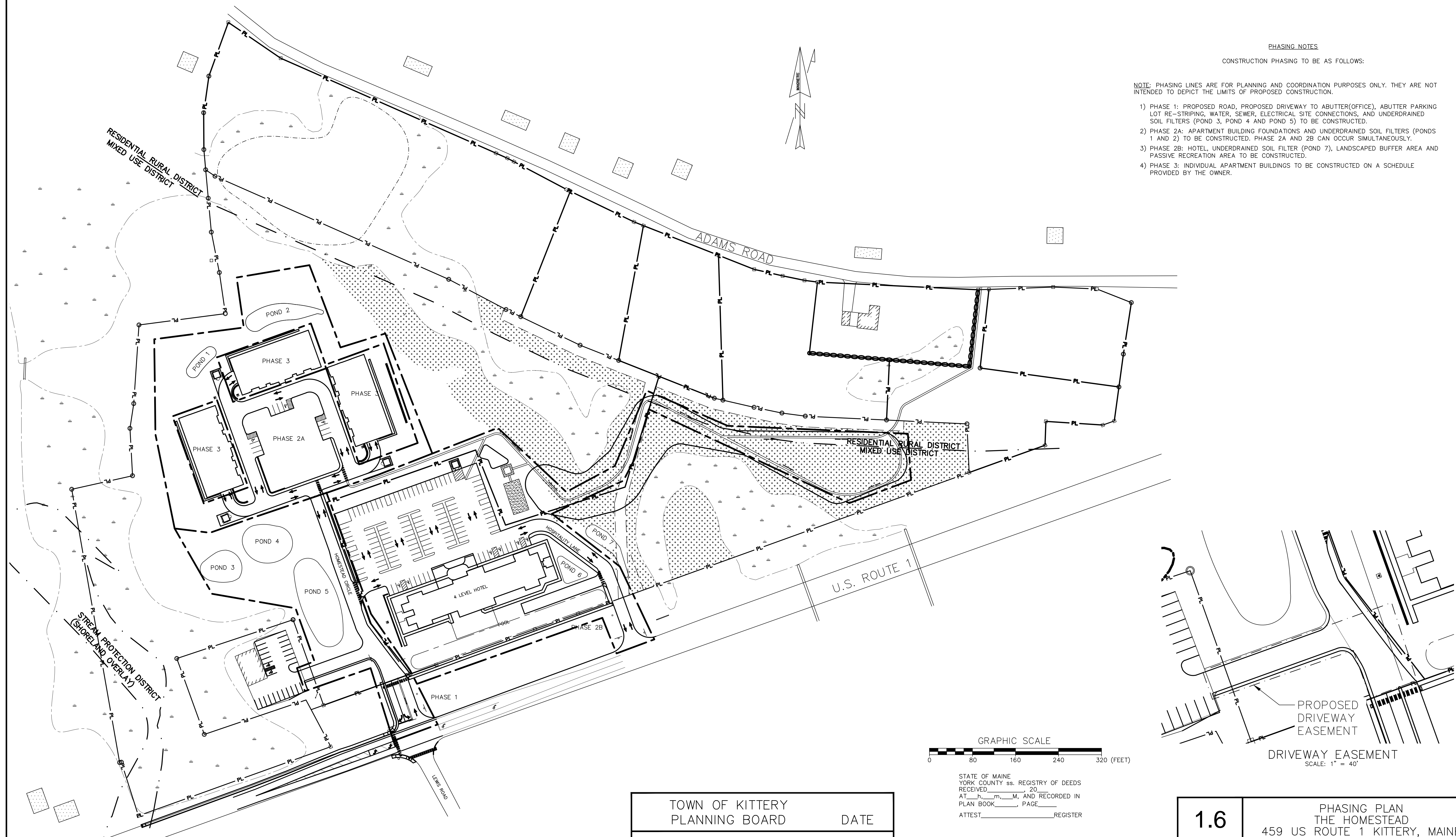
SCALE: 1" = 100'	APPROVED BY: <i>[Signature]</i>	DRAWN BY: BRN
DATE: 1/18/2018	REVISION : DATE A: 05/08/2018	SHEET 6.3
JOB NO: C052-18		FILE: THE HOMESTEAD BASE

PHASING NOTES

CONSTRUCTION PHASING TO BE AS FOLLOWS:

NOTE: PHASING LINES ARE FOR PLANNING AND COORDINATION PURPOSES ONLY. THEY ARE NOT INTENDED TO DEPICT THE LIMITS OF PROPOSED CONSTRUCTION.

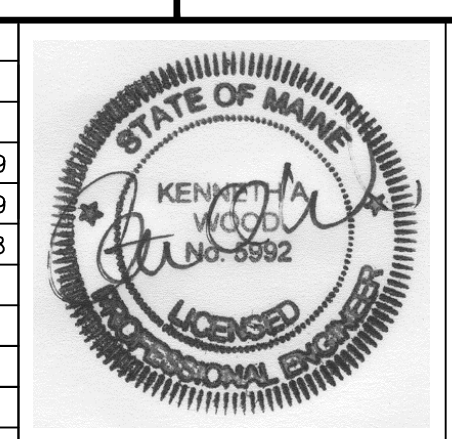
- 1) PHASE 1: PROPOSED ROAD, PROPOSED DRIVEWAY TO ABUTTER(OFFICE), ABUTTER PARKING LOT RE-STRIPING, WATER, SEWER, ELECTRICAL SITE CONNECTIONS, AND UNDERDRAINED SOIL FILTERS (POND 3, POND 4 AND POND 5) TO BE CONSTRUCTED.
- 2) PHASE 2A: APARTMENT BUILDING FOUNDATIONS AND UNDERDRAINED SOIL FILTERS (PONDS 1 AND 2) TO BE CONSTRUCTED. PHASE 2A AND 2B CAN OCCUR SIMULTANEOUSLY.
- 3) PHASE 2B: HOTEL, UNDERDRAINED SOIL FILTER (POND 7), LANDSCAPED BUFFER AREA AND PASSIVE RECREATION AREA TO BE CONSTRUCTED.
- 4) PHASE 3: INDIVIDUAL APARTMENT BUILDINGS TO BE CONSTRUCTED ON A SCHEDULE PROVIDED BY THE OWNER.



STATE OF MAINE
 YORK COUNTY ss. REGISTRY OF DEEDS
 RECEIVED _____ 20____
 AT _____ M, AND RECORDED IN
 PLAN BOOK _____, PAGE _____
 ATTEST _____ REGISTER

TOWN OF KITTERY PLANNING BOARD	DATE

NO.	DESCRIPTION	DATE
H	FINAL PLAN REVISION	03/27/2019
G	FINAL PLAN SUBMISSION	01/24/2019
F	PRELIMINARY PLAN REVISION	10/18/2018
E	PRELIMINARY PLAN SUBMISSION	9/20/2018
D	PLANNING REVIEW COMMENTS	8/9/2018
C	SKETCH PLAN REVISION	7/19/2018
B	CONCEPT PLAN REVISION	6/20/2018
A	PRELIMINARY PLAN REVISION	1/18/2018



1.6	PHASING PLAN THE HOMESTEAD 459 US ROUTE 1 KITTERY, MAINE	
	FOR: LANDMARK HILL, LLC 79 CONGRESS ST PORTSMOUTH, NH 03801	
SCALE: 1" = 80' DATE: 02/08/2018		APPROVED BY: _____ DRAWN BY: BRN REVISION : DATE H: 03/27/2019
JOB NO: C052-18		FILE: THE HOMESTEAD BASE SHEET 1.5

GENERAL NOTES

- SEWER MAINS TO BE 8" SDR 35 PVC. ALL OTHER APPURTENANCES SHALL MEET KITTERY SEWER DISTRICT STANDARDS. SEE DETAIL FOR TYPICAL INDIVIDUAL SERVICE SIZES.
- ALL PIPES, VALVES, FITTINGS, AND CONNECTIONS SHALL MEET CURRENT KITTERY WATER DISTRICT STANDARDS.
- ALL WATER SERVICES TO BE EQUIPPED WITH CURB STOPS.
- ALL STORM DRAINS TO BE ADS N-12 (PE) OR APPROVED EQUAL.
- A MINIMUM OF 5.0' OF COVER SHALL BE MAINTAINED OVER ALL WATER LINES.
- CENTRAL MAINE POWER COMPANY WILL PREPARE THE ELECTRICAL PLAN FOR CONSTRUCTION. ALL ELECTRICAL, TELEPHONE, AND CABLE SERVICES WILL BE UNDERGROUND.
- NEW WATER AND SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH RESPECTIVE DISTRICT REQUIREMENTS.
- EACH E & S CELL REPRESENTS A LIMITED AREA TO BE CONSTRUCTED WITH ALL EROSION & SEDIMENT CONTROL MEASURES IN PLACE. ALL "CELLS" SHALL BE PROTECTED BY EROSION & SEDIMENT CONTROL BEST MANAGEMENT PRACTICES AS REQUIRED BY THE E & S PLAN. EROSION & SEDIMENT CONTROL SHALL BE MAINTAINED FOR EACH CELL THROUGH-OUT THE COMPLETION OF THE ENTIRE PROJECT. THE CELLS SHALL BE ESTABLISHED IN THESE NUMERICAL ORDER.

DRAINAGE STRUCTURE SCHEDULE

DESC	RIM ELEV	INV IN	INV OUT	PIPE SIZE(N.)
CB 1	57.0	-	52.0	12
CB 2	53.9	48.3	48.2	12
CB 3	53.80	-	51.0	12
DMH 1	53.8	50.4	50.3	12
CB 4	57.9	-	51.5	12
CB 5	53.9	-	50.8	12
CB 6	58.5	50.9	50.8	12
CB 7	59.4	55.0	54.9	12
CB 8	60.0	55.7	55.6	12
CB 9	60.8	56.6	56.5	12
CB 10	53.9	50.6	50.5	12
CB 11	55.8	52.8	52.7	12
CB 12	57.3	54.3	54.2	12
CB 13	58.0	55.1	55.0	12
DMH 2	54.0	49.5	49.4	12
CB 14	60.4	57.5	57.4	12
CB 15	59.8	-	56.7	12
CB 16	53.5	-	50.5	12
CB 17	54.0	48.6	48.5	12
CB 18	55.5	-	51.0	12

LEGEND

NEW SETBACK	---
DESIGNATED OPEN SPACE	□
PROPERTY LINE	---
EXISTING CONTOUR	---XXX---
PROPOSED CONTOUR	---XXX---
PROPOSED WATER MAIN	W
PROPOSED WATER SERVICE	---
PROPOSED SEWER LINE	S
UNDER GROUND UTILITIES	UGU
SEWER MANHOLE	⊙
EXISTING WATER LINE	EW
EXISTING SEWER LINE	ES
UTILITY POLE	⊙
IRON PIN	○
STONE MONUMENT	□
DRAINAGE STRUCTURE	⊙
WATER VALVE	⊕
WATER SHUT OFF	⊖
HYDRANT	⊗

GRAPHIC SCALE



2.1

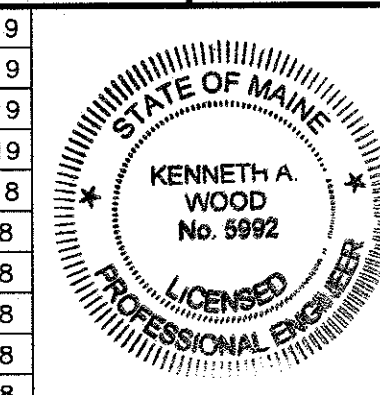
GRADING AND UTILITY PLAN
THE HOMESTEAD
459 US ROUTE 1 KITTERY, MAINE

FOR: LANDMARK HILL, LLC
79 CONGRESS ST
PORTSMOUTH, NH 03801

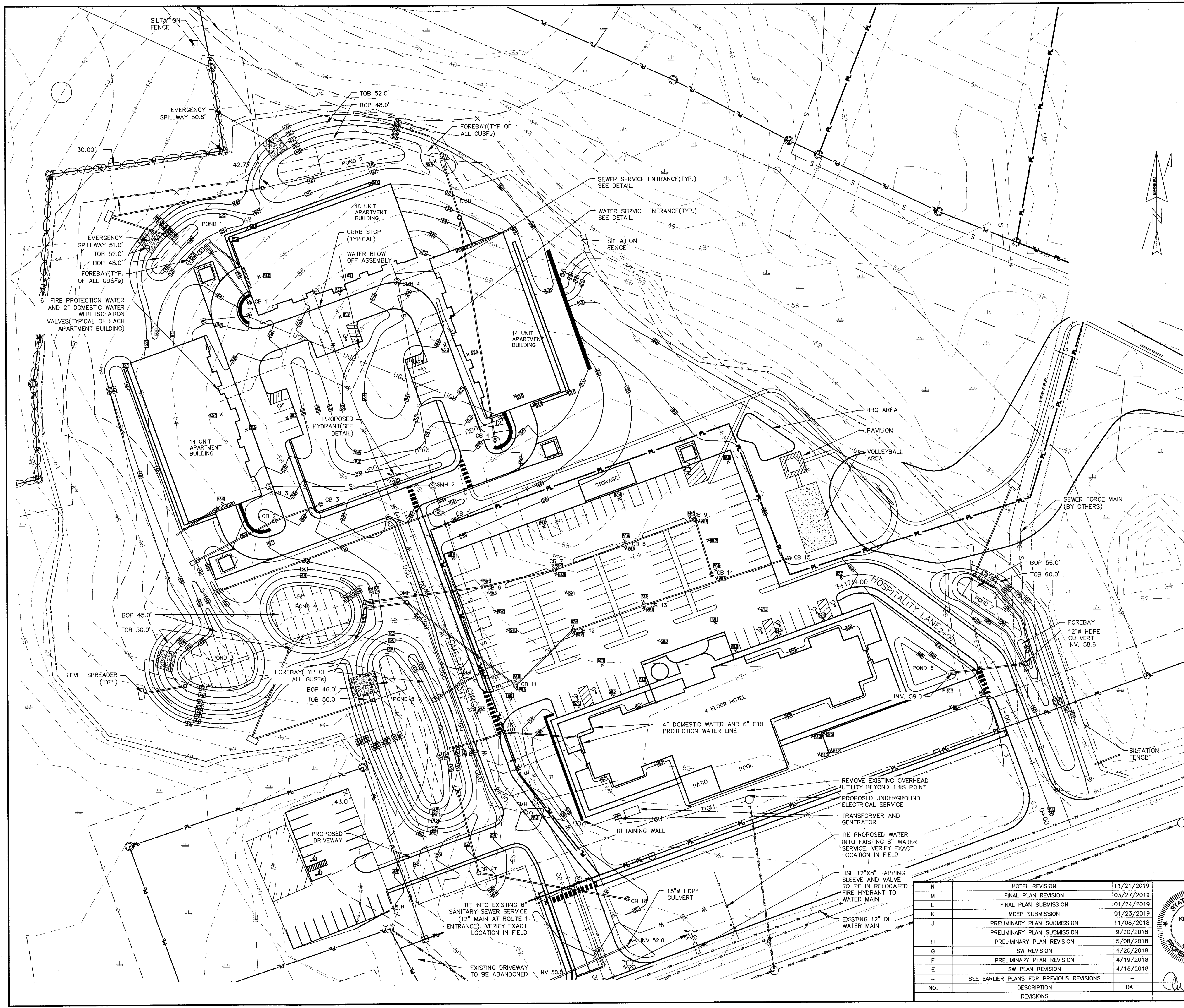
ATTAR ENGINEERING, INC.

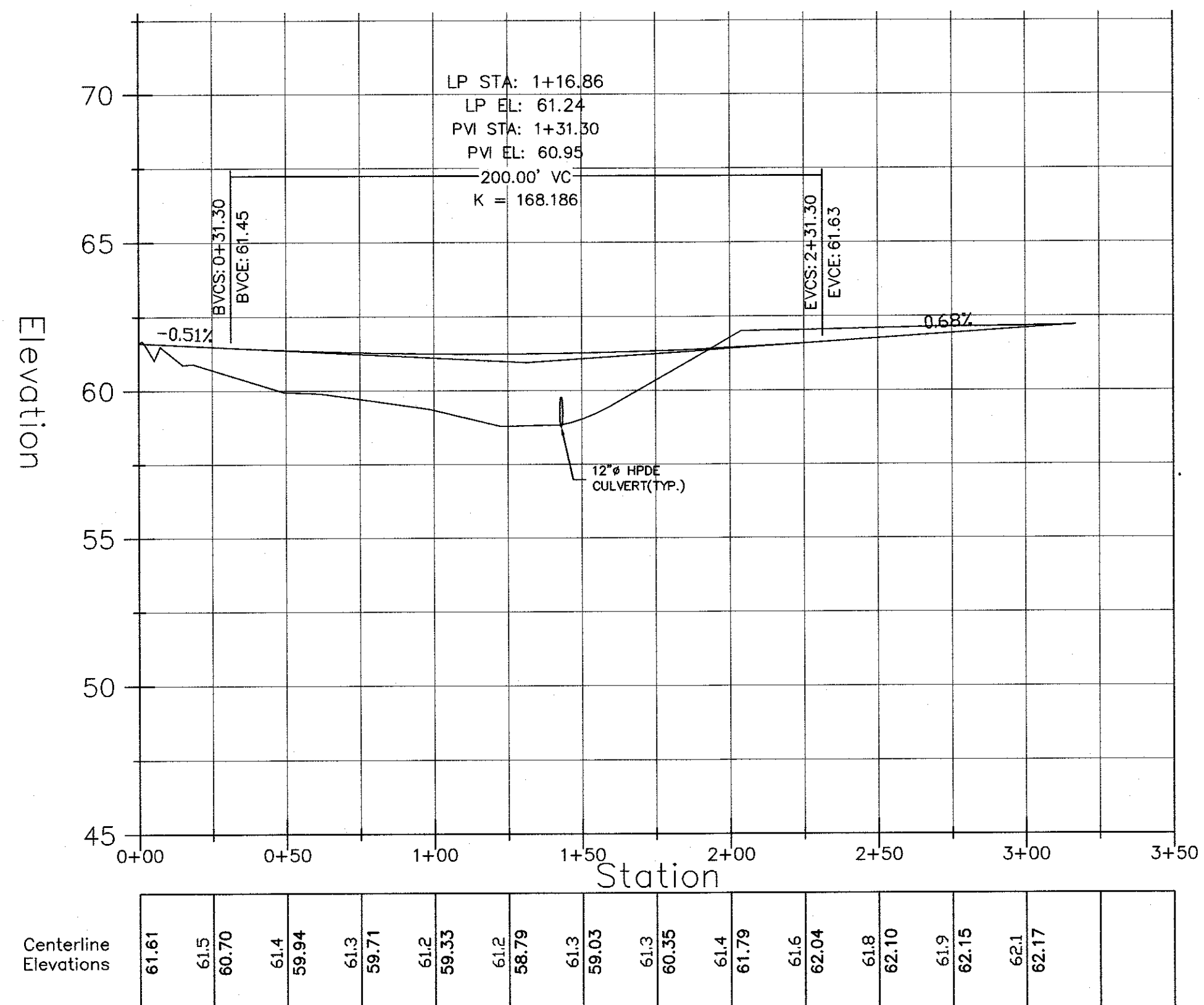
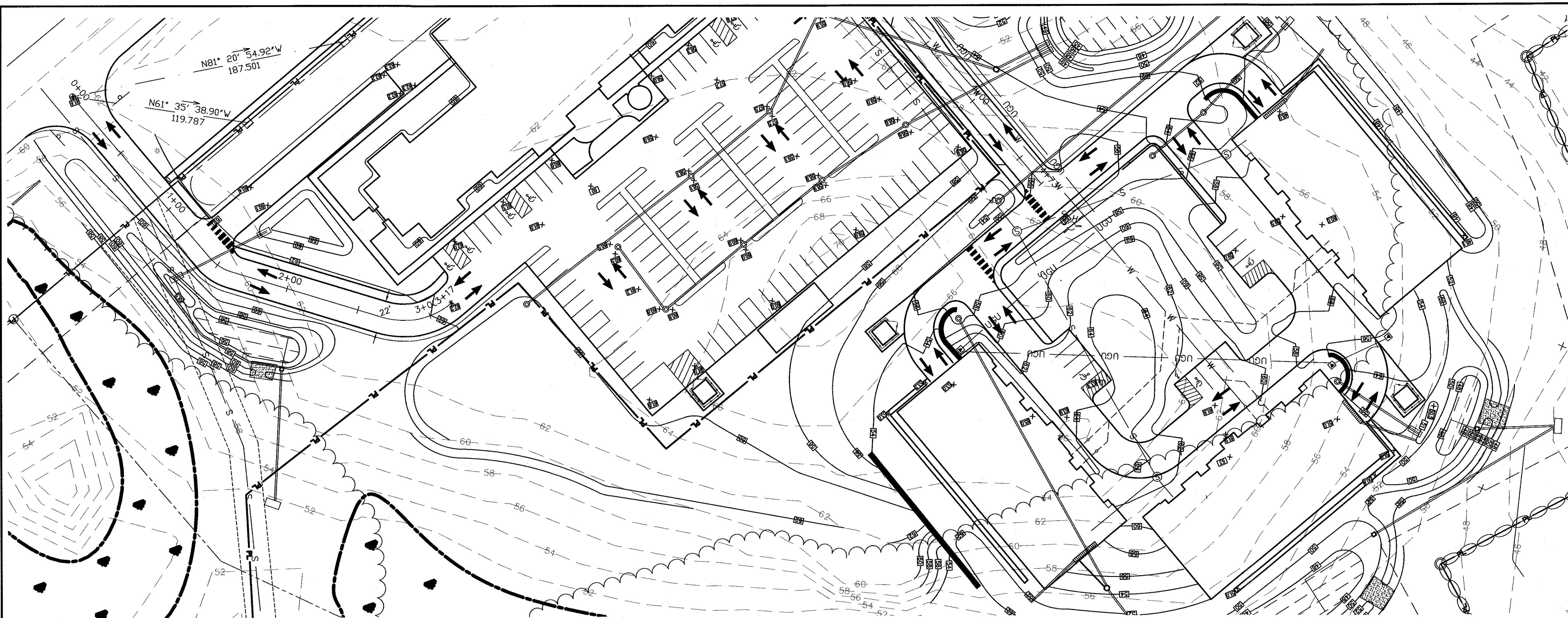
CIVIL • STRUCTURAL • MARINE
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 40'	APPROVED BY: <i>[Signature]</i>	DRAWN BY: BRN
DATE: 02/08/2018		REVISION: DATE N: 11/21/2019
JOB NO: C052-18	FILE: THE HOMESTEAD BASE	SHEET 2.1



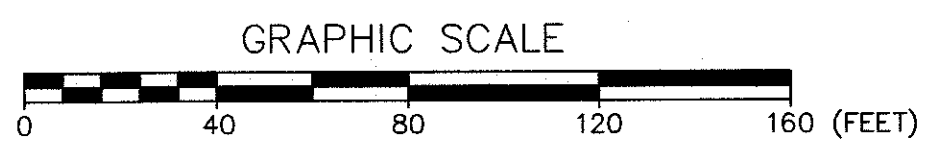
NO.	DESCRIPTION	DATE
N	HOTEL REVISION	11/21/2019
M	FINAL PLAN REVISION	03/27/2019
L	FINAL PLAN SUBMISSION	01/24/2019
K	MDP SUBMISSION	01/23/2019
J	PRELIMINARY PLAN SUBMISSION	11/08/2018
I	PRELIMINARY PLAN SUBMISSION	9/20/2018
H	PRELIMINARY PLAN REVISION	5/08/2018
G	SW REVISION	4/20/2018
F	PRELIMINARY PLAN REVISION	4/19/2018
E	SW PLAN REVISION	4/16/2018
-	SEE EARLIER PLANS FOR PREVIOUS REVISIONS	-





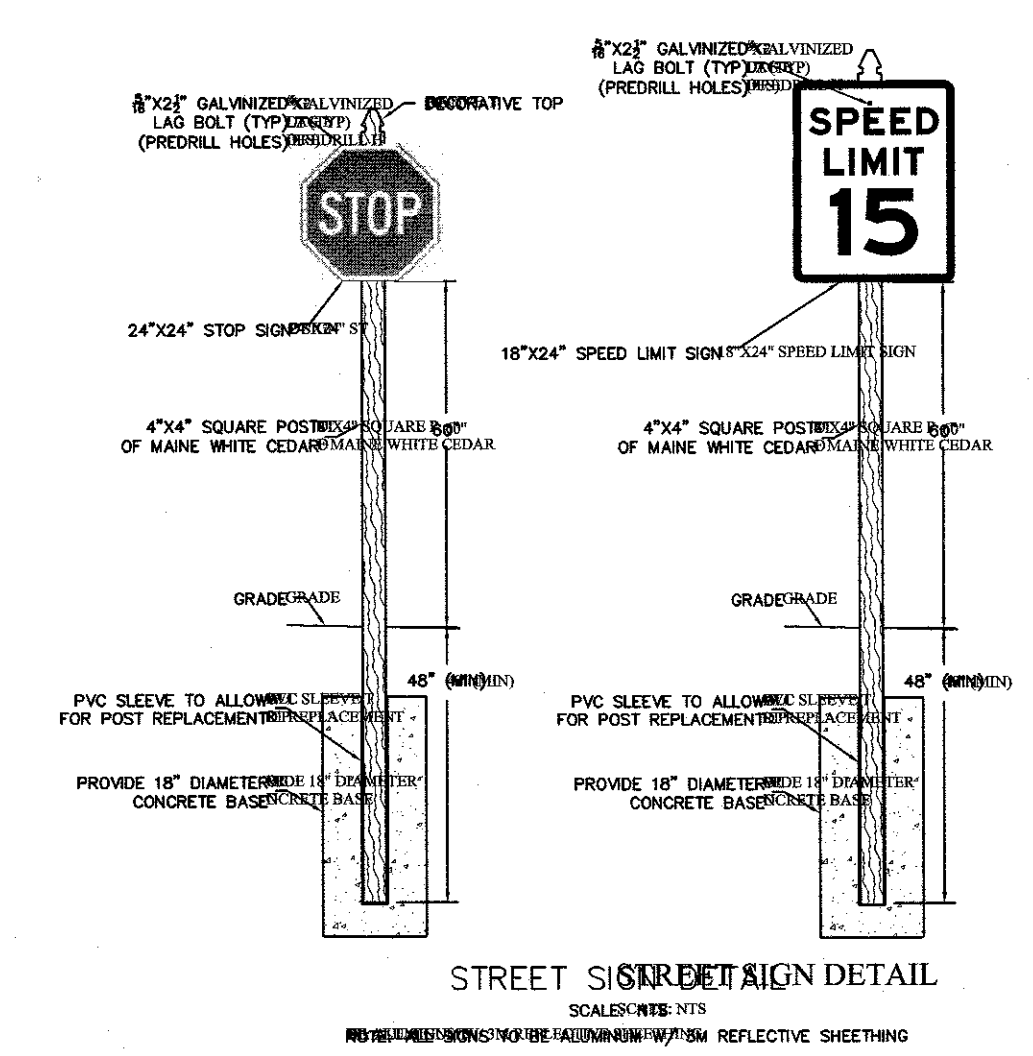
ROAD PROFILE — HOSPITALITY LANE

H. SCALE: 1" = 40'
V. SCALE: 1" = 4'



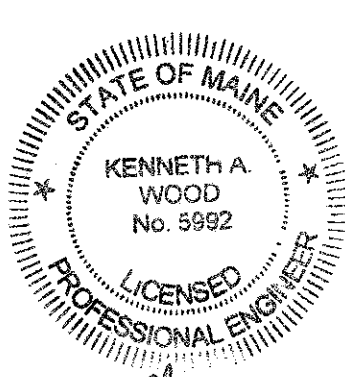
ROAD DESIGN NOTES

- 1) TOTAL ROAD LENGTH OF HOMESTEAD CIRCLE IS: 473'
- 2) TOTAL ROAD LENGTH OF HOSPITALITY LANE IS: 317'

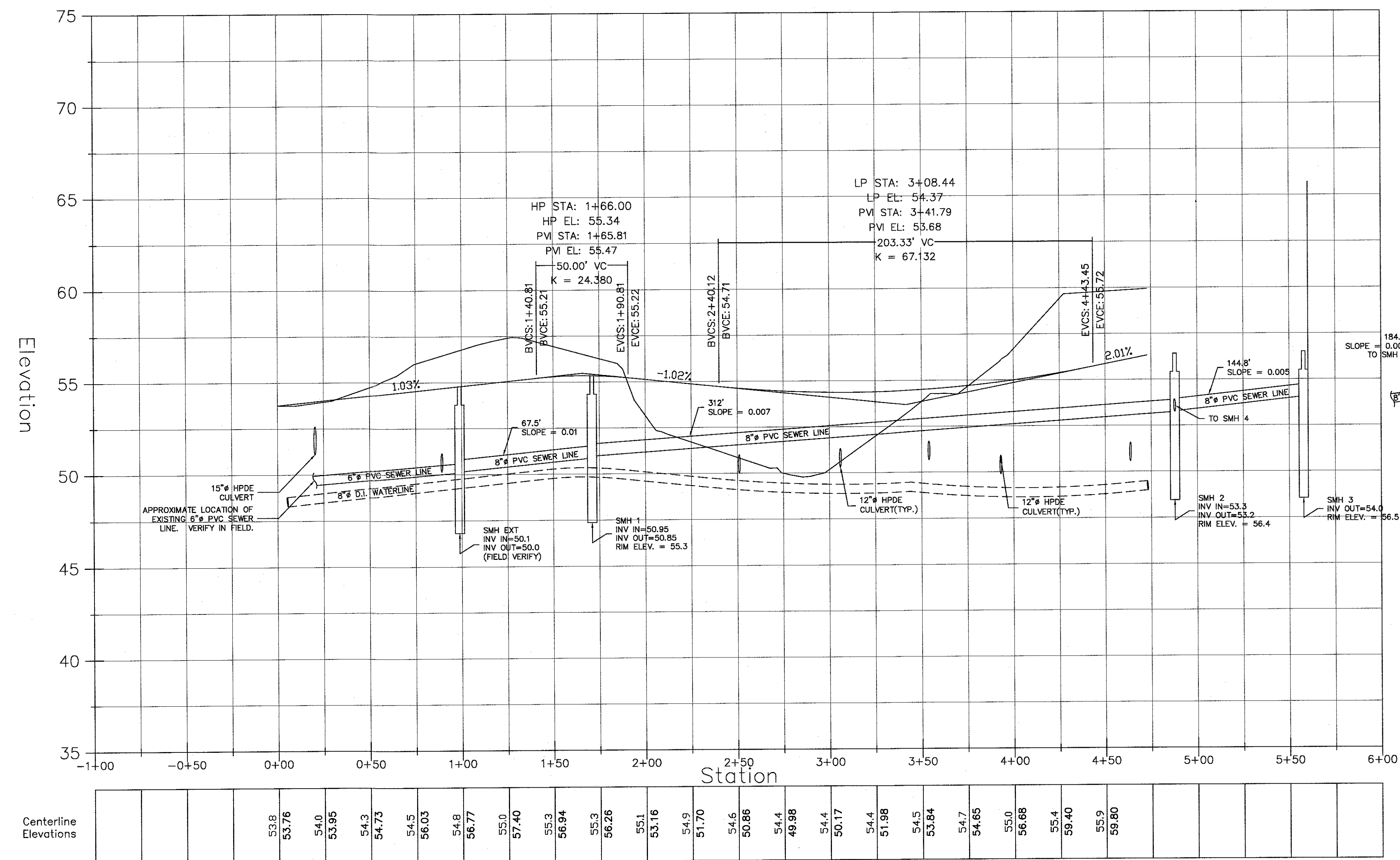
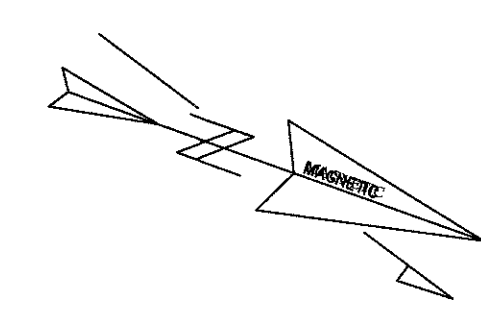
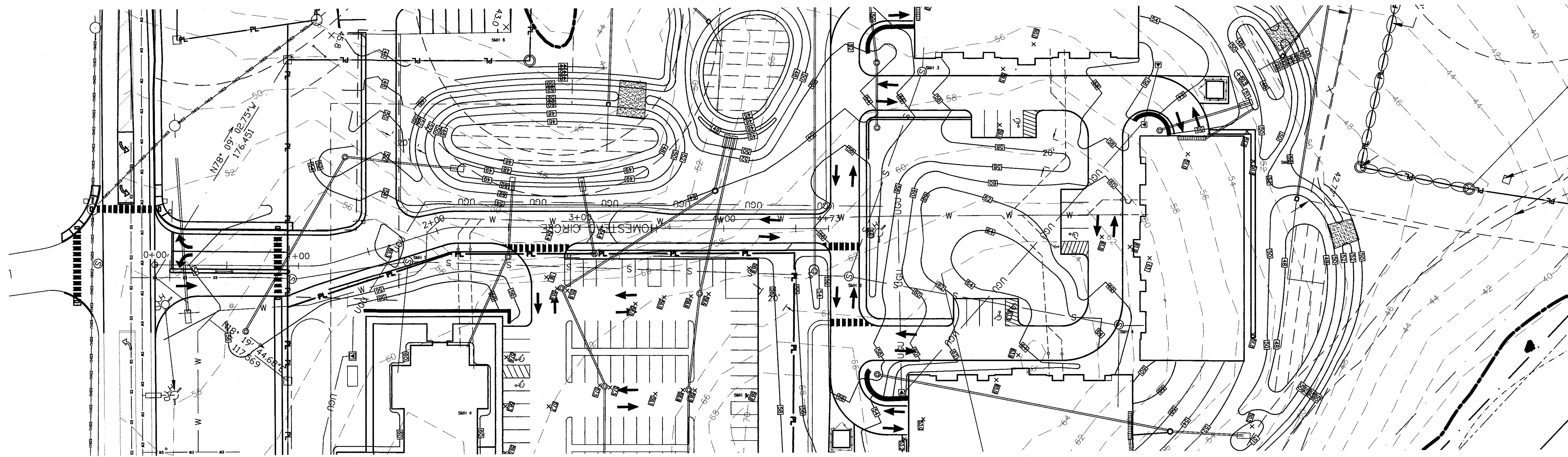


3.1 ROAD PLAN AND PROFILE
THE HOMESTEAD
459 US ROUTE 1 KITTEBY, MAINE

NO.	DESCRIPTION	DATE
M	HOTEL REVISION	11/21/2019
L	FINAL PLAN REVISION	03/27/2019
K	FINAL PLAN SUBMISSION	01/24/2019
J	MDEP SUBMISSION	01/23/2019
I	PRELIMINARY PLAN SUBMISSION	9/20/2018
H	PRELIMINARY PLAN REVISION	3/08/2018
G	SW REVISION	4/20/2018
F	PRELIMINARY PLAN REVISION	4/19/2018
E	SW PLAN REVISION	4/16/2018
D	PRELIMINARY PLAN REVISION	03/27/2018
C	SW POND ADJUSTMENT	02/08/2018
NO.	REVISIONS	DATE

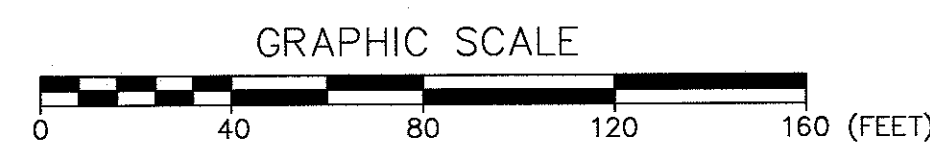


FOR:	LANDMARK HILL, LLC 79 CONGRESS ST PORTSMOUTH, NH 03801
	ATTAR ENGINEERING, INC. CIVIL • STRUCTURAL • MARINE 1284 STATE ROAD - ELIOT, MAINE 03903 PHONE: (207)439-6023 FAX: (207)439-2128
SCALE:	APPROVED BY: <i>[Signature]</i>
1" = 40'	
DATE:	REVISION : DATE
02/08/2018	M: 11/21/2019
JOB NO: C052-18	FILE: THE HOMESTEAD BASE
	SHEET 3.1



ROAD PROFILE - HOMESTEAD CIRCLE

H. SCALE: 1" = 40'
V. SCALE: 1" = 4'



- ROAD DESIGN NOTES**
- TOTAL ROAD LENGTH OF HOMESTEAD CIRCLE IS: 473'
 - TOTAL ROAD LENGTH OF HOSPITALITY LANE IS: 317'

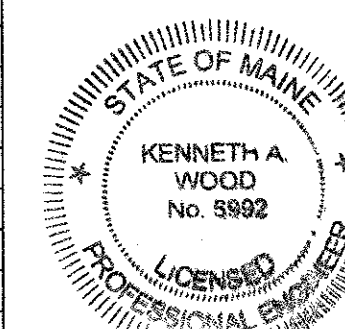
NO.	DESCRIPTION	DATE
L	HOTEL REVISION	11/21/2019
K	FINAL PLAN REVISION	03/27/2019
J	FINAL PLAN SUBMISSION	01/24/2019
I	MDEP SUBMISSION	01/23/2019
H	PRELIMINARY PLAN SUBMISSION	9/20/2018
G	PRELIMINARY PLAN REVISION	5/08/2018
F	PRELIMINARY PLAN REVISION	4/19/2018
E	SW PLAN REVISION	4/16/2018
D	PRELIMINARY PLAN REVISION	03/27/2018
C	SW POND ADJUSTMENT	02/08/2018
B	SW POND ADJUSTMENT	02/06/2018
NO.	REVISIONS	

3.2

ROAD PLAN AND PROFILE
THE HOMESTEAD
459 US ROUTE 1 KITTERY, MAINE

FOR: LANDMARK HILL, LLC
79 CONGRESS ST
PORTSMOUTH, NH 03801

ATTAR ENGINEERING, INC.
CIVIL • STRUCTURAL • MARINE
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128



SCALE: 1" = 40'	APPROVED BY: <i>[Signature]</i>	DRAWN BY: BRN
DATE: 02/08/2018	REVISION : DATE L: 11/21/2019	SHEET 3.2
JOB NO: C052-18 FILE: THE HOMESTEAD BASE		TAX MAP 60, LOT 24

EROSION & SEDIMENTATION CONTROL NOTES

- SILTATION FENCE OR HAY BALE BARRIERS WILL BE INSTALLED DOWNSLOPE OF ALL STRIPPING OR CONSTRUCTION OPERATIONS. A DOUBLE SILT FENCE BARRIER SHALL BE INSTALLED DOWNSLOPE OF ANY SOIL MATERIAL STOCKPILES. SILT FENCES SHALL BE INSPECTED AFTER EACH RAIN EVENT AND DAILY DURING PROLONGED RAIN. SILT AND SOIL PARTICLES ACCUMULATING BEHIND THE FENCE SHALL BE REMOVED AFTER EACH SIGNIFICANT RAIN EVENT AND IN NO INSTANCE SHOULD ACCUMULATION EXCEED 1/2 THE HEIGHT OF THE FENCE. TORN OR DAMAGED AREAS SHALL BE REPAIRED.
- TEMPORARY AND PERMANENT VEGETATION AND MULCHING IS AN INTEGRAL COMPONENT OF THE EROSION AND SEDIMENTATION CONTROL PLAN. ALL AREAS SHALL BE INSPECTED AND MAINTAINED UNTIL THE DESIRED VEGETATIVE COVER IS ESTABLISHED. THESE CONTROL MEASURES ARE ESSENTIAL TO EROSION PREVENTION AND ALSO REDUCE COSTLY REWORK OF GRADED AND SHAPED AREAS.
- SEEDING, FERTILIZER AND LIME RATES AND TIME OF APPLICATION WILL BE DEPENDENT ON SOIL REQUIREMENTS. TEMPORARY VEGETATION SHALL BE MAINTAINED IN THESE AREAS UNTIL PERMANENT SEEDING IS APPLIED. ADDITIONALLY, EROSION AND SEDIMENTATION MEASURES SHALL BE MAINTAINED UNTIL PERMANENT VEGETATION IS ESTABLISHED.
- ALL LAWN AREA, OUTER POND SIDE SLOPES AND SWALES SHALL BE PERMANENTLY SEEDDED WITH THE FOLLOWING MIXTURE: 20 LB/ACRE CREEPING RED FESCUE, 2 LB/ACRE REDTOP AND 20 LB/ACRE TALL FESCUE FOR A TOTAL OF 42 LB/ACRE. FERTILIZER AND LIME RATES SHALL BE DEPENDENT ON SOIL TESTING. IN THE ABSENCE OF SOIL TESTS, FERTILIZE WITH 10-20-20 (N-P205-K201) AT 800 LB/ACRE AND LIME AT 3 TONS/ACRE. MULCH WITH HAY AT 70-90 LB/1000 S.F. 4" OF LOAM SHALL BE APPLIED PRIOR TO SEEDING.
- POND BOTTOMS AND INNER POND SIDESLOPES SHALL BE PERMANENTLY SEEDDED WITH THE FOLLOWING MIXTURE: 20 LB/ACRE CREEPING RED FESCUE, 8 LB/ACRE BIRDSFOOT TREFOLI AND 20 LB/ACRE TALL FESCUE FOR A TOTAL OF 48 LB/ACRE. SEE THE ABOVE NOTE FOR FERTILIZER, LIME AND MULCHING RATES.
- TEMPORARY VEGETATION OF ALL DISTURBED AREAS, MATERIAL STOCKPILES AND OTHER SUCH AREAS SHALL BE ESTABLISHED BY SEEDING WITH EITHER WINTER RYE AT A RATE OF 112 LB/ACRE OR ANNUAL RYEGRASS AT A RATE OF 40 LB/ACRE. WINTER RYE SHALL BE USED FOR FALL SEEDING AND ANNUAL RYEGRASS FOR SHORT DURATION SEEDING. SEEDING SHALL BE ACCOMPLISHED BEFORE OCTOBER 1.
- TEMPORARY SEEDING OF DISTURBED AREAS SHALL BE ACCOMPLISHED BEFORE OCTOBER 1. PERMANENT SEEDING SHALL BE ACCOMPLISHED BEFORE SEPTEMBER 15.
- ALL SEEDED AREAS SHALL BE MULCHED WITH HAY AT A RATE OF 2 BALES (70-90 LB) PER 1000 S.F. OF SEEDED AREA.
- SLOPES 2:1 OR STEEPER SHALL BE TREATED WITH POLYJUTE OPEN WEAVE GEOTEXTILE (OR EQUIVALENT) AFTER SEEDING. JUTE MATS SHALL BE ANCHORED PER MANUFACTURER'S SPECIFICATIONS.
- EXCESSIVE DUST CAUSED BY CONSTRUCTION OPERATIONS SHALL BE CONTROLLED BY APPLICATION OF WATER OR CALCIUM CHLORIDE.
- THE CONTRACTOR MAY OPT TO USE EROSION CONTROL MIX BERM AS A SEDIMENT BARRIER IN LIEU OF SILTATION FENCE OR HAY BALE BARRIERS WITH APPROVAL FROM THE INSPECTING ENGINEER.
- MINIMIZE DISTURBED AREAS AND PROTECT NATURAL DOWNGRADIENT BUFFER AREAS TO THE EXTENT PRACTICABLE. CONTROL STORMWATER VOLUME AND VELOCITY WITHIN THE SITE TO MINIMIZE SOIL EROSION. MINIMIZE THE DISTURBANCE OF STEEP SLOPES. CONTROL STORMWATER DISCHARGES, INCLUDING BOTH PEAK FLOW RATES AND VOLUME, TO MINIMIZE EROSION AT OUTLETS. THE DISCHARGE MAY NOT RESULT IN EROSION OF ANY OPEN DRAINAGE CHANNELS, SWALES, STREAM CHANNELS OR STREAM BANKS, UPLAND, OR COASTAL OR FRESHWATER WETLANDS OFF THE PROJECT SITE.

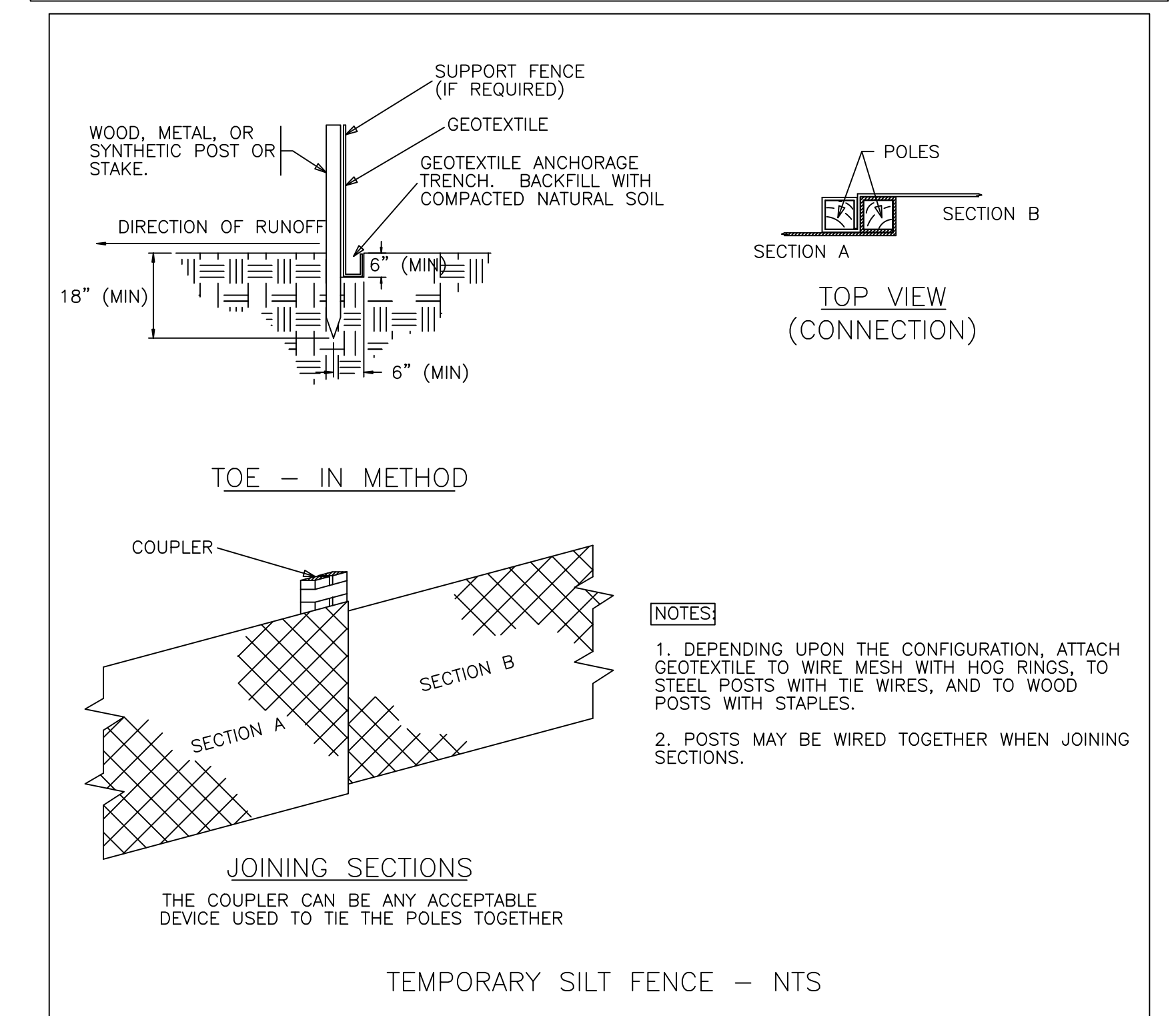
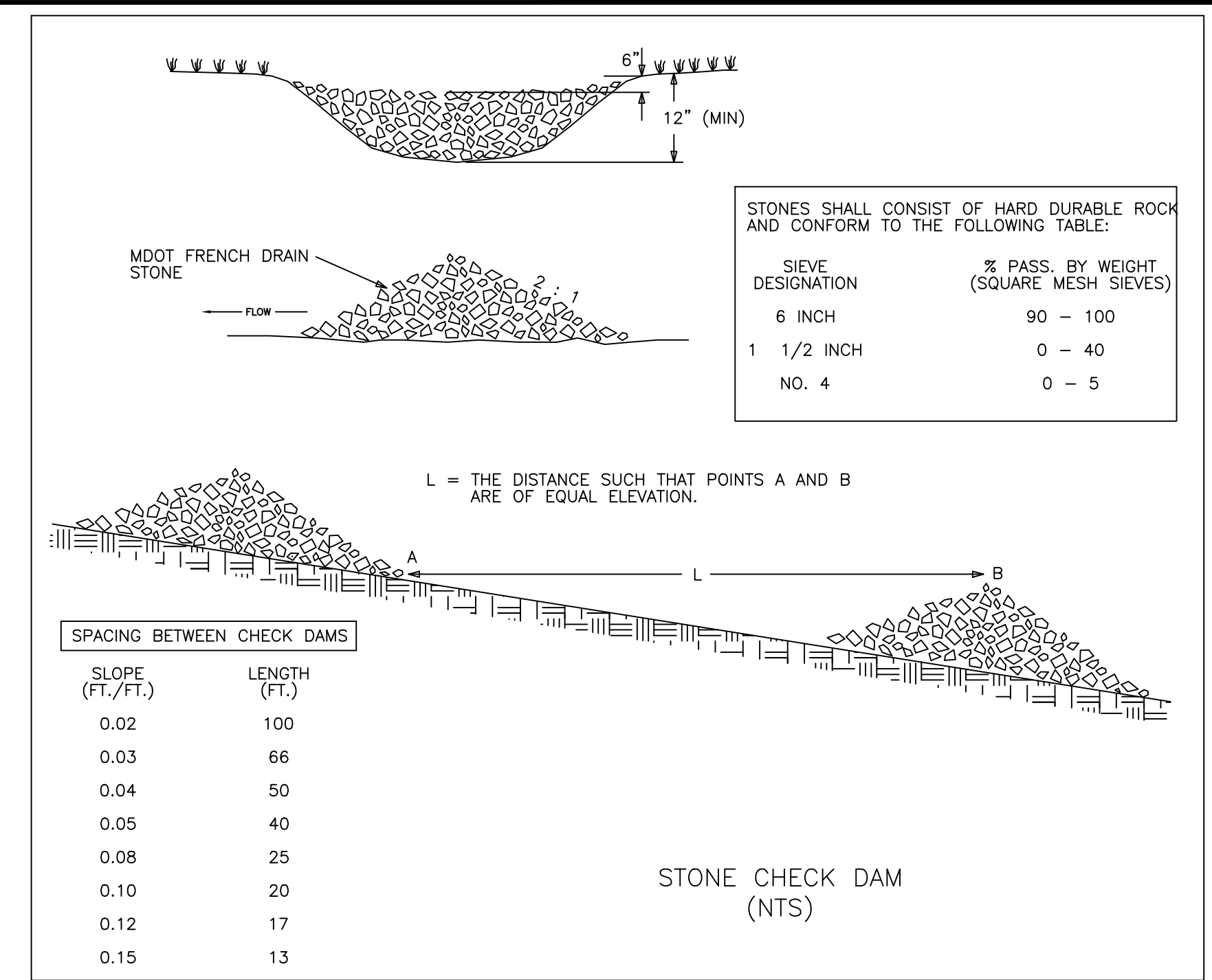
EROSION & SED. CONTROL NOTES (CONT.)

- WHENEVER PRACTICABLE, NO DISTURBANCE ACTIVITIES SHOULD TAKE PLACE WITHIN 50 FEET OF ANY PROTECTED NATURAL RESOURCE. IF DISTURBANCE ACTIVITIES TAKE PLACE BETWEEN 30 FEET AND 50 FEET OF ANY PROTECTED NATURAL RESOURCE, AND STORMWATER DISCHARGES THROUGH THE DISTURBED AREAS TOWARD THE PROTECTED NATURAL RESOURCE, PERIMETER EROSION CONTROLS MUST BE DOUBLED. IF DISTURBANCE ACTIVITIES TAKE PLACE LESS THAN 30 FEET FROM ANY PROTECTED NATURAL RESOURCE, AND STORMWATER DISCHARGES THROUGH THE DISTURBED AREAS TOWARD THE PROTECTED NATURAL RESOURCE, PERIMETER EROSION CONTROLS MUST BE DOUBLED AND DISTURBED AREAS MUST BE TEMPORARILY OR PERMANENTLY STABILIZED WITHIN 7 DAYS.
- PRIOR TO CONSTRUCTION, PROPERLY INSTALL SEDIMENT BARRIERS AT THE DOWNGRADIENT EDGE OF ANY AREA TO BE DISTURBED AND ADJACENT TO ANY DRAINAGE CHANNELS WITHIN THE DISTURBED AREA. SEDIMENT BARRIERS SHOULD BE INSTALLED DOWNGRADIENT OF SOIL OR SEDIMENT STOCKPILES AND STORMWATER PREVENTED FROM RUNNING ONTO THE STOCKPILE. MAINTAIN THE SEDIMENT BARRIERS BY REMOVING ACCUMULATED SEDIMENT, OR REMOVING AND REPLACING THE BARRIER, UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED. WHERE A DISCHARGE TO A STORM DRAIN INLET OCCURS, IF THE STORM DRAIN CARRIES WATER DIRECTLY TO A SURFACE WATER AND YOU HAVE AUTHORITY TO ACCESS THE STORM DRAIN INLET, YOU MUST INSTALL AND MAINTAIN PROTECTION MEASURES THAT REMOVE SEDIMENT FROM THE DISCHARGE.
- PRIOR TO CONSTRUCTION, PROPERLY INSTALL A STABILIZED CONSTRUCTION ENTRANCE (SCE) AT ALL POINTS OF EGRESS FROM THE SITE. THE SCE IS A STABILIZED PAD OF AGGREGATE, UNDERLAIN BY A GEOTEXTILE FILTER FABRIC, USED TO PREVENT TRAFFIC FROM TRACKING MATERIAL AWAY FROM THE SITE ONTO PUBLIC ROW'S. MAINTAIN THE SCE UNTIL ALL DISTURBED AREAS ARE STABILIZED.
- WITHIN 7 DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES IN AN AREA THAT WILL NOT BE WORKED FOR MORE THAN 7 DAYS, STABILIZE ANY EXPOSED SOIL WITH MULCH, OR OTHER NON-ERODIBLE COVER. STABILIZE AREAS WITHIN 75 FEET OF A WETLAND OR WATERBODY WITHIN 48 HOURS OF THE INITIAL DISTURBANCE OF THE SOIL OR PRIOR TO ANY STORM EVENT, WHICHEVER COMES FIRST.
- REMOVE ANY TEMPORARY CONTROL MEASURES, SUCH AS SILTATION FENCE, WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED. REMOVE ANY ACCUMULATED SEDIMENTS AND STABILIZE.
- IF THE AREA WILL NOT BE WORKED FOR MORE THAN ONE YEAR OR HAS BEEN BROUGHT TO FINAL GRADE, THEN PERMANENTLY STABILIZE THE AREA WITHIN 7 DAYS BY PLANTING VEGETATION, SEEDING, SOD, OR THROUGH THE USE OF PERMANENT MULCH, OR RIPRAP, OR ROAD SUB-BASE. IF USING VEGETATION FOR STABILIZATION, SELECT THE PROPER VEGETATION FOR THE LIGHT, MOISTURE, AND SOIL CONDITIONS; AMEND AREAS OF DISTURBED SUBSOILS WITH TOPSOIL, COMPOST, OR FERTILIZERS; PROTECT SEEDED AREAS WITH MULCH OR, IF NECESSARY, EROSION CONTROL BLANKETS; AND SCHEDULE SODDING, PLANTING, AND SEEDING SO TO AVOID DIE-OFF FROM SUMMER DROUGHT AND FALL FROSTS. NEWLY SEED OR SODDED AREAS MUST BE PROTECTED FROM VEHICLE TRAFFIC, EXCESSIVE PEDESTRIAN TRAFFIC, AND CONCENTRATED RUNOFF UNTIL THE VEGETATION IS WELL-ESTABLISHED WITH 90% COVER BY HEALTHY VEGETATION. IF NECESSARY, AREAS MUST BE REWORKED AND RESTABILIZED IF GERMINATION IS SPARSE, PLANT COVERAGE IS SPOTTY, OR TOPSOIL EROSION IS EVIDENT. ONE OR MORE OF THE FOLLOWING MAY APPLY TO A PARTICULAR SITE.
- FOR SEEDED AREAS, PERMANENT STABILIZATION MEANS A 90% COVER OF THE DISTURBED AREA WITH MATURE, HEALTHY PLANTS WITH NO EVIDENCE OF WASHING OR RILLING OF THE TOPSOIL.
- FOR SODDED AREAS, PERMANENT STABILIZATION MEANS THE COMPLETE BINDING OF THE SOD ROOTS INTO THE UNDERLYING SOIL WITH NO SLUMPING OF THE SOD OR DIE-OFF.
- FOR MULCHED AREAS, PERMANENT MULCHING MEANS TOTAL COVERAGE OF THE EXPOSED AREA WITH AN APPROVED MULCH MATERIAL. EROSION CONTROL MIX MAY BE USED AS MULCH FOR PERMANENT STABILIZATION ACCORDING TO THE APPROVED APPLICATION RATES AND LIMITATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE HOUSEKEEPING PRACTICES DURING THE CONSTRUCTION OF THE PROJECT. THESE STANDARDS CAN BE FOUND IN THE FOLLOWING DOCUMENT: MDEP CHAPTER 500 (STORMWATER MANAGEMENT), APPENDIX C. HOUSEKEEPING. HOUSEKEEPING PRACTICES INCLUDE, BUT ARE NOT LIMITED TO, SPILL PREVENTION, GROUNDWATER PROTECTION, FUGITIVE SEDIMENT AND DUST, DEBRIS AND OTHER MATERIALS, EXCAVATION DEWATERING, AUTHORIZED NON-STORMWATER DISCHARGES AND UNAUTHORIZED NON-STORMWATER DISCHARGES.

WINTER CONSTRUCTION NOTES

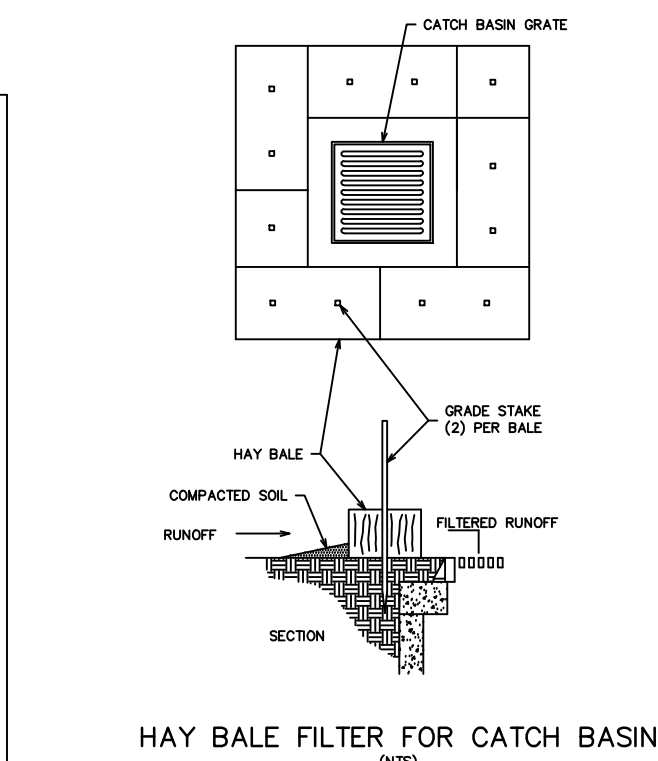
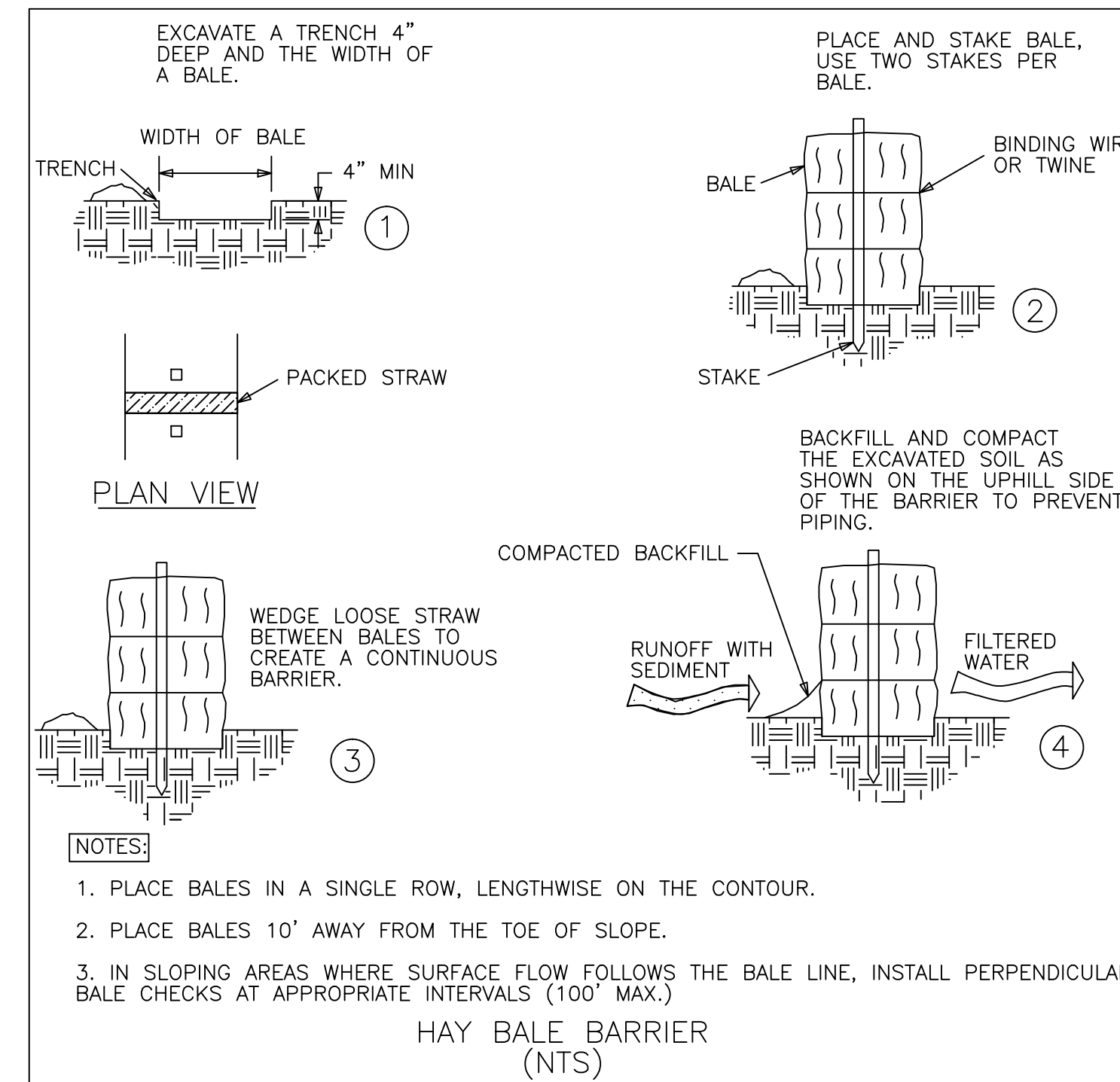
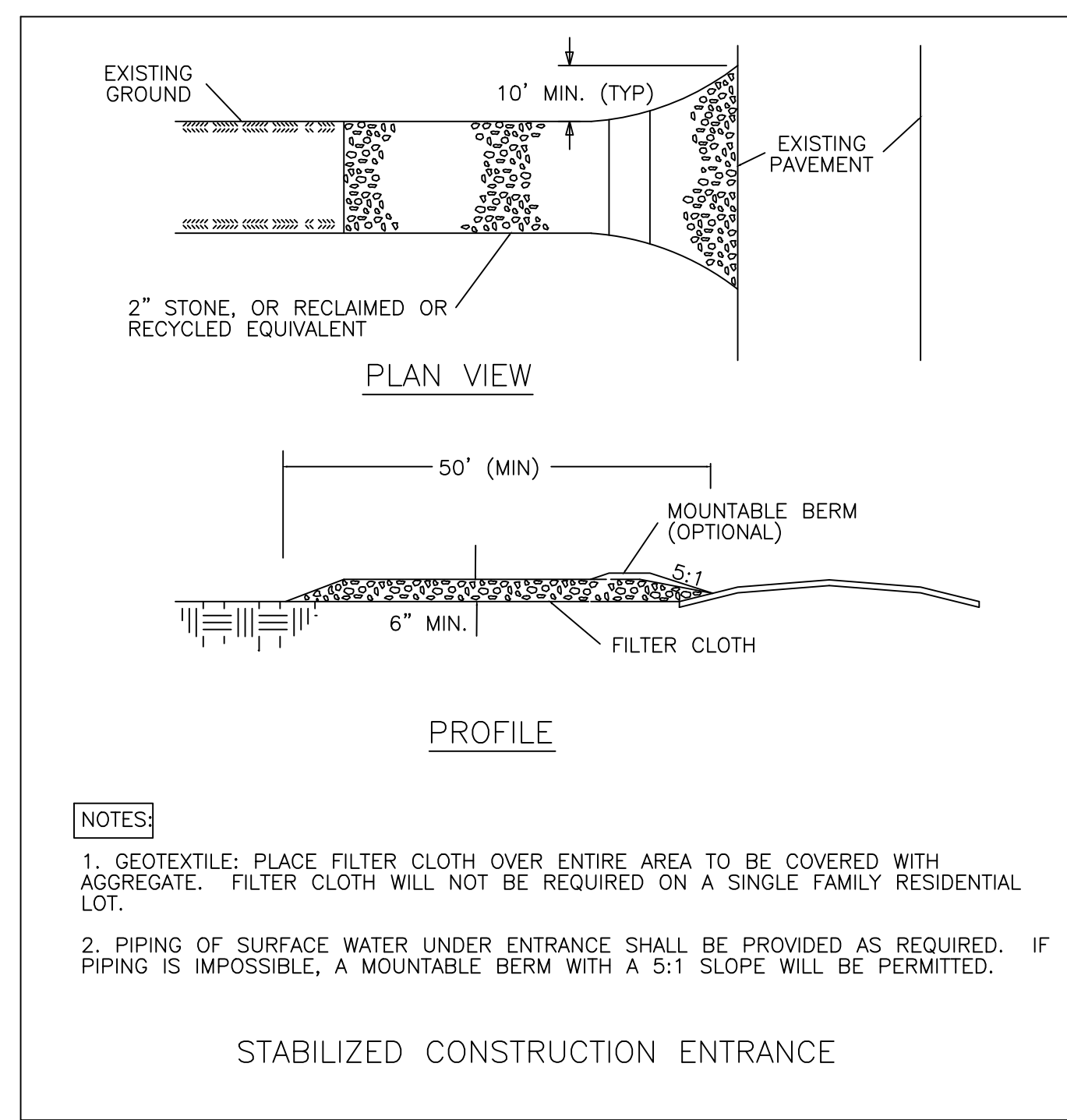
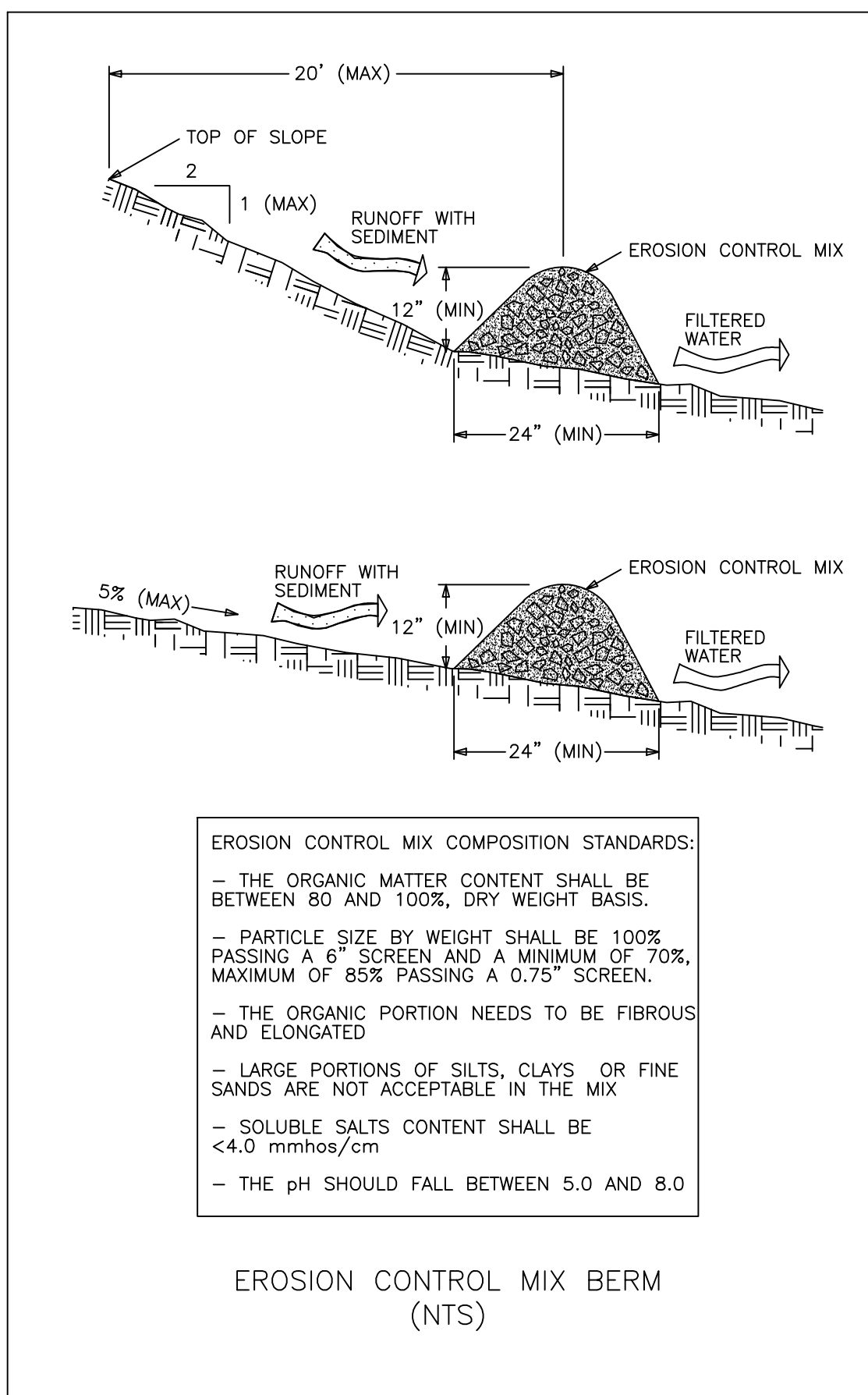
NOVEMBER 1 - APRIL 15

- AN AREA SHALL BE CONSIDERED STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH HAY AT A RATE OF 100 LB/1000 S.F. OR DORMANT SEED, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE. IN ALL CASES, MULCH SHALL BE APPLIED SO THAT THE SOIL SURFACE IS NOT VISIBLE THROUGH THE MULCH.
- FROM OCTOBER 15 TO APRIL 1, LOAM AND SEED WILL NOT BE REQUIRED. DURING PERIODS OF TEMPERATURES ABOVE FREEZING, DISTURBED AREAS SHALL BE FINE GRADED AND PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL PERMANENT SEEDING CAN BE APPLIED. AFTER NOVEMBER 1, DISTURBED AREAS MAY BE LOAMED, FINE GRADED AND DORMANT SEEDDED AT A RATE 200-300% HIGHER THAN THE SPECIFIED PERMANENT SEEDING RATE. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, DISTURBED AREAS SHALL BE GRADED BEFORE FREEZING AND TEMPORARILY STABILIZED WITH MULCH. DISTURBED AREAS SHALL NOT BE LEFT OVER THE WINTER OR FOR ANY OTHER EXTENDED PERIOD OF TIME UNLESS STABILIZED WITH MULCH.
- FROM NOVEMBER 1 TO APRIL 15 ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING, ASPHALT EMULSION CHEMICAL, TRACK OR WOOD CELLULOSE FIBER. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH SLOPES GREATER THAN 3%, SLOPES EXPOSED TO DIRECT WINDS AND FOR SLOPES GREATER THAN 8%. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15%. AFTER OCTOBER 1, THE SAME APPLIES TO ALL SLOPES GREATER THAN 8%.
- SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
- FOR WINTER STABILIZATION, HAY MULCH SHALL BE APPLIED AT TWICE THE STANDARD TEMPORARY STABILIZATION RATE. AT THE END OF EACH CONSTRUCTION DAY, AREAS THAT HAVE BEEN BROUGHT TO FINAL GRADE SHALL BE STABILIZED. MULCH SHALL NOT BE SPREAD ON TOP OF SNOW.
- ALL AREAS WITHIN 75 FEET OF A PROTECTED NATURAL RESOURCE SHALL BE PROTECTED WITH A DOUBLE ROW OF SEDIMENT BARRIERS.
- ALL VEGETATED DITCH LINES THAT HAVE NOT BEEN STABILIZED BY NOVEMBER 1, OR WILL BE WORKED DURING THE WINTER CONSTRUCTION PERIOD, SHALL BE STABILIZED WITH AN APPROPRIATE STONE LINING BACKED BY AN APPROPRIATE GRAVEL BED OR GEOTEXTILE UNLESS SPECIFICALLY RELEASED FROM THIS STANDARD BY THE MDEP.
- MULCH NETTING SHALL BE USED TO ANCHOR MULCH ON ALL SLOPES GREATER THAN 8% UNLESS EROSION CONTROL BLANKETS OR EROSION CONTROL MIX IS BEING USED ON SUCH SLOPES.



E&S INSPECTION/MAINTENANCE DURING CONSTRUCTION

- INSPECTION AND CORRECTIVE ACTION.** INSPECT DISTURBED AND IMPERVIOUS AREAS, EROSION CONTROL MEASURES, MATERIALS STORAGE AREAS THAT ARE EXPOSED TO PRECIPITATION, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE. INSPECT THESE AREAS AT LEAST ONCE A WEEK AS WELL AS BEFORE AND WITHIN 24 HOURS AFTER A STORM EVENT (RAINFALL), AND PRIOR TO COMPLETING PERMANENT STABILIZATION MEASURES. A PERSON WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING THE STANDARDS AND CONDITIONS IN THE PERMIT, SHALL CONDUCT THE INSPECTIONS.
- MAINTENANCE.** IF BEST MANAGEMENT PRACTICES (BMPs) NEED TO BE REPAIRED, THE REPAIR WORK SHOULD BE INITIATED UPON DISCOVERY OF THE PROBLEM BUT NO LATER THAN THE END OF THE NEXT WORKDAY. IF ADDITIONAL BMPs OR SIGNIFICANT REPAIR OF BMPs ARE NECESSARY, IMPLEMENTATION MUST BE COMPLETED WITHIN 7 CALENDAR DAYS AND PRIOR TO ANY STORM EVENT (RAINFALL). ALL MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION UNTIL AREAS ARE PERMANENTLY STABILIZED.
- DOCUMENTATION.** KEEP A LOG (REPORT) SUMMARIZING THE INSPECTIONS AND ANY CORRECTIVE ACTION TAKEN. THE LOG MUST INCLUDE THE NAME(S) AND QUALIFICATIONS OF THE PERSON MAKING THE INSPECTIONS, THE DATE(S) OF THE INSPECTIONS, AND MAJOR OBSERVATIONS ABOUT THE OPERATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS, MATERIALS STORAGE AREAS, AND VEHICLES ACCESS POINTS TO THE PARCEL. MAJOR OBSERVATIONS MUST INCLUDE BMPs THAT NEED MAINTENANCE, BMPs THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION, AND LOCATION(S) WHERE ADDITIONAL BMPs ARE NEEDED. FOR EACH BMP REQUIRING MAINTENANCE, BMP NEEDING REPLACEMENT, AND LOCATION NEEDING ADDITIONAL BMPs, NOTE IN THE LOG THE CORRECTIVE ACTION TAKEN AND WHEN IT WAS TAKEN. THE LOG MUST BE MADE ACCESSIBLE TO DEPARTMENT STAFF AND A COPY MUST BE PROVIDED UPON REQUEST. THE PERMITTEE SHALL RETAIN A COPY OF THE LOG FOR A PERIOD OF AT LEAST THREE YEARS FROM THE COMPLETION OF PERMANENT STABILIZATION.



5.1

SITE DETAILS
THE HOMESTEAD
459 U.S. ROUTE 1, KITTERY, MAINE

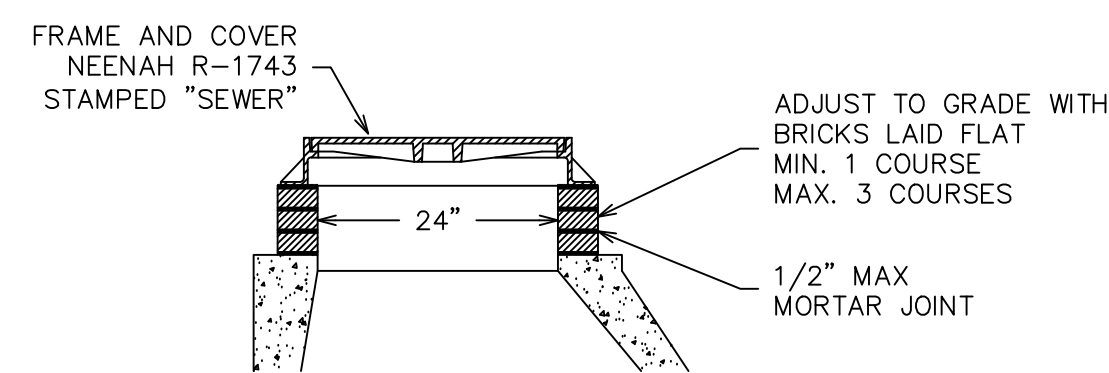
FOR: LANDMARK HILL, LLC.
79 CONGRESS STREET
PORTSMOUTH, NH 03801

ATTAR ENGINEERING, INC.
CIVIL ♦ STRUCTURAL ♦ MARINE
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

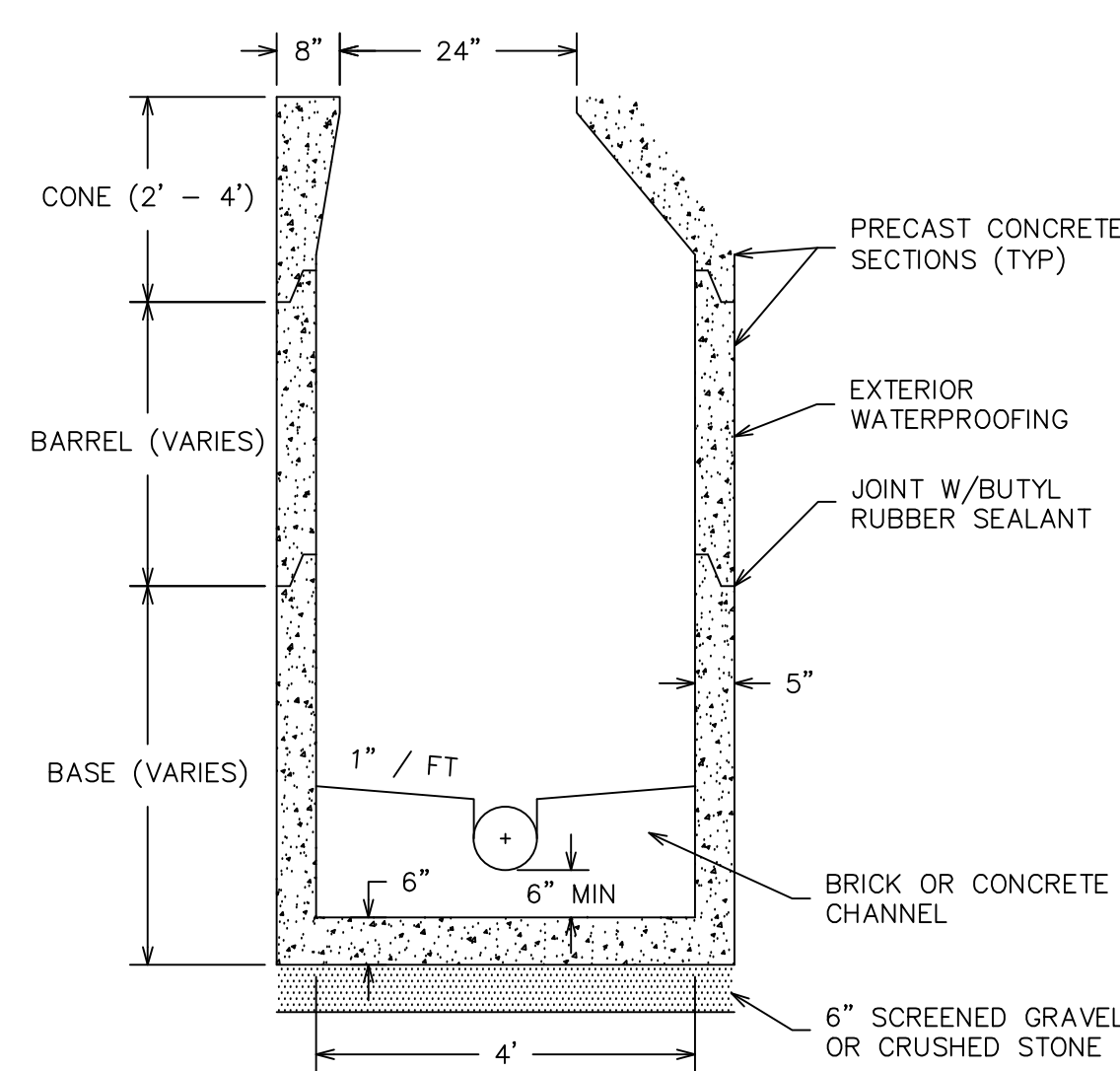
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DATE: 1/18/2018 REVISION DATE: C:03/27/2019
JOB NO: C052-19 FILE: THE HOMESTEAD DET.DWG SHEET: 5.1

STATE OF MAINE
KENNETH
100-2592
LICENSED PROFESSIONAL ENGINEER

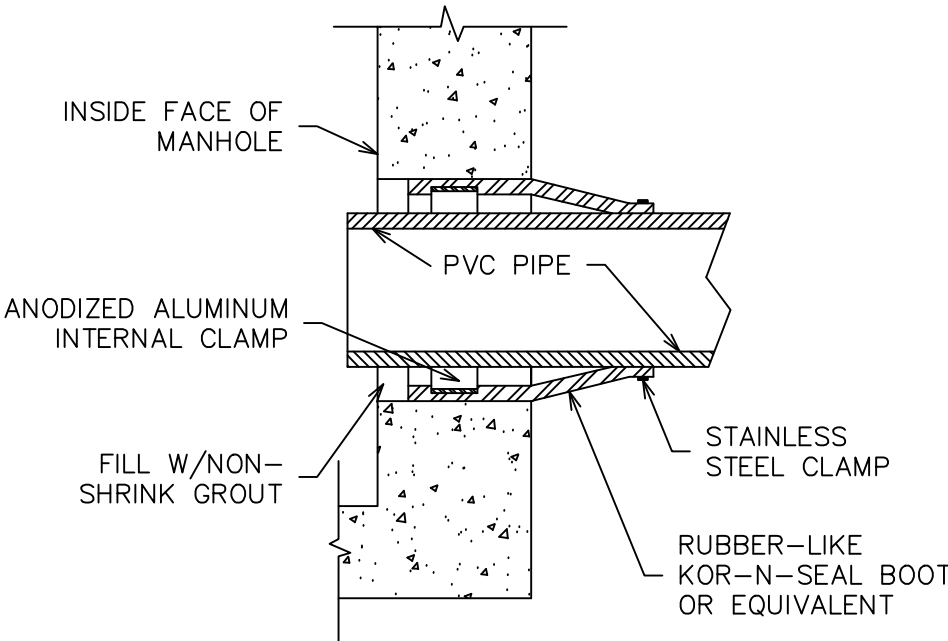
NO.	DESCRIPTION	DATE
C	FINAL PLAN REVISION	03/27/2019
B	FINAL PLAN SUBMISSION	01/24/2019
A	MDEP SUBMISSION	01/23/2019
NO.	DESCRIPTION	DATE



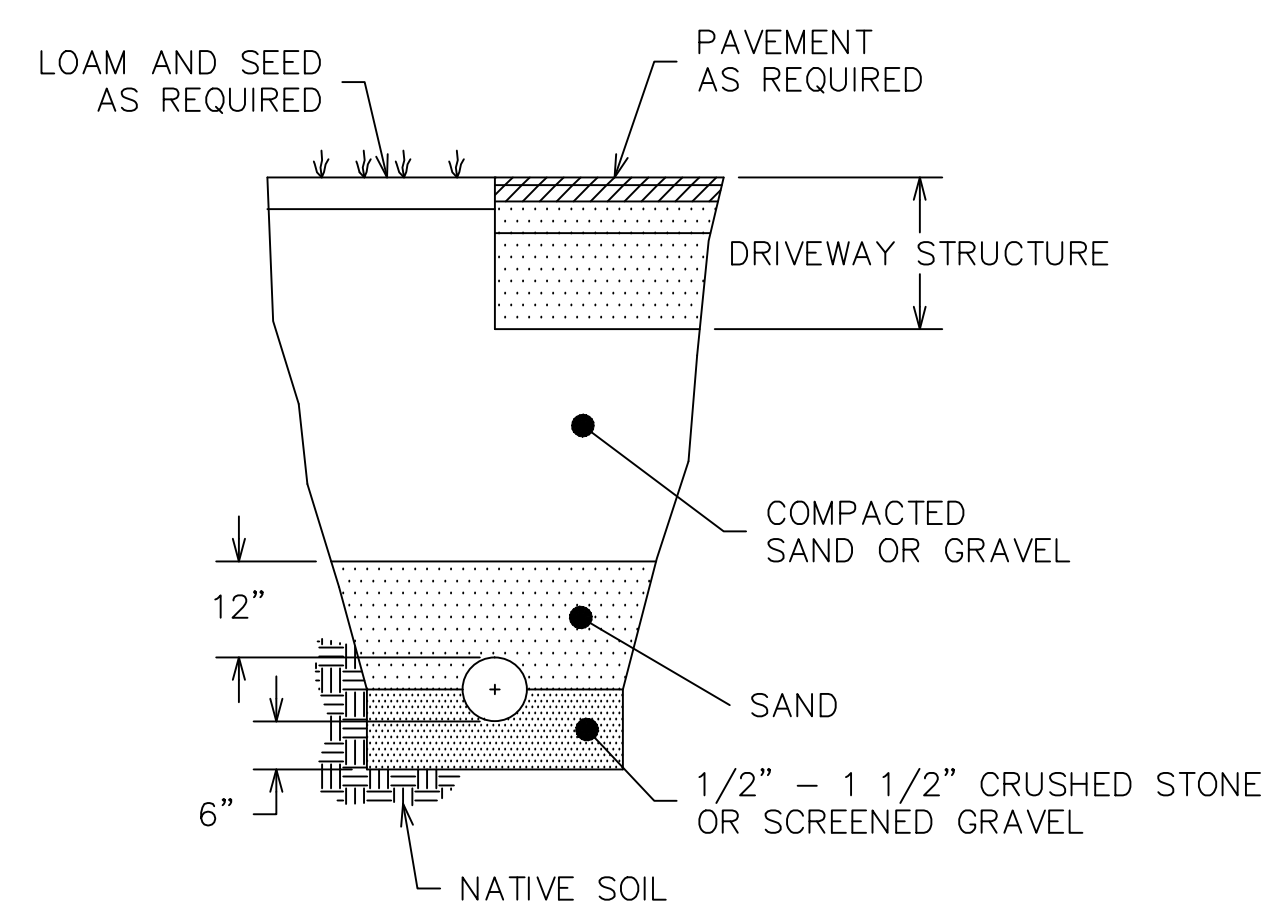
STANDARD COVER AND FRAME
SCALE: NTS



TYPICAL SANITARY MANHOLE
SCALE: NTS

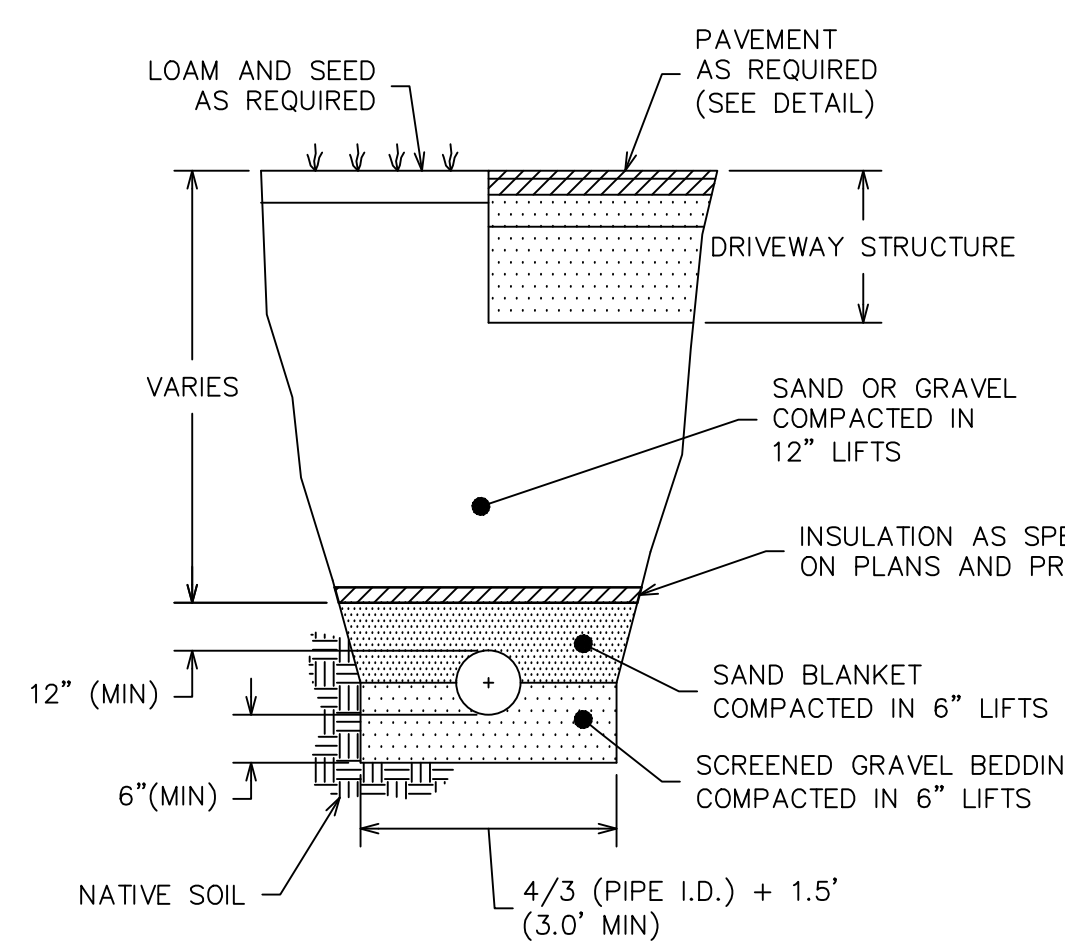


TYPICAL BOOT GASKET
SCALE: NTS



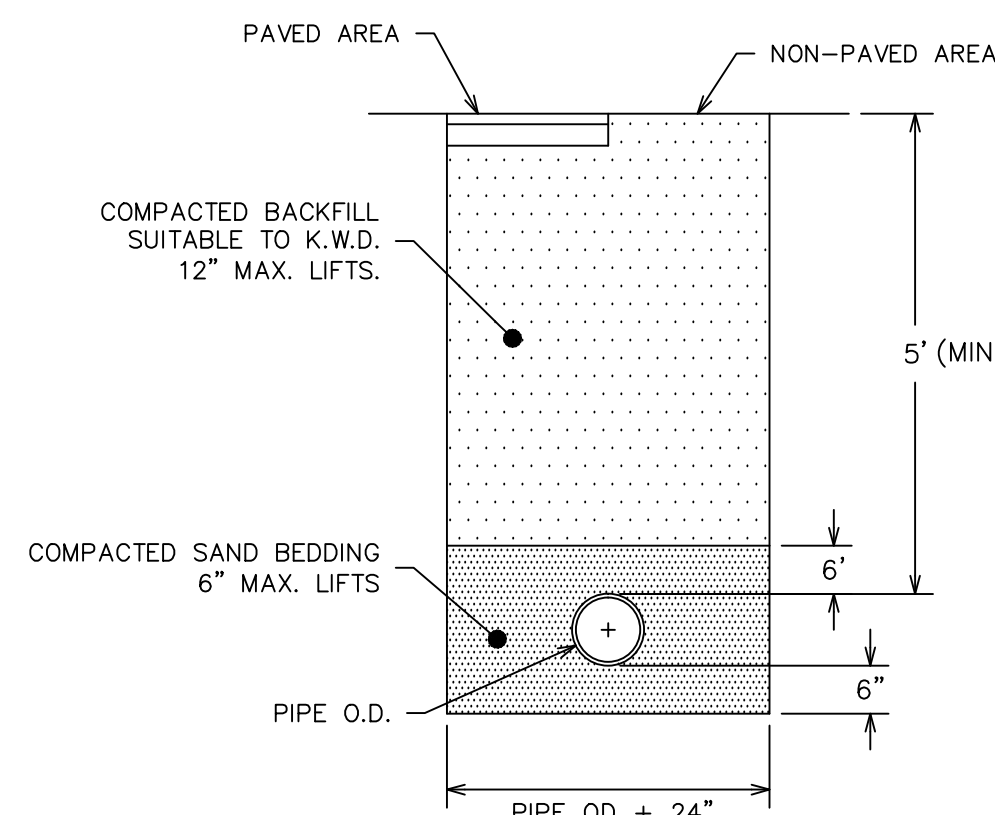
DRAINAGE PIPE TRENCH DETAIL
SCALE: NTS

TRENCH TO BE SUPPORTED BY SLOPING BACK AT 2:1 OR OTHER ACCEPTABLE METHOD.

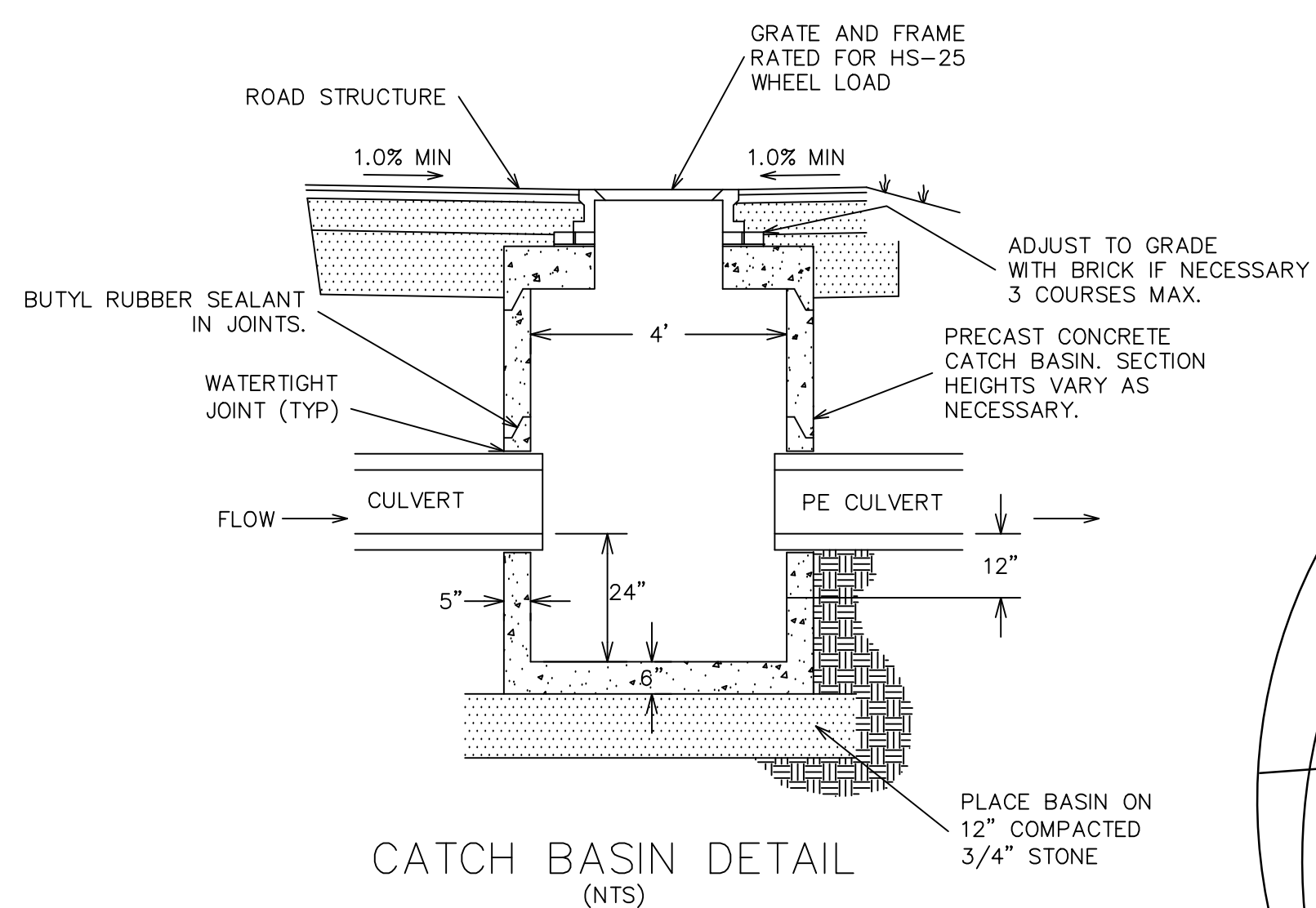


SEWER PIPE TRENCH DETAIL
SCALE: NTS

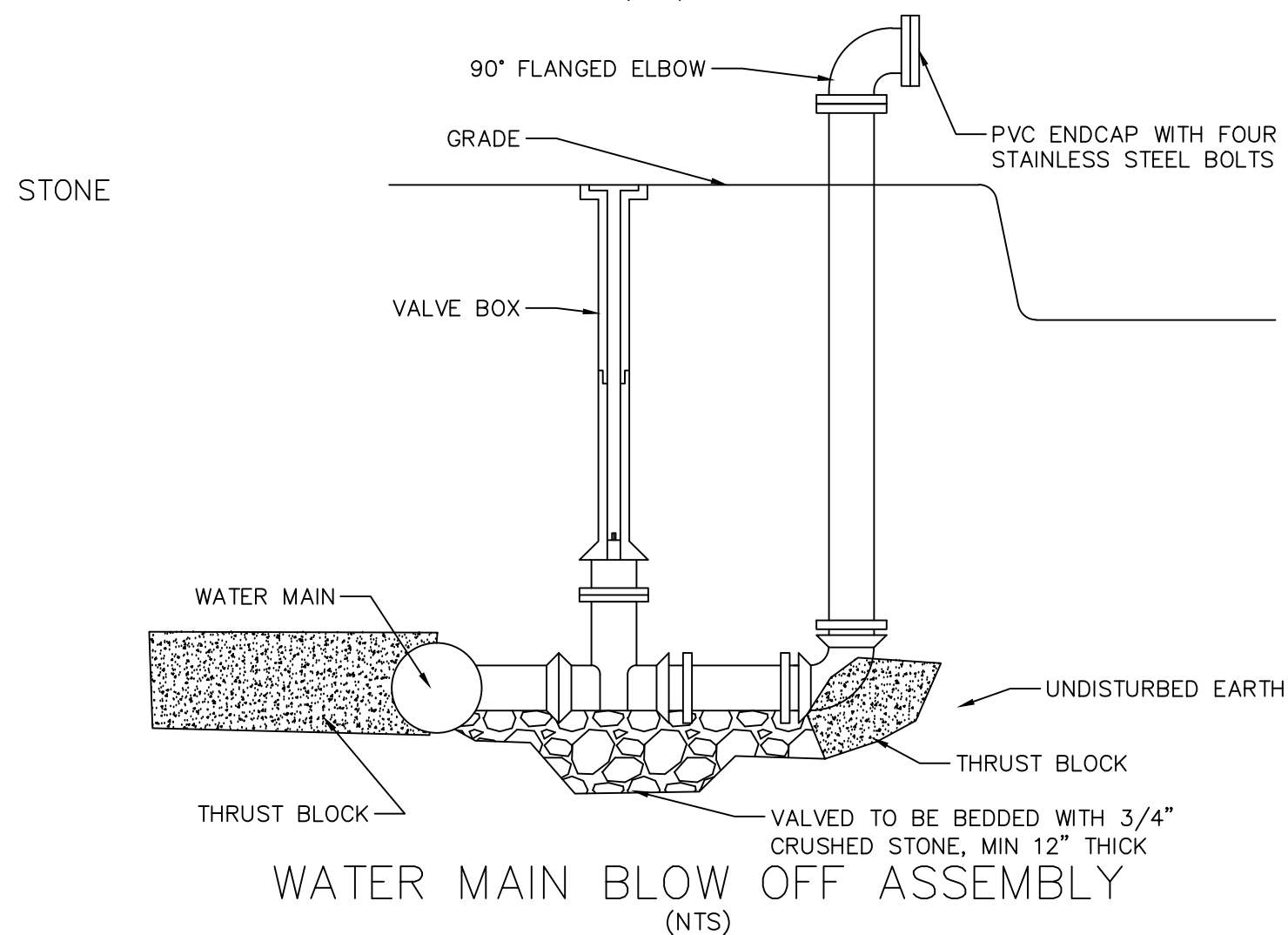
TRENCH TO BE SUPPORTED BY SLOPING BACK AT 2:1 OR OTHER ACCEPTABLE METHOD.



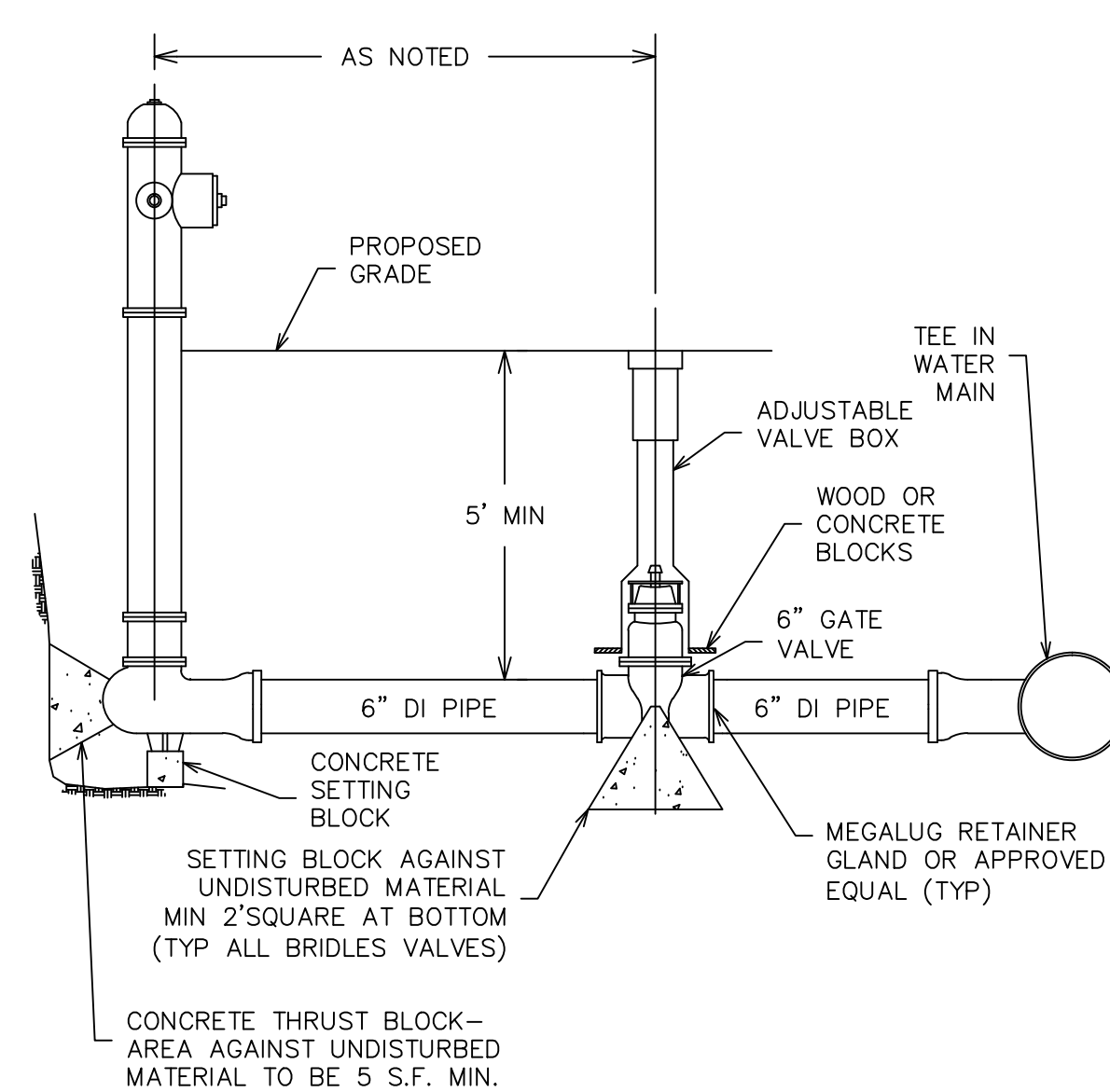
WATER LINE TRENCH DETAIL
(NTS)



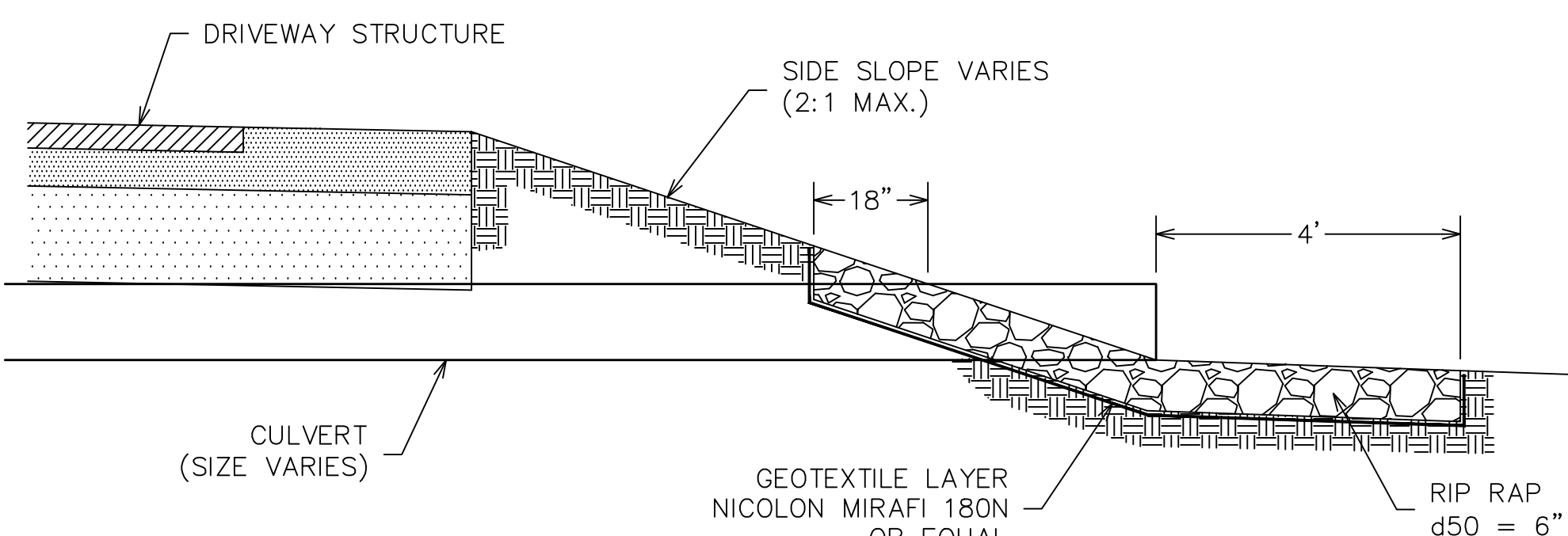
CATCH BASIN DETAIL
(NTS)



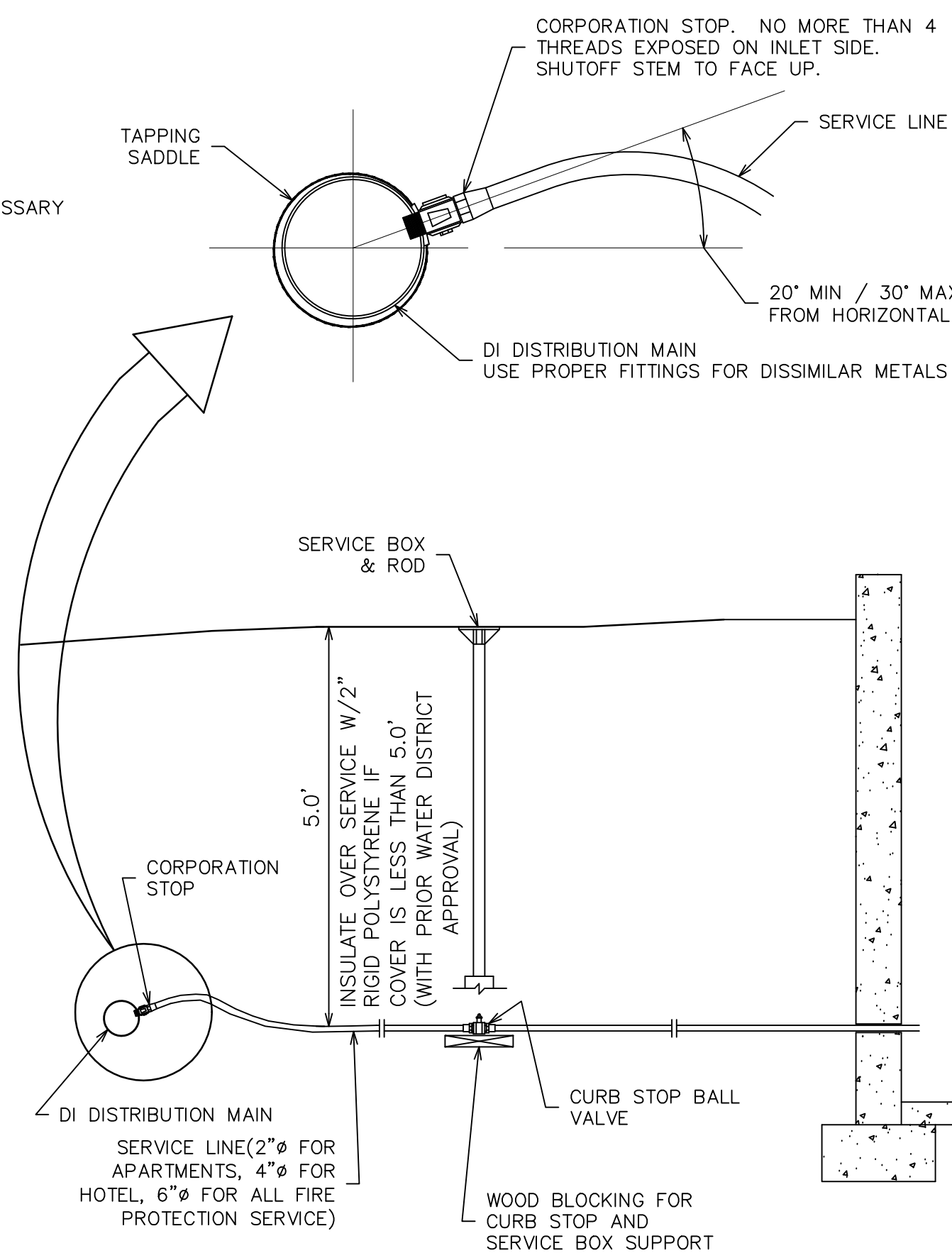
WATER MAIN BLOW OFF ASSEMBLY
(NTS)



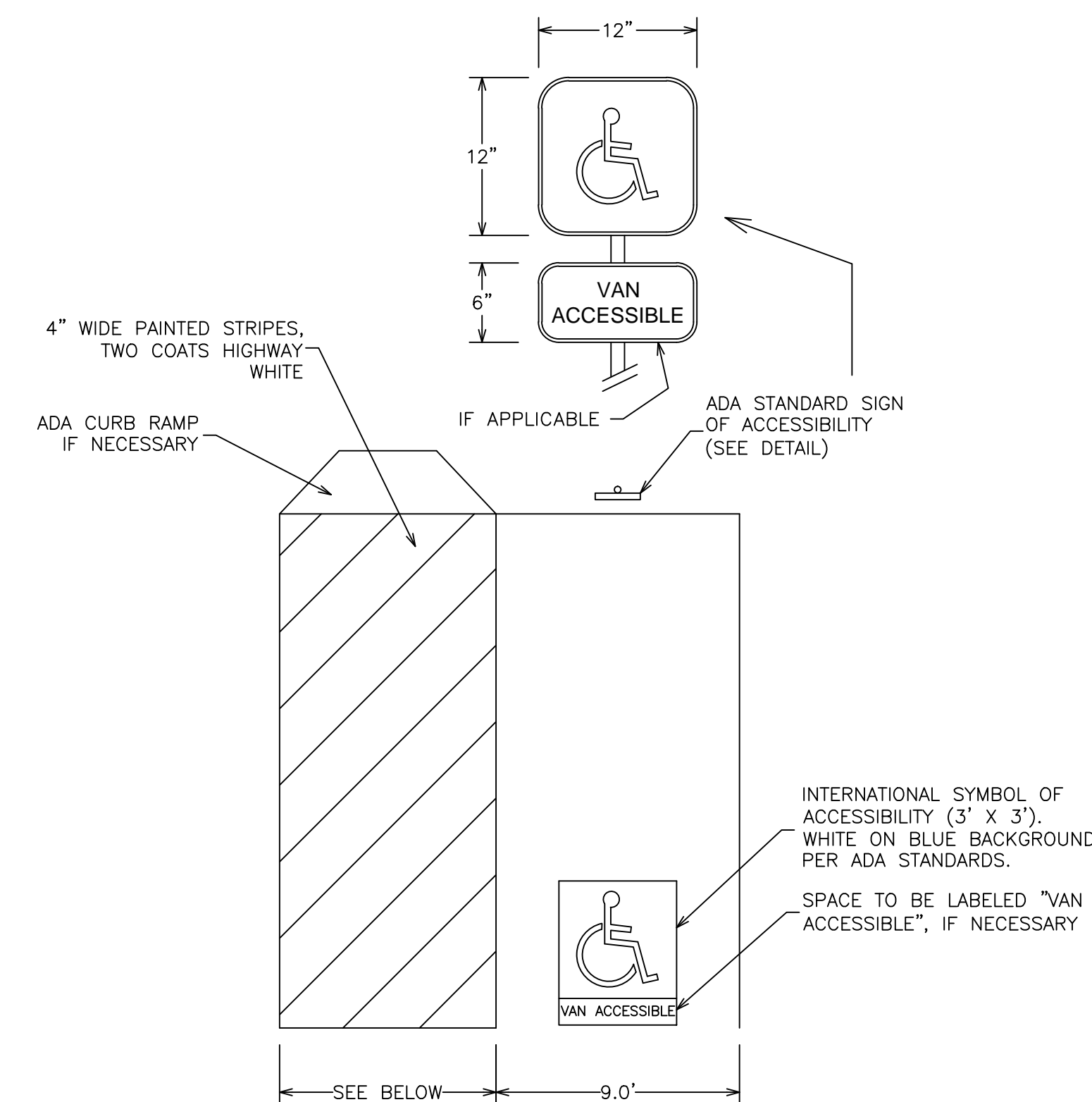
HYDRANT & VALVE DETAIL
NTS



CULVERT INLET/OUTLET PROTECTION DETAIL
(NTS)

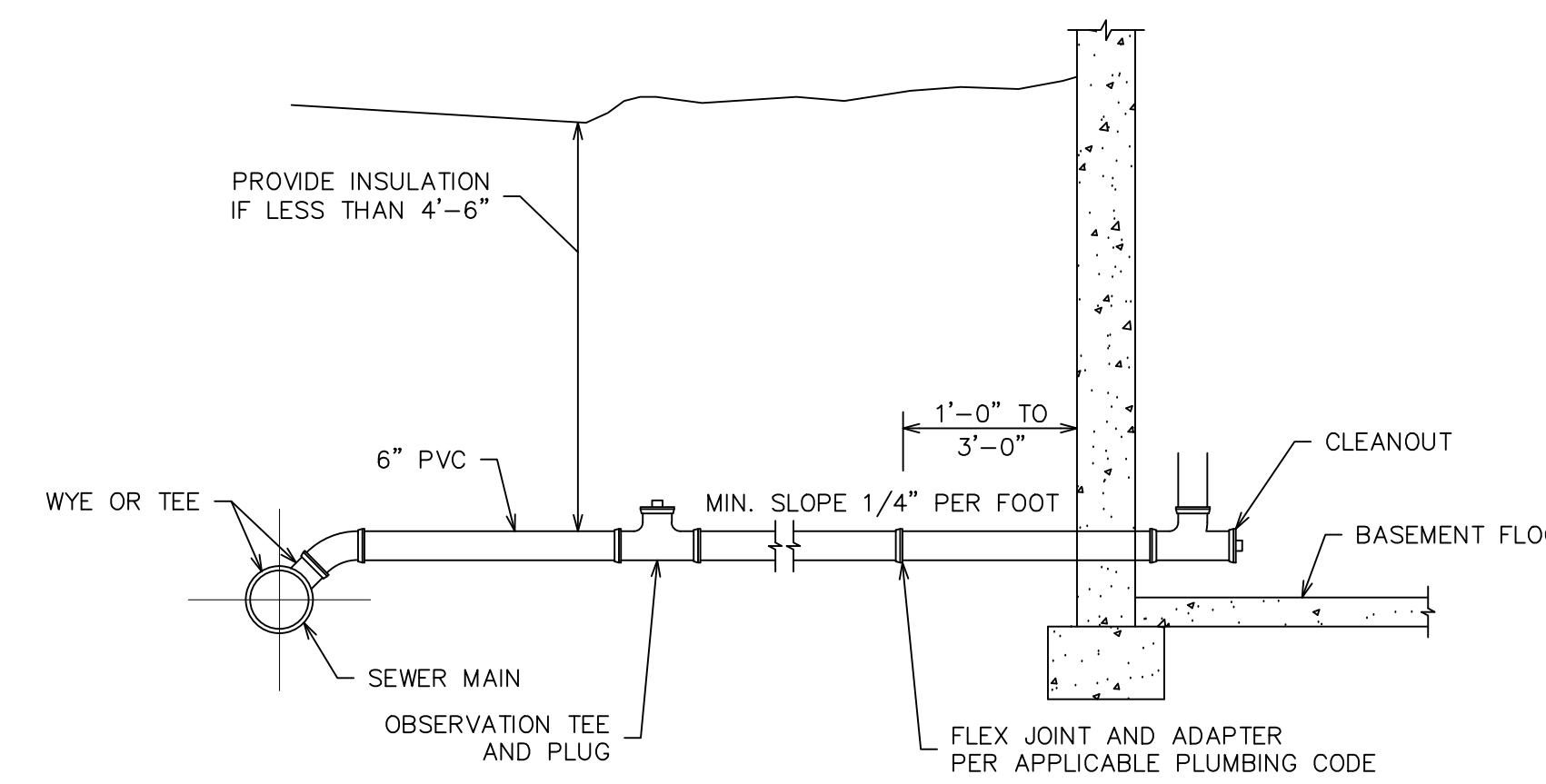


WATER SERVICE DETAIL
(NTS)



ACCESSIBLE PARKING SPACE DETAIL

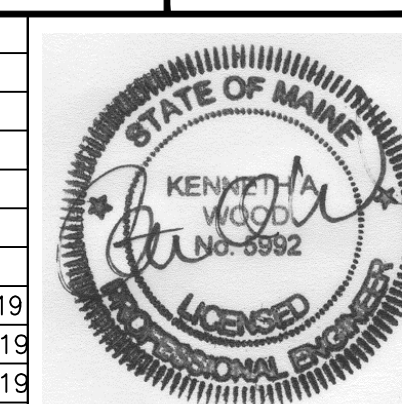
ISLE SHALL BE 5' WIDE FOR AUTOMOBILES OR 8' WIDE FOR VANS (NTS)



TYPICAL SERVICE CONNECTION AND LATERAL DETAIL
SCALE: NTS

NOTE: SEWER MAY BE LOCATED BENEATH BASEMENT FLOOR

5.2 SITE DETAILS
THE HOMESTEAD
459 U.S. ROUTE 1, KITTERY, MAINE

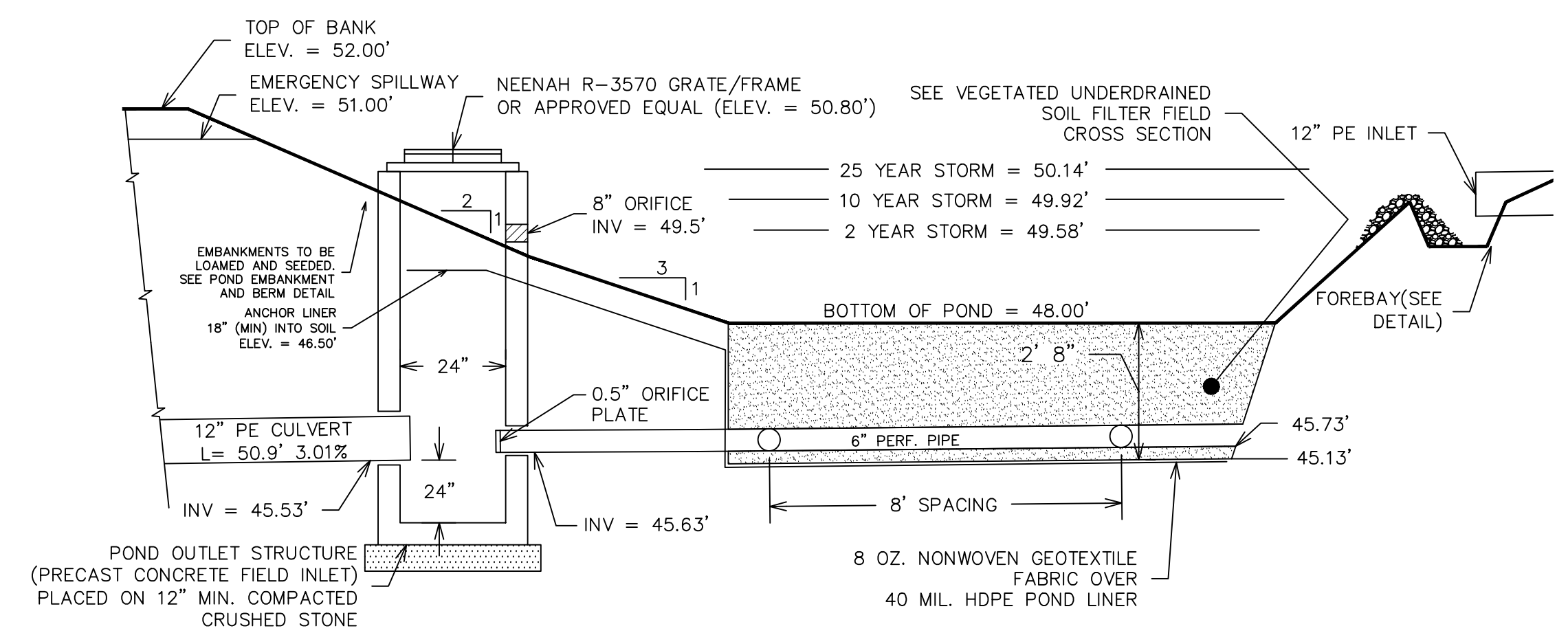


FOR: LANDMARK HILL, LLC.
79 CONGRESS STREET
PORTSMOUTH, NH 03801

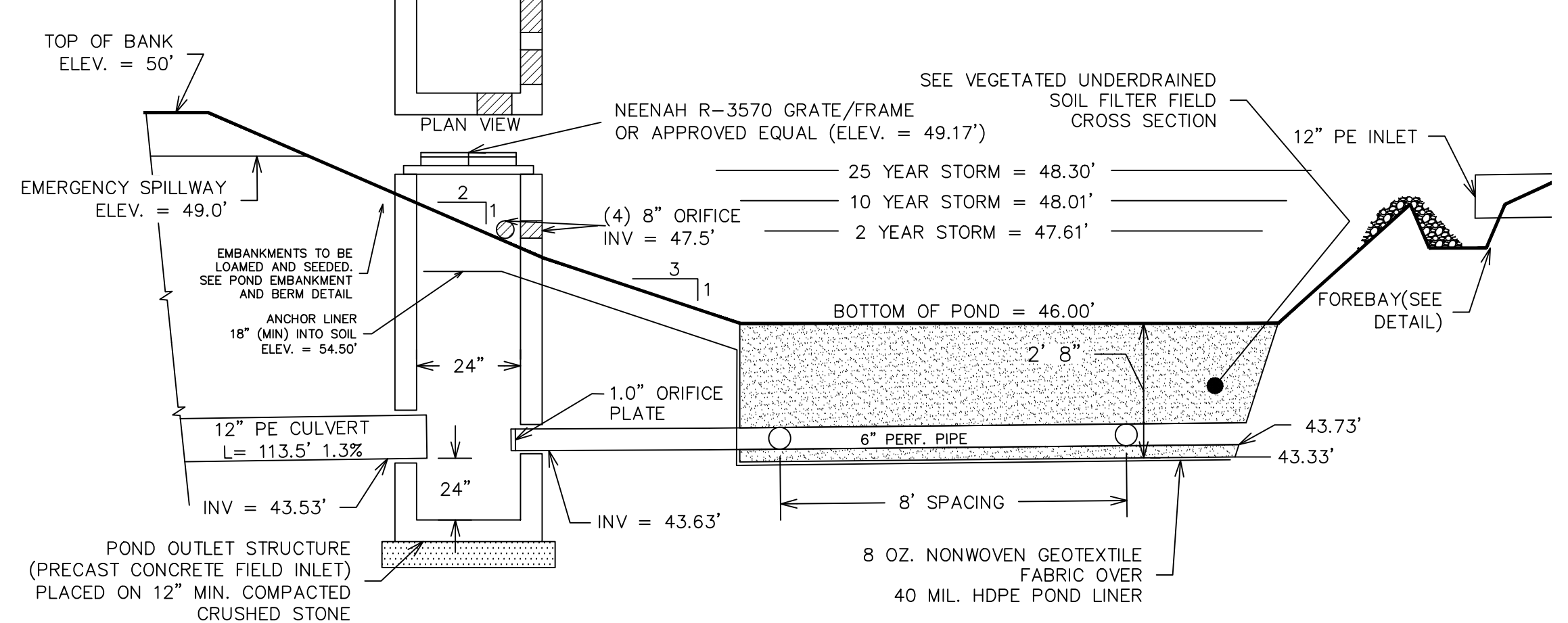
ATTAR ENGINEERING, INC.
CIVIL • STRUCTURAL • MARINE
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

NO.	DESCRIPTION	DATE
D	FINAL PLAN REVISION	03/27/2019
C	FINAL PLAN SUBMISSION	01/24/2019
B	MDEP SUBMISSION	01/23/2019
A	PRELIMINARY PLAN REVISION	4/19/2018
NO.	REVISIONS	DATE

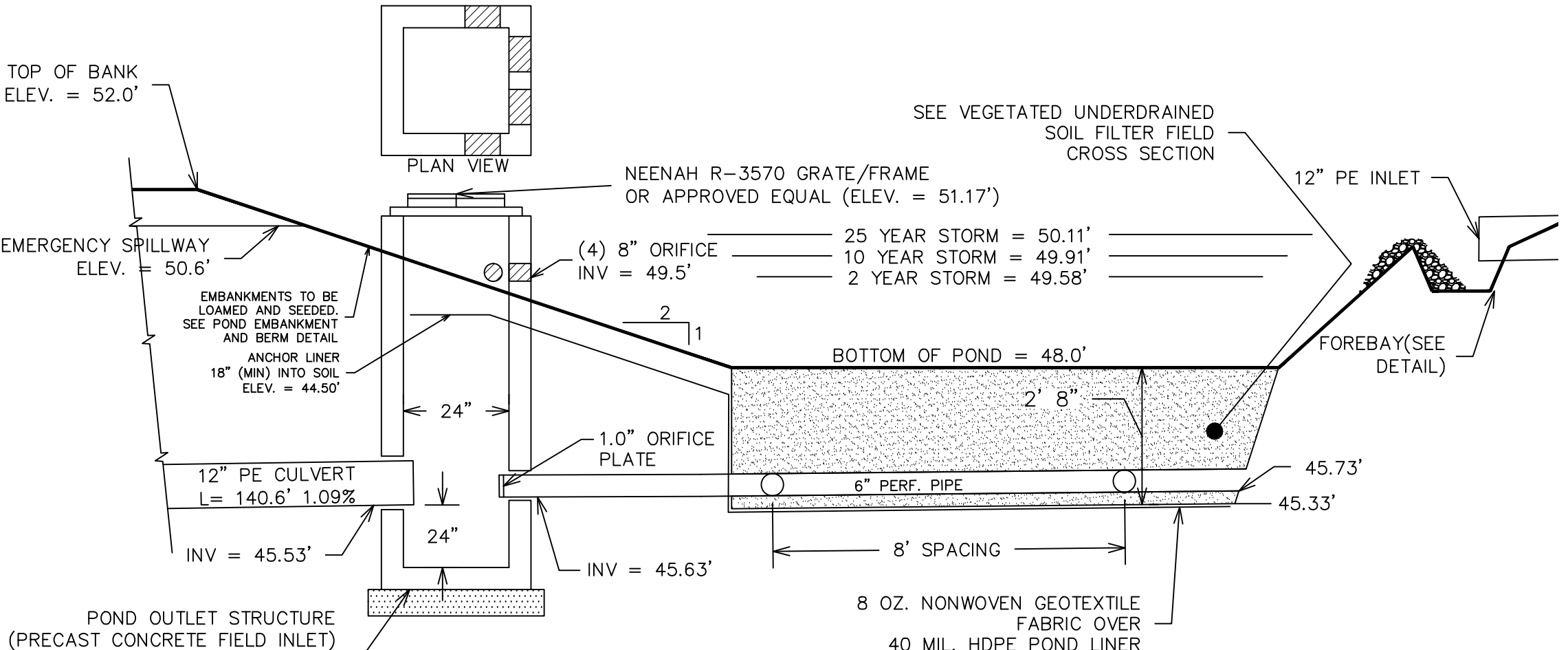
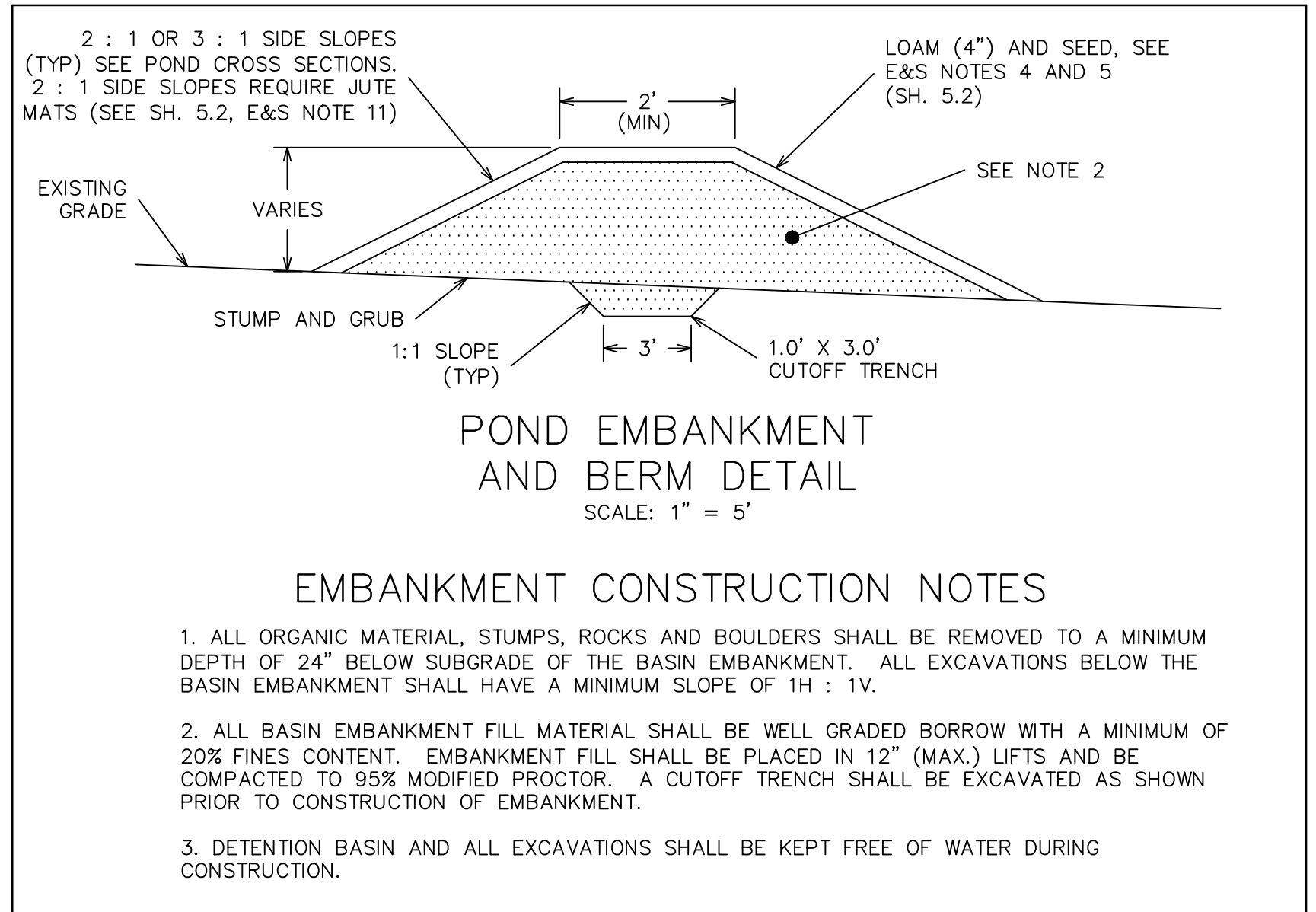
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DATE: 1/18/2018		REVISION DATE: C:01/24/2019
JOB NO: C052-19	FILE: THE HOMESTEAD DET.DWG	SHEET: 5.2



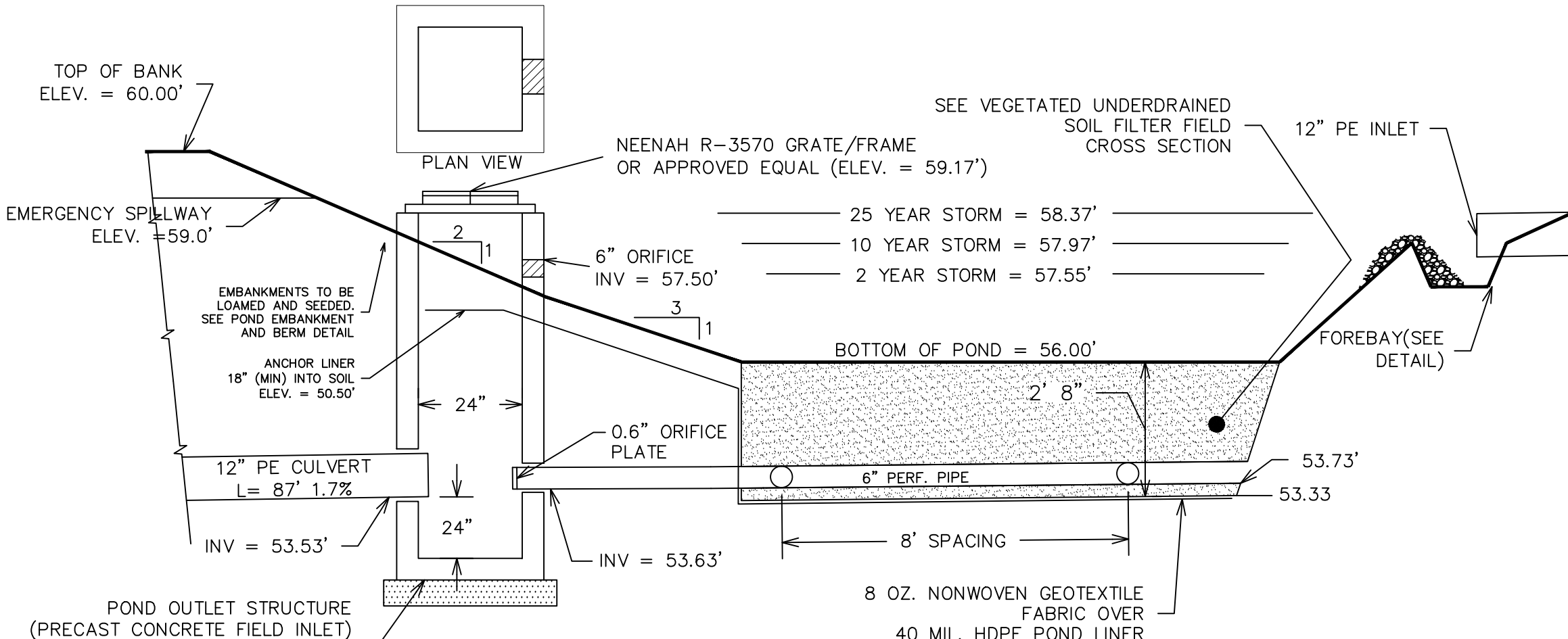
UNDERDRAINED SOIL FILTER POND 1P



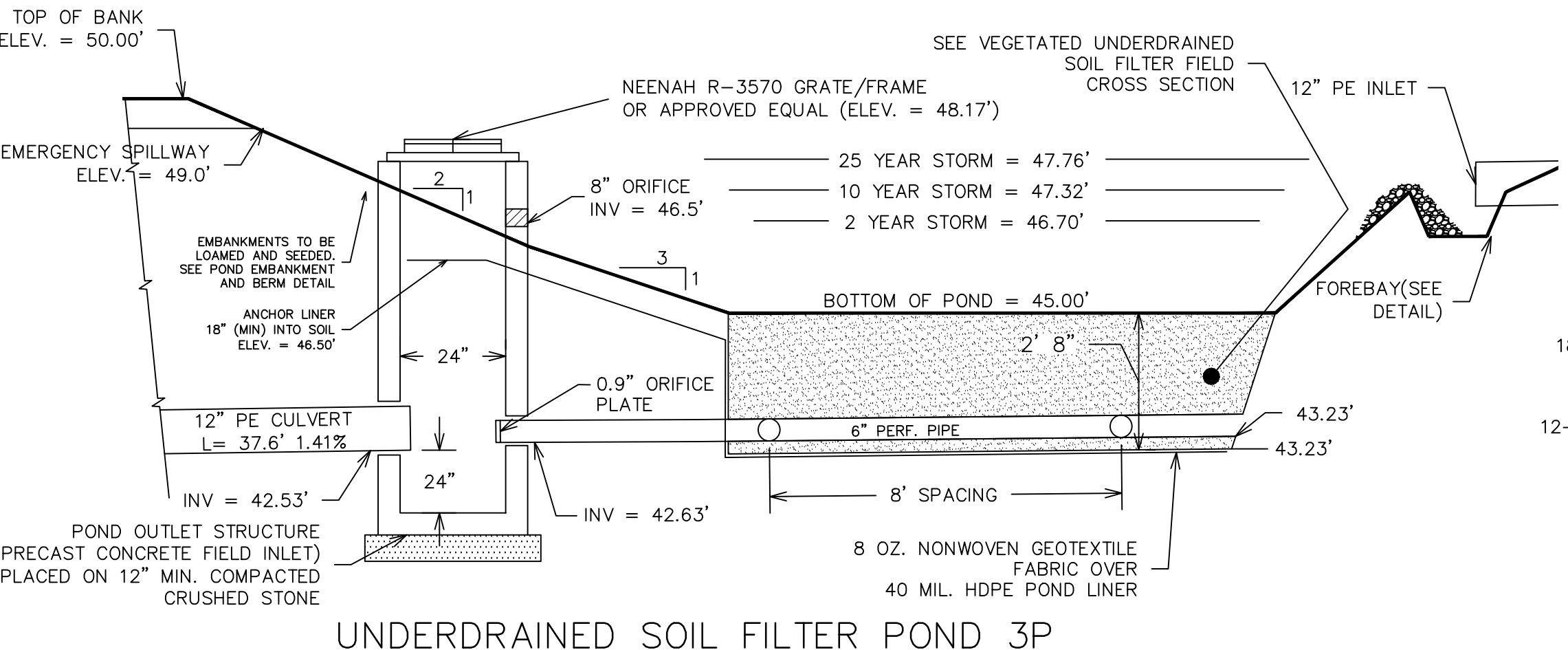
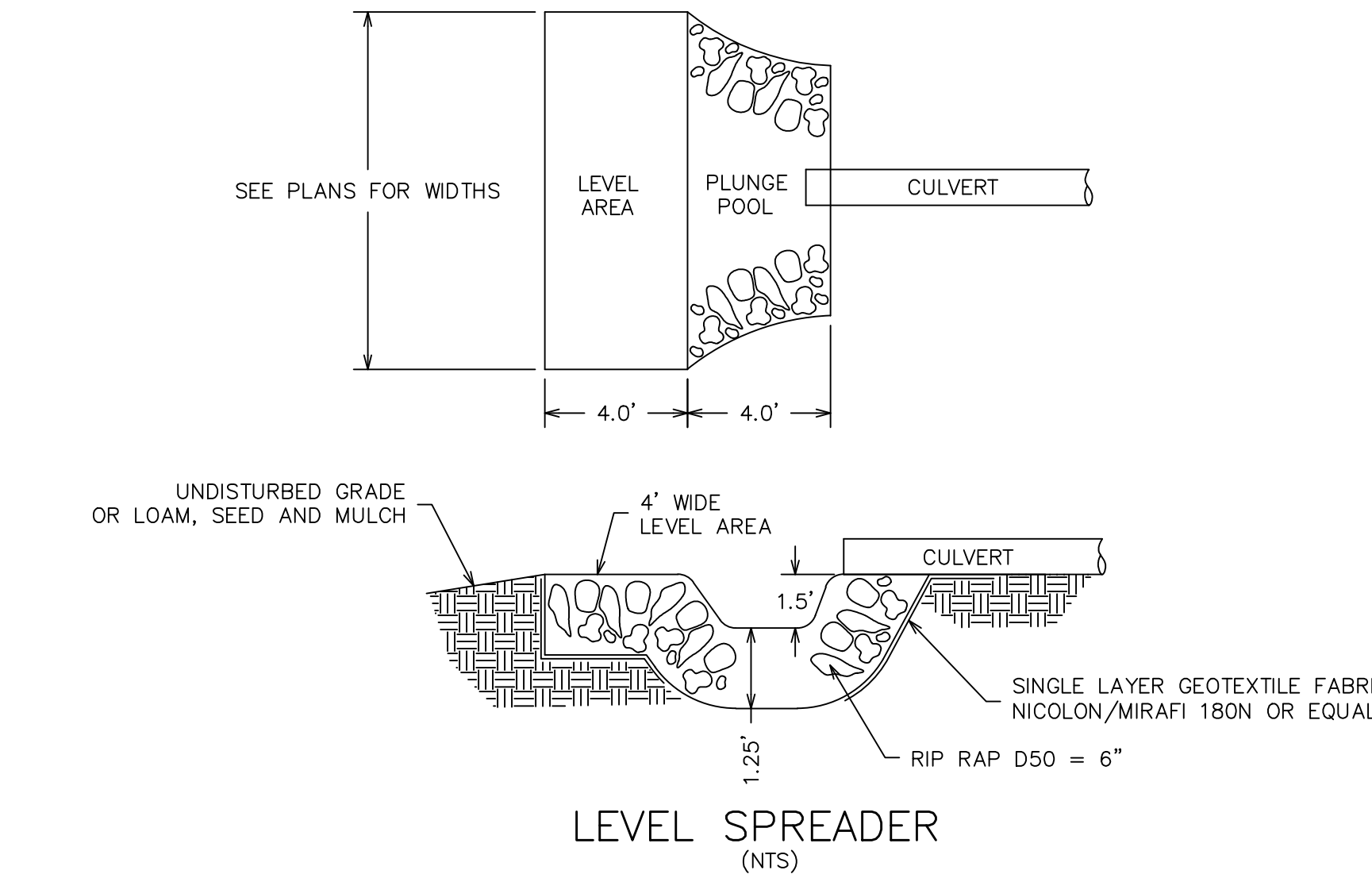
UNDERDRAINED SOIL FILTER POND 5P



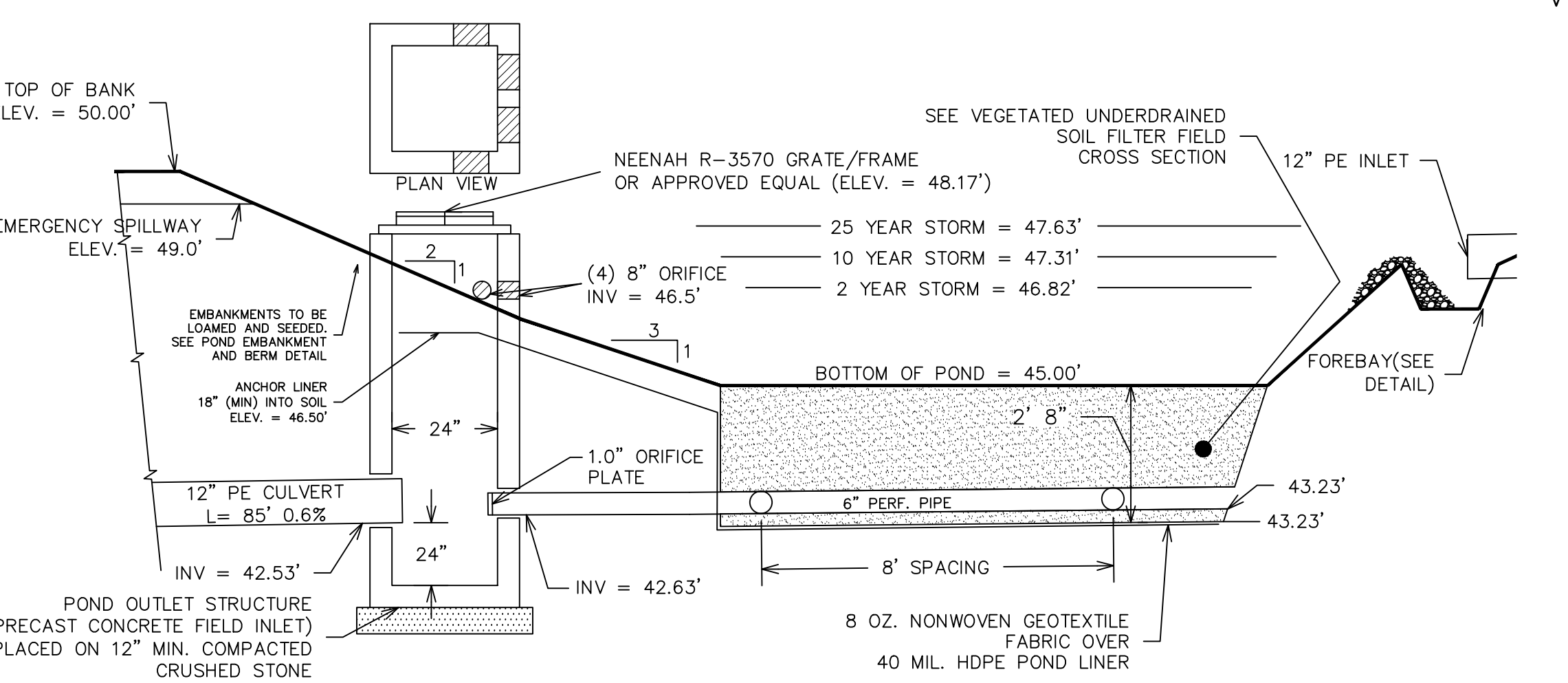
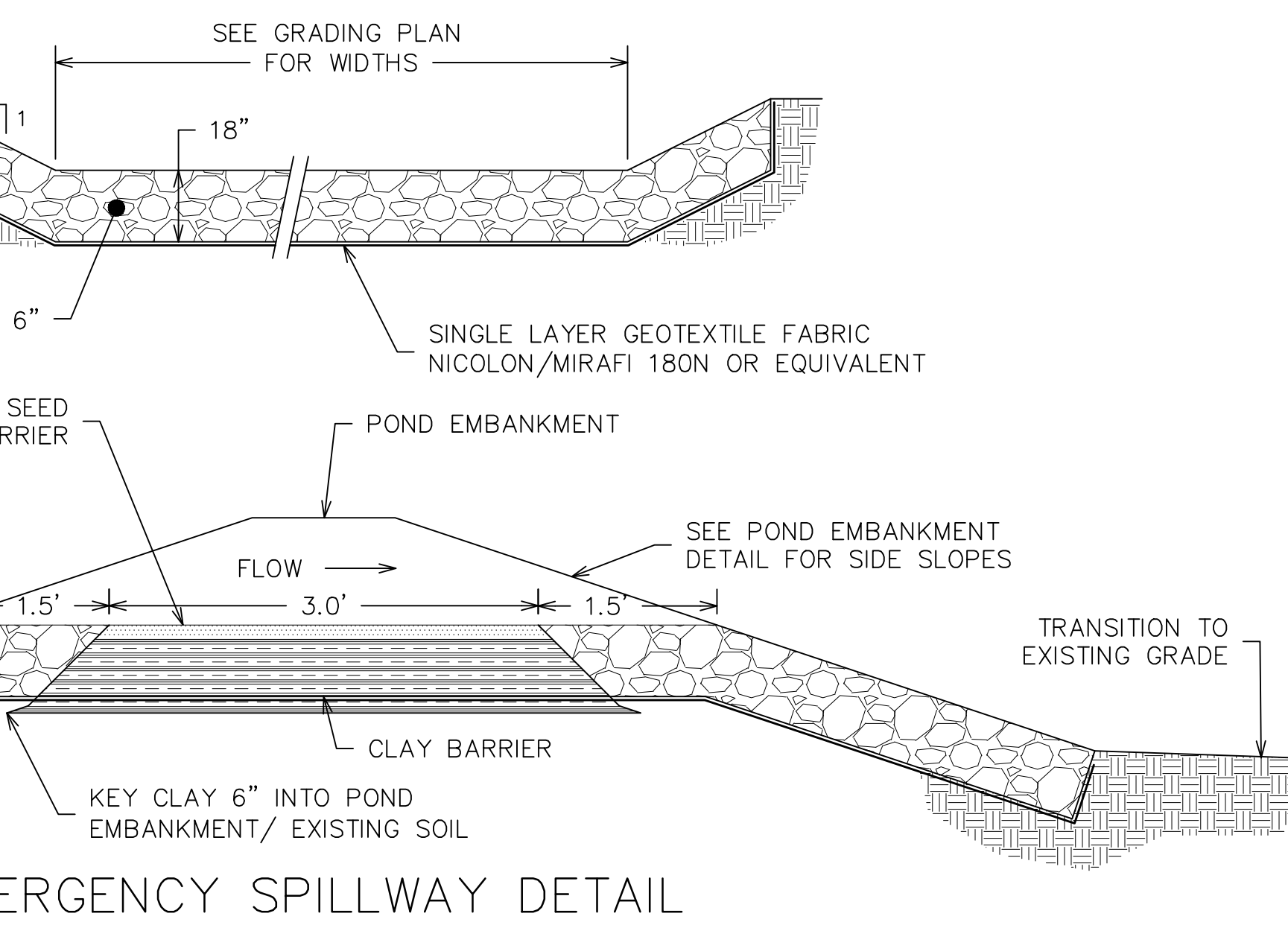
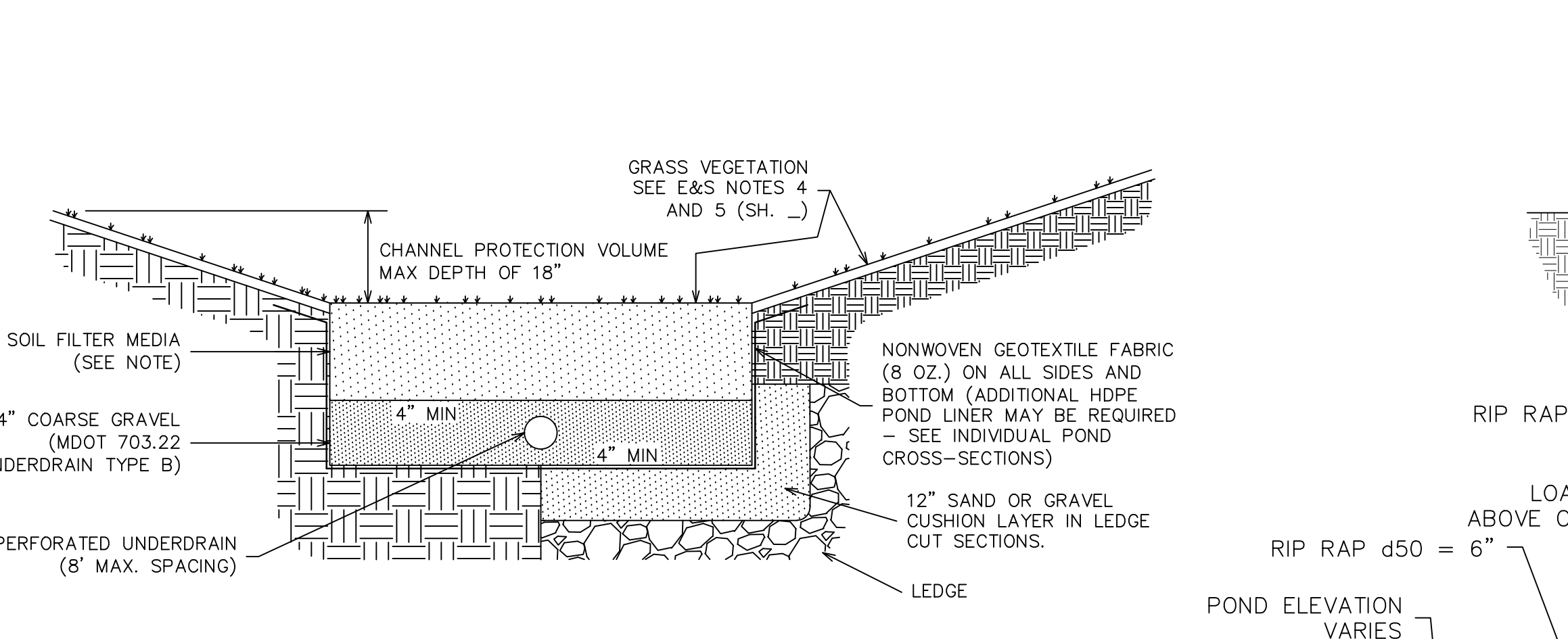
UNDERDRAINED SOIL FILTER POND 2P



UNDERDRAINED SOIL FILTER POND 7P



UNDERDRAINED SOIL FILTER POND 3P



UNDERDRAINED SOIL FILTER POND 4P

SOIL FILTER MEDIA NOTE:
THE SOIL FILTER MEDIA SHALL CONSIST OF A SILTY SAND OR SOIL MIXTURE COMBINED WITH 20% - 25% FINE SHREDDED BARK OR WOOD FIBER MULCH. THE MIXTURE MUST HAVE NO LESS THAN 8% PASSING THE 200 SIEVE, AND A CLAY CONTENT OF LESS THAN 2%. PRIOR TO CONSTRUCTION, THE CONTRACTOR MUST CHECK WITH THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR UPDATED SOIL FILTER MEDIA SPECIFICATIONS.

CONSTRUCTION OVERSIGHT REQUIRED:
INSPECTION OF THE FILTER BASIN SHALL BE PROVIDED FOR EACH PHASE OF CONSTRUCTION BY THE DESIGN ENGINEER WITH REQUIRED REPORTING TO THE DEP. AT A MINIMUM, INSPECTIONS WILL OCCUR:
- AFTER PRELIMINARY CONSTRUCTION OF THE FILTER GRADES AND ONCE THE UNDERDRAIN PIPES ARE INSTALLED BUT NOT BACKFILLED;
- AFTER THE DRAINAGE LAYER IS CONSTRUCTED AND PRIOR TO THE INSTALLATION OF THE FILTER MEDIA;
- AFTER THE FILTER MEDIA HAS BEEN INSTALLED AND SEEDING;
- AFTER ONE YEAR TO INSPECT HEALTH OF THE VEGETATION AND MAKE CORRECTIONS; AND
- ALL MATERIAL USED FOR THE CONSTRUCTION OF THE FILTER BASIN WILL BE APPROVED BY THE DESIGN ENGINEER AFTER TESTS BY A CERTIFIED LABORATORY SHOW THAT THEY ARE PASSING DEP SPECIFICATIONS.
- CONTRACTOR SHALL COORDINATE INSPECTION SCHEDULE WITH INSPECTING ENGINEER PRIOR TO CONSTRUCTION.
- HEAVY VEHICLES AND EQUIPMENT ARE PROHIBITED FROM DRIVING OVER ANY INFILTRATION BASIN.
- NO SNOW SHALL BE STORED WITHIN THE AREA OF ANY UNDERDRAINED SOIL FILTER.

NO.	DESCRIPTION	DATE
J	FINAL PLAN REVISION	03/27/2019
I	FINAL PLAN SUBMISSION	01/24/2019
H	MDEP SUBMISSION	01/23/2019
G	PRELIMINARY PLAN SUBMISSION	9/20/2018
F	PRELIMINARY PLAN REVISION	5/08/2018
E	SW REVISION	4/20/2018
D	PRELIMINARY PLAN REVISION	4/19/2018
C	SW PLAN REVISION	4/16/2018
B	PRELIMINARY PLAN REVISION	3/27/2018
A	PRELIMINARY PLAN REVISION	1/18/2018
NO.	DESCRIPTION	DATE

5.3

SITE DETAILS
THE HOMESTEAD
459 U.S. ROUTE 1, KITTERY, MAINE

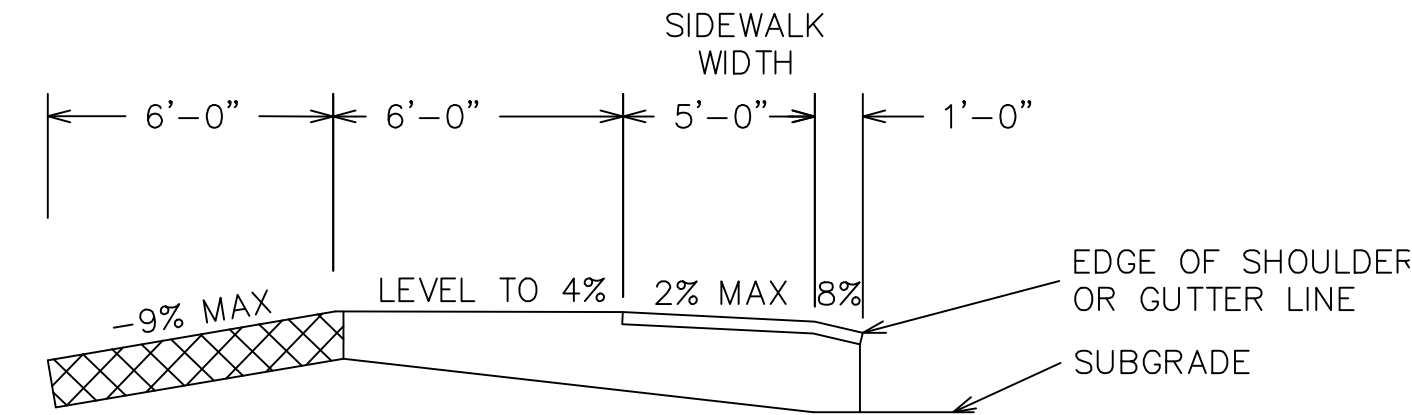
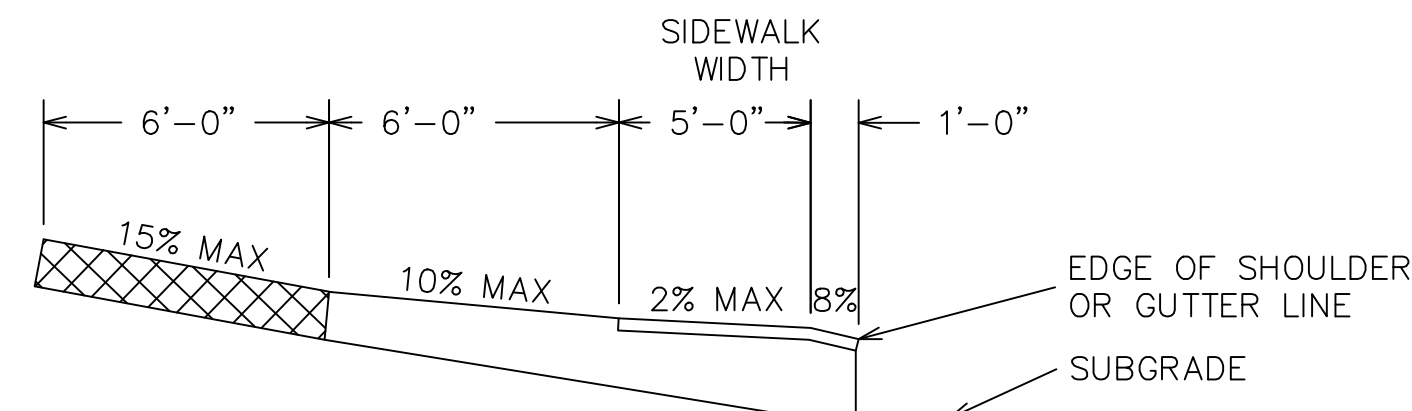
FOR: LANDMARK HILL, LLC.
79 CONGRESS STREET
PORTSMOUTH, NH 03801

ATTAR ENGINEERING, INC.
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PHONE: (207)439-6023 FAX: (207)439-2128

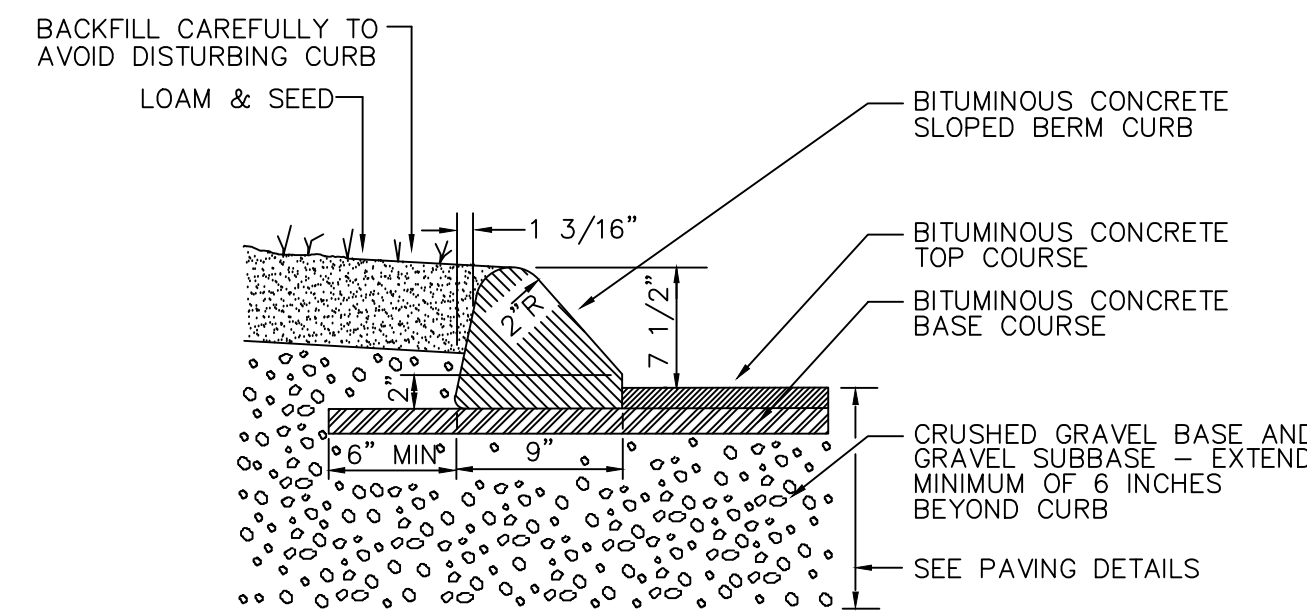
SCALE: AS SHOWN
DATE: 1/18/2018
JOB NO: C052-19

APPROVED BY: [Signature]
DRAWN BY: BRN
REVISION DATE: J: 03/27/2019
SHEET: 5.3

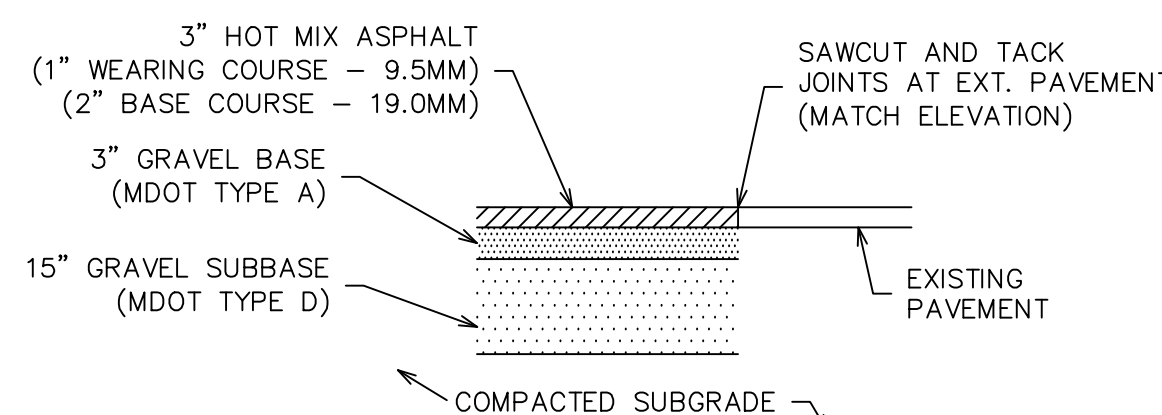
FILE: THE HOMESTEAD DET.DWG



ENTRANCES ON SIDEWALK SECTIONS
SCALE: (NTS)

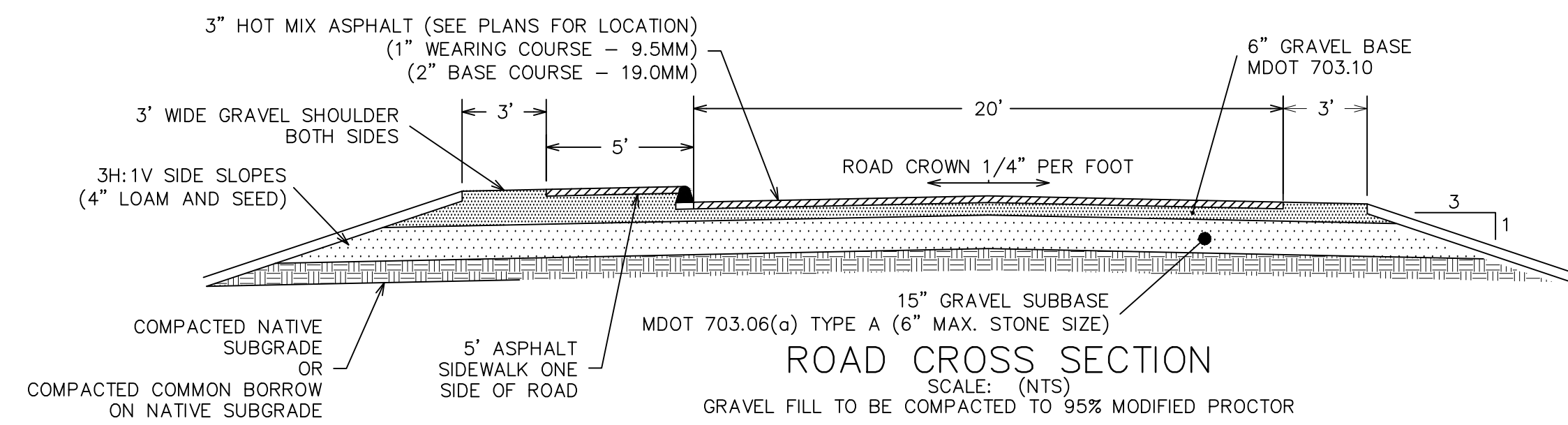


BITUMINOUS CONCRETE CURB
(NTS)



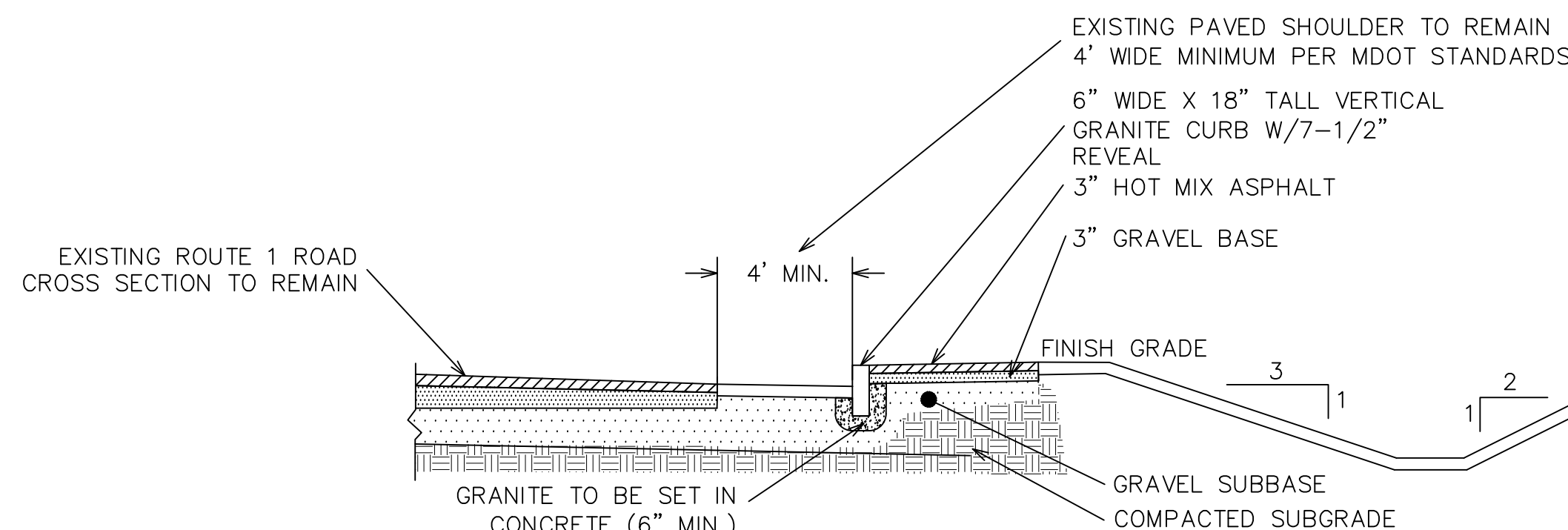
ASPHALT PARKING
CROSS SECTION
(NTS)

GRAVEL FILL TO BE COMPACTED TO 95% MODIFIED PROCTOR



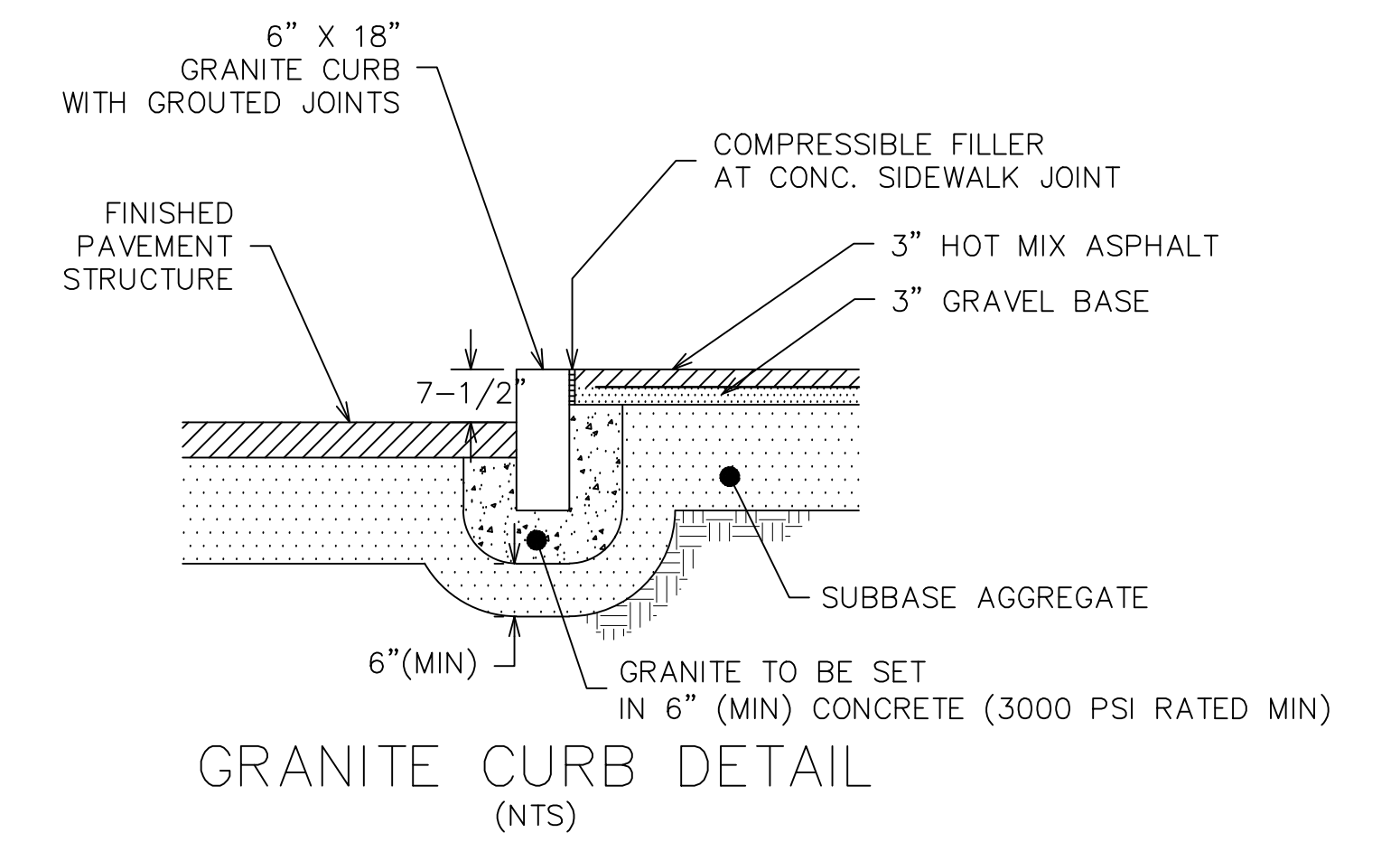
ROAD CROSS SECTION
SCALE: (NTS)

GRAVEL FILL TO BE COMPACTED TO 95% MODIFIED PROCTOR

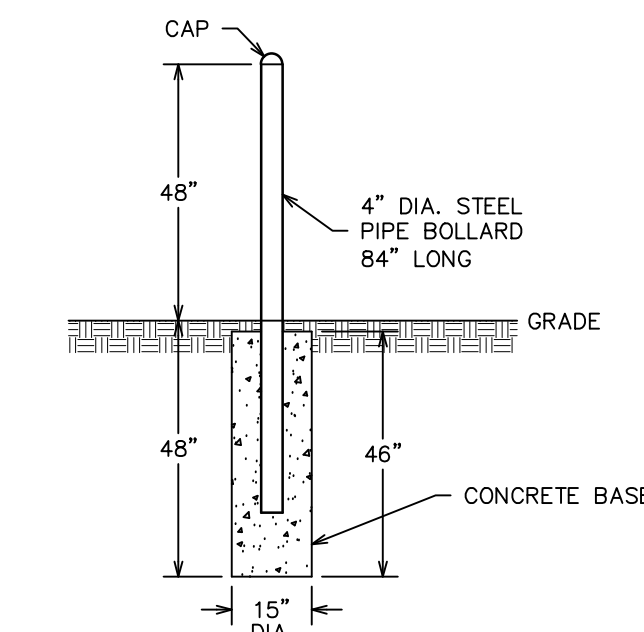


ROUTE 1 SIDE WALK CROSS SECTION - TYPICAL
SCALE: (NTS)

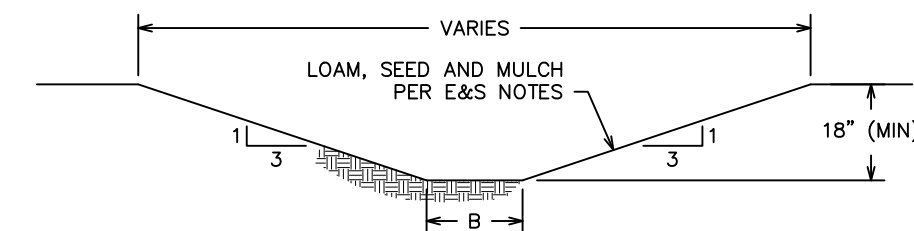
GRAVEL FILL TO BE COMPACTED TO 95% MODIFIED PROCTOR



GRANITE CURB DETAIL
(NTS)

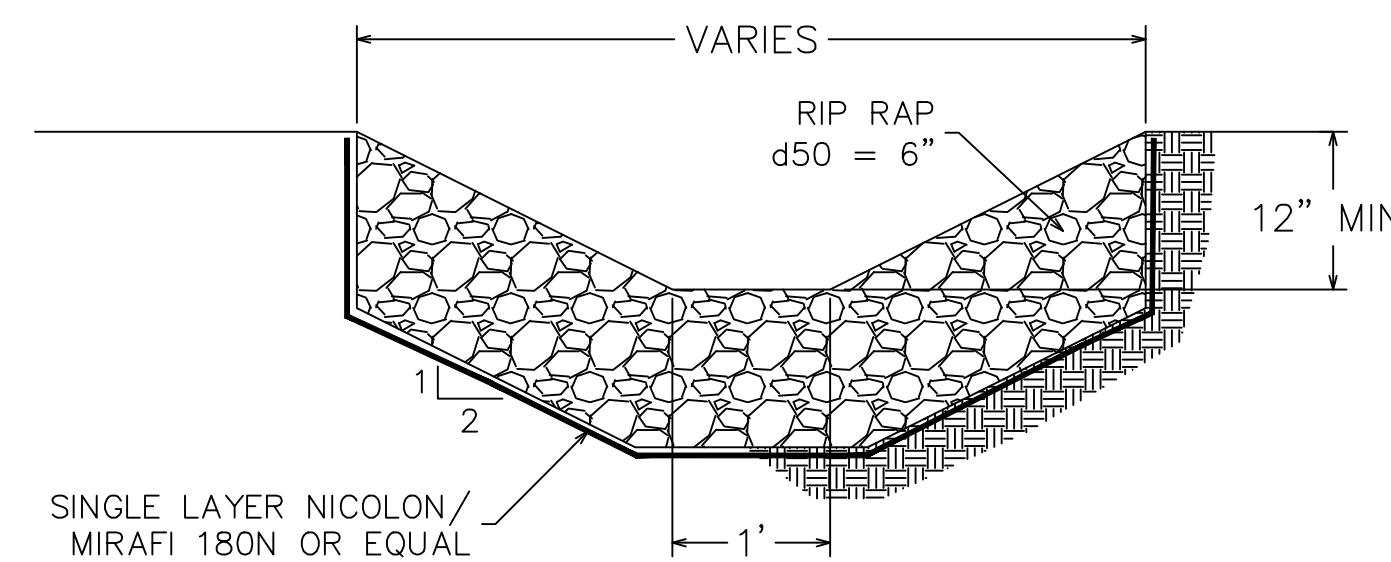


PROTECTIVE BOLLARD DETAIL
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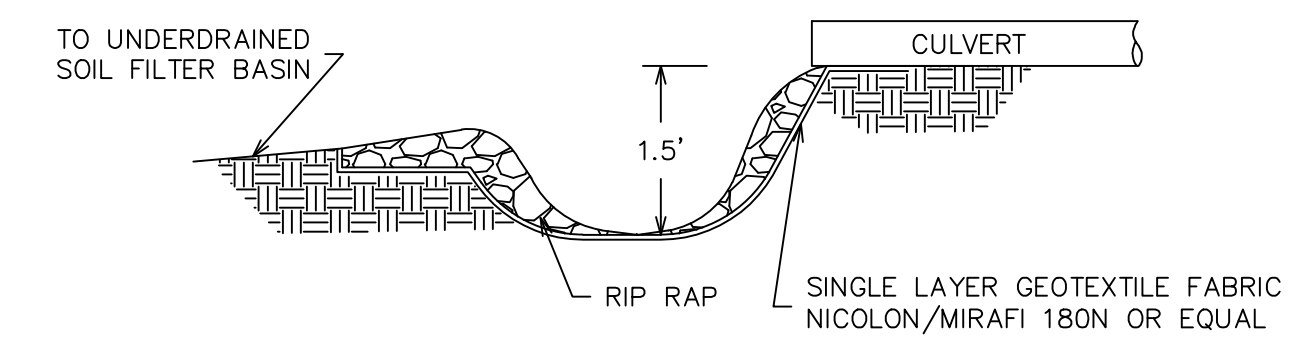


VEGETATED SWALE DETAIL
NTS

B (BOTTOM WIDTH) SHALL BE 2' FOR TYPE 1 SWALES AND 5' FOR TYPE 2 SWALES.



RIP RAP SWALE DETAIL
NTS

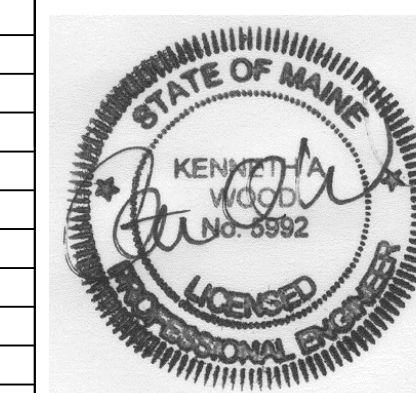


USF FOREBAY DETAIL
(NTS)

5.4 SITE DETAILS
THE HOMESTEAD
459 U.S. ROUTE 1, KITTERY, MAINE

FOR: LANDMARK HILL, LLC.
79 CONGRESS STREET
PORTSMOUTH, NH 03801

ATTAR ENGINEERING, INC.
CIVIL • STRUCTURAL • MARINE
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128



NO.	DESCRIPTION	DATE
A	FINAL PLAN REVISION	03/27/2019
NO.	REVISIONS	

SCALE: AS SHOWN	APPROVED BY:	DRAWN BY: BRN
DATE: 3/21/2019		REVISION DATE: A: 03/27/2019
JOB NO: C052-19	FILE: THE HOMESTEAD DET.DWG	SHEET: 5.4

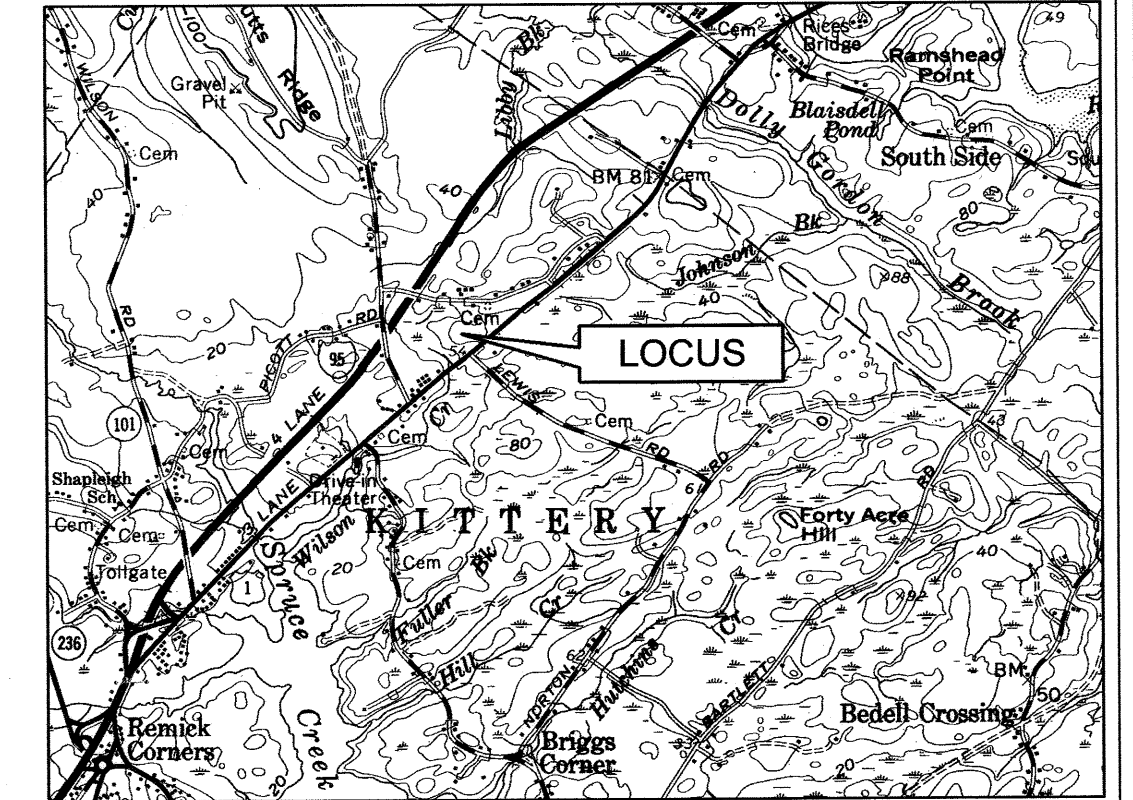
M.S.A.C. R.O.W. MAP
Y.C.R.D. PLAN BK. 23, PG. 49

NOTES:

1. The boundaries as delineated are the opinion of this surveyor and are based on record information and physical evidence. This plan does not purport title or ownership.
2. Field measurements for this survey were made using a Leica total station with electronic data collection. The relative precision of the unadjusted control traverse is better than 1 in 15,000.
3. The existence or non-existence, depth, size and location of underground utility lines, tanks, and structures was not verified by this survey. Any locations and sizes shown are approximate. Exact location should be further investigated before any excavation takes place on this lot.
4. Property is subject to pole easements; Y.C.R.D. Book 1424, pg. 267.

REFERENCE PLANS:

1. Plot Plan of Land of Kittery Convalescent Center; by Moulton Engineering Co.; dated March 17, 1976. Recorded at the Y.C.R.D. in Plan Book 80, page 1.
2. Site Plan, Sentry Commons Health Care Facility; by ATTAR Engineering, Inc.; dated April 20, 2000, revised September 28, 2000.
3. Standard Boundary Survey of Yankee Green Mobile Home Park; by Anderson-Livingston Engineers, Inc.; dated February 1995.
4. MDOT Right of Way Plan, State Highway "A", Project No. FI-01-1(5); dated December 1951. Recorded at the Y.C.R.D. in Plan Book 23, page 36.
5. ALTA/ACSM Land Title Survey for Sentry Commons, LLC; by Anderson-Livingston Engineers, Inc.; dated March 2001.
6. Division of Land for David M. Sowerby; by Anderson-Livingston Engineers, Inc.; dated August 1997.



VICINITY MAP

LINE	BEARING	DIST
L1	S 01°57'16" E	44.39
L2	S 28°20'00" E	19.58
L3	S 28°07'30" E	77.88
L4	S 81°12'20" W	3.43
L5	N 08°34'48" E	46.62
L6	N 05°11'57" W	63.24
L7	N 00°21'24" W	68.54
L8	N 08°05'53" E	68.69
L9	S 77°06'20" W	54.19
L10	S 13°48'22" W	50.12
L11	S 88°11'01" E	44.40
L12	N 11°00'33" E	42.51
L13	S 82°23'52" E	24.39
L14	N 82°23'52" W	43.83
L15	N 78°21'23" W	52.97
L16	N 77°06'20" W	59.39
L17	N 77°06'20" W	16.40
L18	N 55°38'01" W	21.06
L19	S 12°14'31" W	45.25
L20	N 79°30'24" W	36.02
L21	N 12°14'31" E	54.72

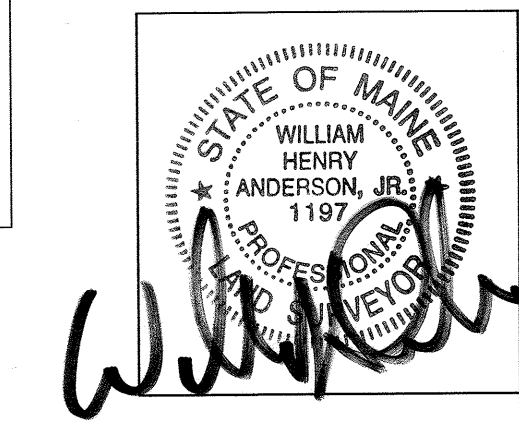
REFERENCE DEEDS:

1. David M. Sowerby and Suzanne Sowerby to DSS Land Holdings, LLC; dated March 28, 1996. Recorded at the Y.C.R.D. in Book 7784, page 66.
2. Arnold F. & Jean S. Dickinson to Sentry Commons, LLC; dated July 28, 2000. Recorded at the Y.C.R.D. in Book 10147, page 184.
3. Marion D. Lucas to the State of Maine; dated April 24, 1952. Recorded at the Y.C.R.D. in Book 1205, page 527.
4. Rose E. Adams to the State of Maine; dated March 13, 1952. Recorded at the Y.C.R.D. in Book 1204, page 324.

**SUBDIVISION PLAN
FOR
DSS LAND HOLDINGS, LLC
U.S. ROUTE ONE &
ADAMS ROAD
KITTERY, MAINE**

Approved by the Planning Board of
KITTERY, MAINE

CHAIR	DATE



**ANDERSON
LIVINGSTON
ENGINEERS, INC.**

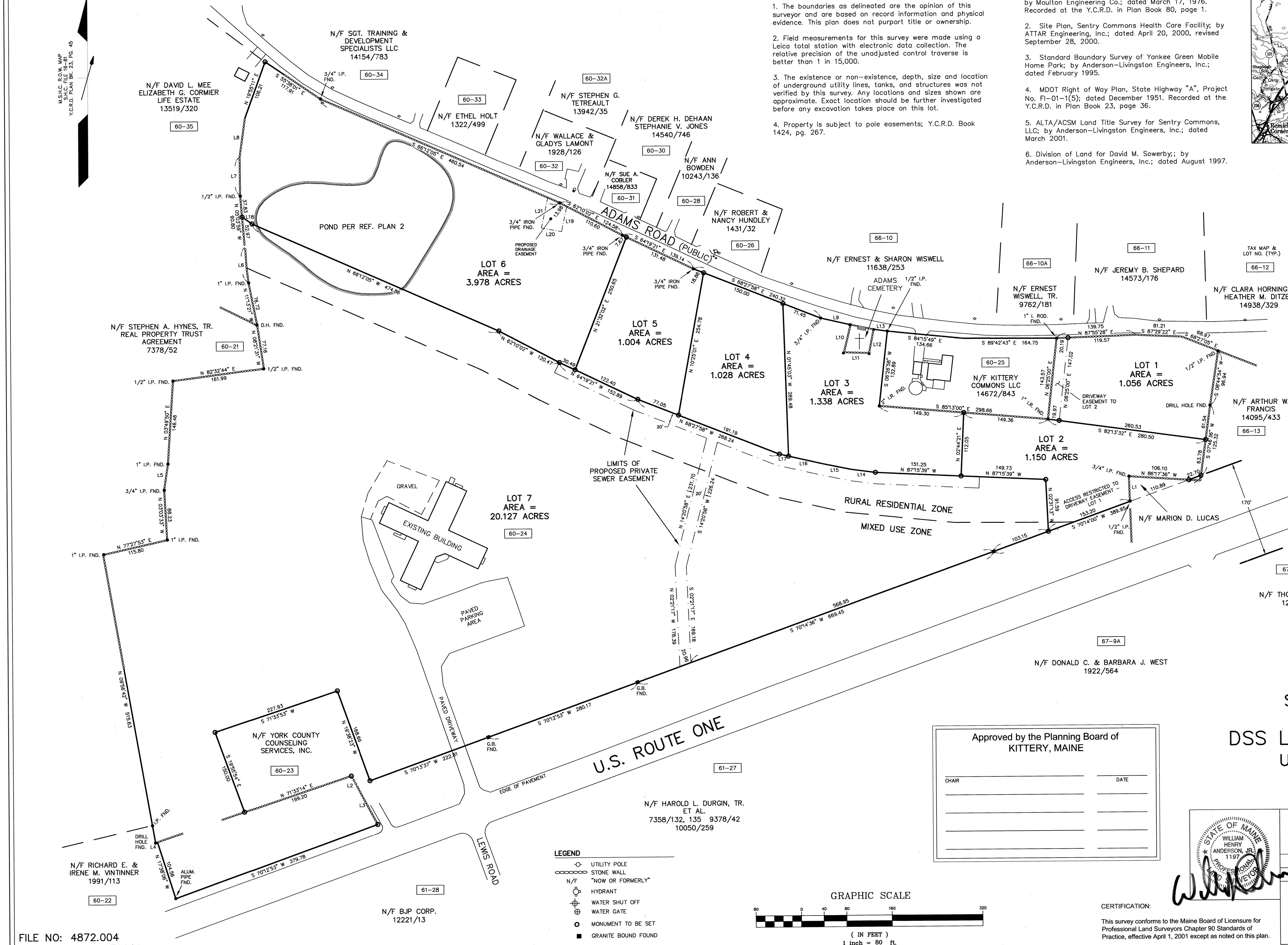
Suite 401 Cottage Place
433 II U.S. Route One
York, Maine 03909

Scale: 1 in = 80 ft.
Date: September 14, 2007

REVISIONS:

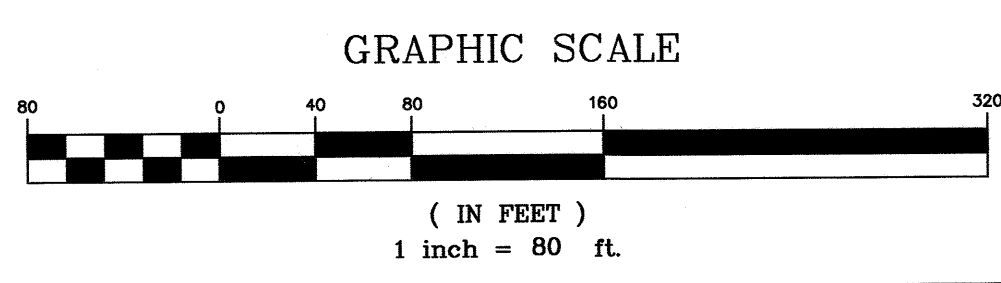
OWNER:
DSS Land Holdings, LLC
P.O. Box 242
York, ME 03909

Sheet 1 of 1

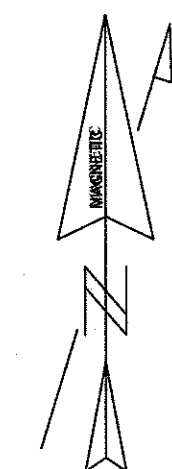
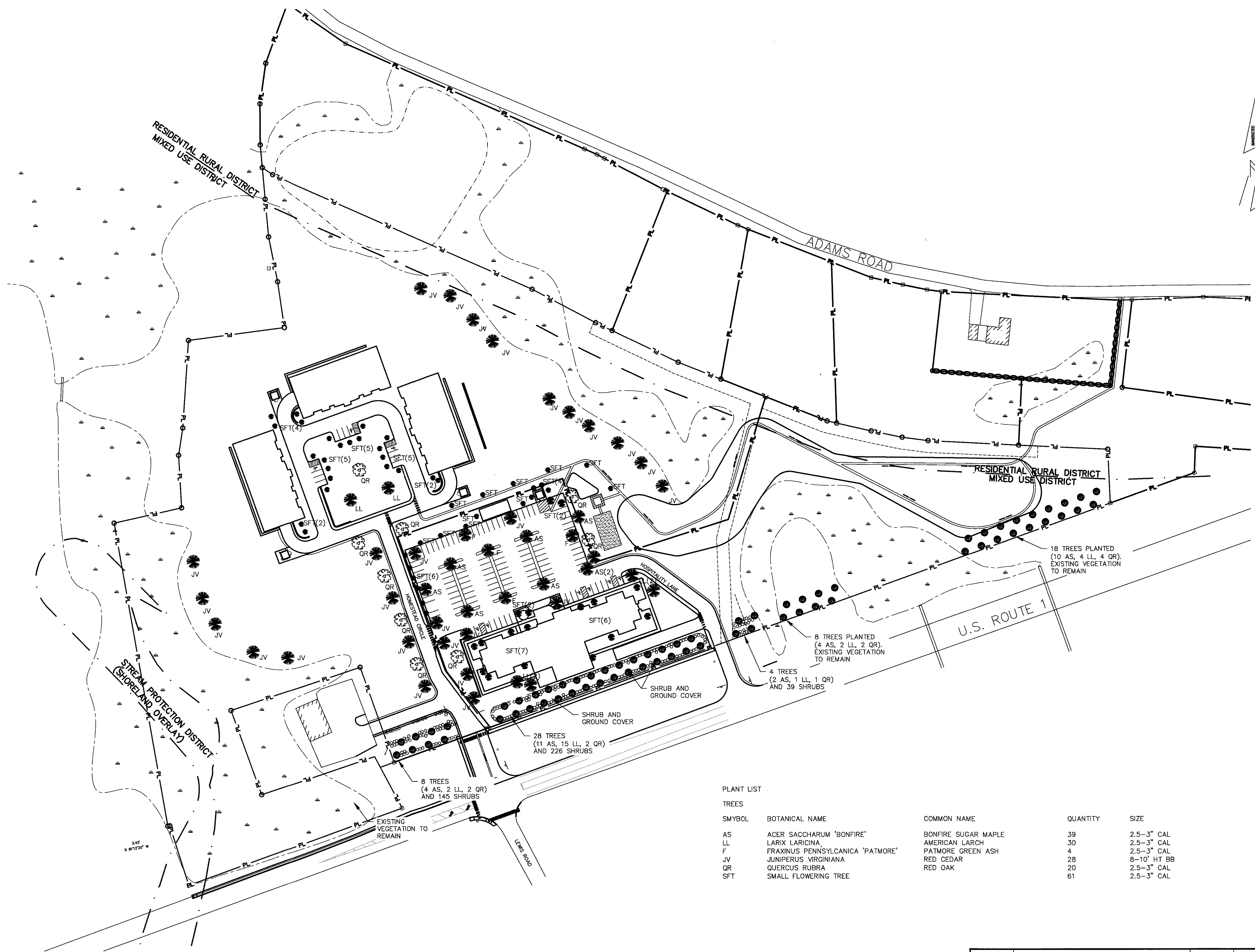


LEGEND

- UTILITY POLE
- ◌ STONE WALL
- N/F "NOW OR FORMERLY"
- ⊕ HYDRANT
- ⊖ WATER SHUT OFF
- ⊗ WATER GATE
- MONUMENT TO BE SET
- GRANITE BOUND FOUND



FILE NO: 4872.004
PLAN NO: 1516.070901



LANDSCAPING NOTES

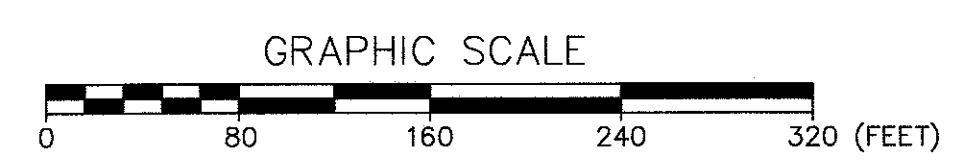
- 1) THE CONTRACTOR SHALL FOLLOW BEST MANAGEMENT PRACTICES DURING CONSTRUCTION AND SHALL TAKE ALL MEANS NECESSARY TO STABILIZE AND PROTECT THE SITE FROM EROSION.
- 2) EROSION CONTROL SHALL BE IN PLACE PRIOR TO CONSTRUCTION.
- 3) EROSION CONTROL TO CONSIST OF HAY BALES AND EROSION CONTROL FABRIC SHALL BE STAKED IN PLACE BETWEEN THE WORK AND WATER BODIES, WETLANDS AND/OR DRAINAGE WAYS PRIOR TO ANY CONSTRUCTION.
- 4) THE CONTRACTOR SHALL VERIFY LAYOUT AND GRADES AND INFORM THE LANDSCAPE ARCHITECT OR CLIENT'S REPRESENTATIVE OF ANY DISCREPANCIES OR CHANGES IN LAYOUT AND/OR GRADE RELATIONSHIPS PRIOR TO CONSTRUCTION.
- 5) THE CONTRACTOR SHALL VERIFY EXACT LOCATION AND ELEVATION OF ALL UTILITIES WITH RESPECTIVE UTILITY OWNERS PRIOR TO CONSTRUCTION. CALL DIGSAFE AT 1-888-344-7233.
- 6) THE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR NOT LESS THAN TWO YEARS FROM THE TIME OF ACCEPTANCE.
- 7) ALL LANDSCAPING SHALL BE PROVIDED WITH EITHER OF THE FOLLOWING:
 - 7)1) AN UNDERGROUND SPRINKLER SYSTEM
 - 7)2) AN OUTSIDE HOSE ATTACHMENT WITHIN 150 FEET
- 8) TREES, GROUND COVER, AND SHRUB BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH ONE-YEAR-OLD, WELL-COMPOSTED, SHREDDED NATIVE BARK NOT LONGER THAN 4" IN LENGTH AND 1/2" IN WIDTH, FREE OF WOODCHIPS AND SAW DUST. MULCH FOR FERNS AND HERBACEOUS PERENNIALS SHALL BE NO LONGER THAN 1" IN LENGTH. TREES IN LAWN AREAS SHALL BE MULCHED IN A 5' DIAMETER MIN. SAUCER.
- 9) ALL DISTURBED AREAS WILL BE DRESSED WITH 4" OF TOPSOIL AND PLANTED AS NOTED ON THE PLANS OR SEEDED EXCEPT PLANT BEDS. PLANT BEDS SHALL BE PREPARED TO A DEPTH OF 12" WITH 75% LOAM AND 25% COMPOST.
- 10) NUMBER OF TREES AND PLANTS REQUIRED AT FRONTAGE:

	TREES	PLANTS
REQUIRED	60	375
PROPOSED	66	410
- 11) NUMBER OF TREES AND PLANTS REQUIRED AT PARKING:

	TREES
REQUIRED	1 PER 8 SPACES (13)
PROPOSED	38
- 12) LANDSCAPED BUFFER TREES TO BE PLANTED AT 25' CL SPACING.

PLANT LIST

TREES	SMYBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
AS		ACER SACCHARUM 'BONFIRE'	BONFIRE SUGAR MAPLE	39	2.5-3" CAL
LL		LARIX LARICINA	AMERICAN LARCH	30	2.5-3" CAL
F		FRAXINUS PENNSYLANICA 'PATMORE'	PATMORE GREEN ASH	4	2.5-3" CAL
JV		JUNIPERUS VIRGINIANA	RED CEDAR	28	8-10" HT BB
QR		QUERCUS RUBRA	RED OAK	20	2.5-3" CAL
SFT		SMALL FLOWERING TREE		61	2.5-3" CAL

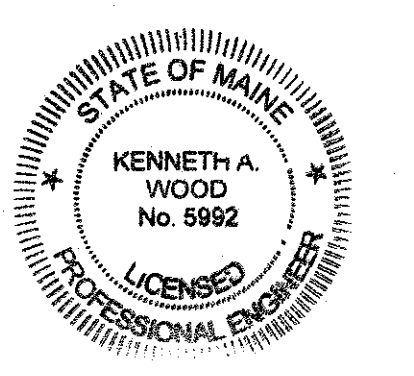


LEGEND

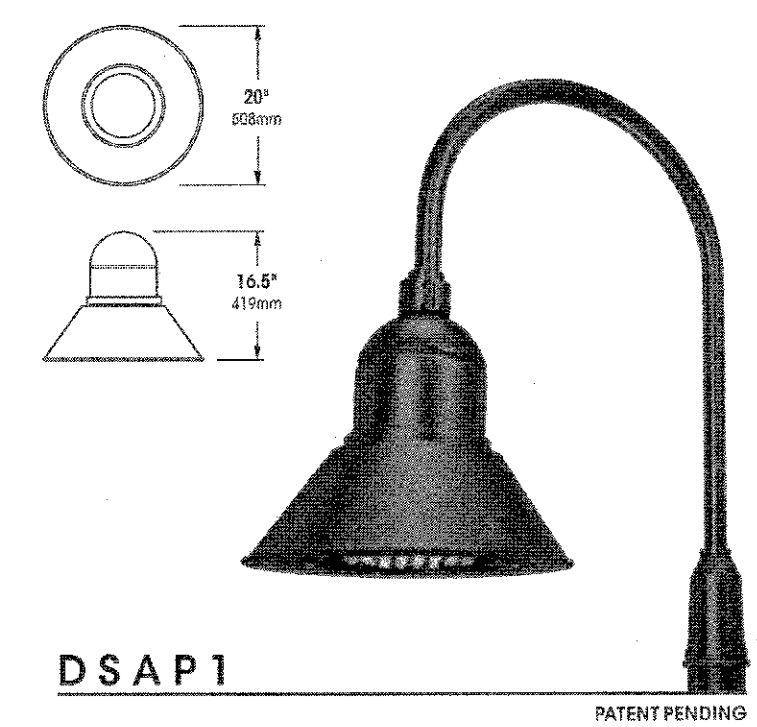
NEW SETBACK	UNDER GROUND UTILITIES	UGU	DRAINAGE STRUCTURE	⊙
DESIGNATED OPEN SPACE	SEWER MANHOLE	⊙	WATER VALVE	⊕
PROPERTY LINE	EXISTING WATER LINE	—	WATER SHUT OFF	⊕
EXISTING CONTOUR	EXISTING SEWER LINE	—	HYDRANT	⊕
PROPOSED CONTOUR	UTILITY POLE	—		
PROPOSED WATER MAIN	IRON PIN	—		
PROPOSED WATER SERVICE	STONE MONUMENT	—		
PROPOSED SEWER LINE				

6.2	LANDSCAPING PLAN THE HOMESTEAD 459 US ROUTE 1 KITTERY, MAINE
FOR: LANDMARK HILL, LLC 79 CONGRESS ST PORTSMOUTH, NH 03801	
ATTAR ENGINEERING, INC. CIVIL • STRUCTURAL • MARINE 1284 STATE ROAD - ELIOT, MAINE 03903 PHONE: (207)439-6023 FAX: (207)439-2128	
SCALE: 1" = 80' DATE: 02/08/2018 JOB NO: C052-18	APPROVED BY: <i>[Signature]</i> REVISION : DATE J: 11/21/2019 FILE: THE HOMESTEAD BASE SHEET 6.2
TAX MAP 60, LOT 24	

NO.	DESCRIPTION	DATE
J	HOTEL REVISION	11/21/2019
I	FINAL PLAN REVISION	03/27/2019
H	FINAL PLAN SUBMISSION	01/24/2019
G	PRELIMINARY PLAN REVISION	5/08/2018
F	PRELIMINARY PLAN REVISION	4/19/2018
D	PRELIMINARY PLAN REVISION	03/27/2018
C	SW POND ADJUSTMENT	02/08/2018
B	SW POND ADJUSTMENT	02/06/2018
A	PRELIMINARY PLAN REVISION	1/18/2018
NO.	DESCRIPTION	DATE

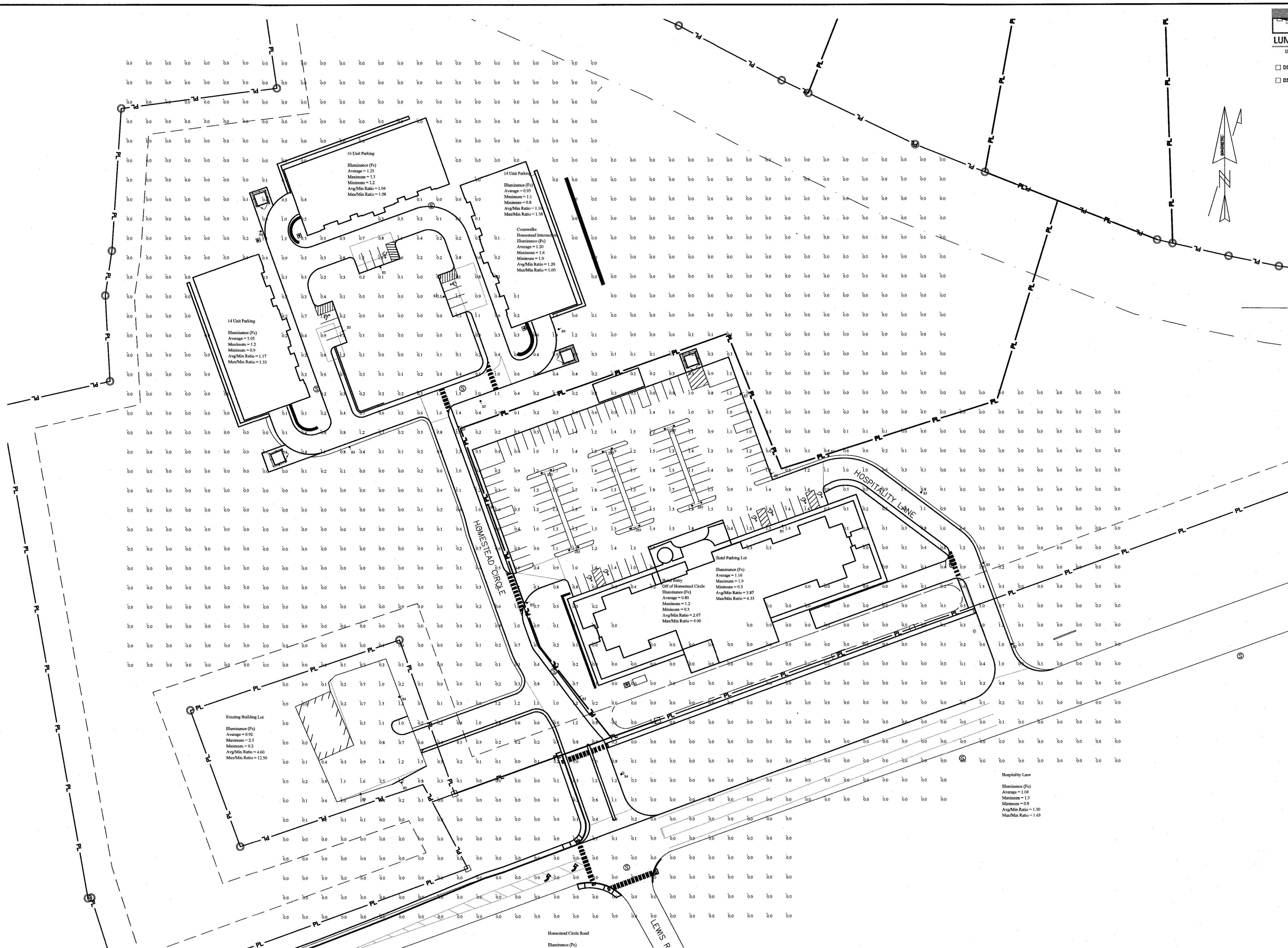


SPECIFYING ORDERING INFORMATION					
LUMINAIRE	OPTICS	LED	MOUNTING	FINISH	OPTIONS
LUMINAIRE <input type="checkbox"/> DSAP1 <input type="checkbox"/> DSAP25	OPTICS V-LED TYPE <input type="checkbox"/> VLED-II (open) <input type="checkbox"/> VLED-III (open) <input type="checkbox"/> VLED-IV (open) <input type="checkbox"/> VLED-VSR (open)	# of LED'S DRIVE CURRENT COLOR VOLTAGE <input type="checkbox"/> DSAP1 <input type="checkbox"/> 60LED ¹ 700mA <input type="checkbox"/> NW (4000K) <input type="checkbox"/> 64LED ² 525mA <input type="checkbox"/> CW (5000K) <input type="checkbox"/> 48LED 48LED <input type="checkbox"/> WW (6000K) <input type="checkbox"/> 350mA DSAP25 <input type="checkbox"/> 100LED ¹ <input type="checkbox"/> 80LED ² <input type="checkbox"/> 64LED	MOUNTING ARM MOUNT <input type="checkbox"/> XPD <input type="checkbox"/> XPK WALLMOUNT <input type="checkbox"/> WM	FINISH TEXTURED FINISH <input type="checkbox"/> BLACK BAL-9005-T <input type="checkbox"/> WHITE BAL-9003-T <input type="checkbox"/> GREY BAL-7004-T <input type="checkbox"/> DARK BRONZE BAL-8019-T <input type="checkbox"/> GREEN BAL-6005-T	OPTIONS <input type="checkbox"/> HOUR SIDE SHIELDED REFLECTOR (RFB4S... RFB4UD) <input type="checkbox"/> PHOTO CELL VOLTAGE SENSITIVE (PC300... PC4) <input type="checkbox"/> MESH LOCK PHOTO CELL VOLTAGE SENSITIVE (PC300)... (PC4) <input type="checkbox"/> MESH LOCK (PC300)... (PC4) <input type="checkbox"/> SINGLE RISE (20V... 27V)... (S) <input type="checkbox"/> DOUBLE RISE (20V... 24V)... (D)



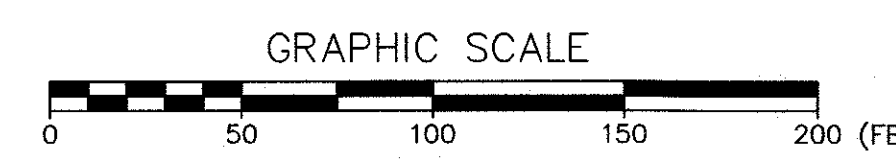
GENERAL NOTES

1. PHOTOMETRIC PLAN AND LIGHTING FIXTURES/SPECIFICATIONS PREPARED BY:
 CHARRON, INC.
 P.O. BOX 4550
 MANCHESTER, NH 03108

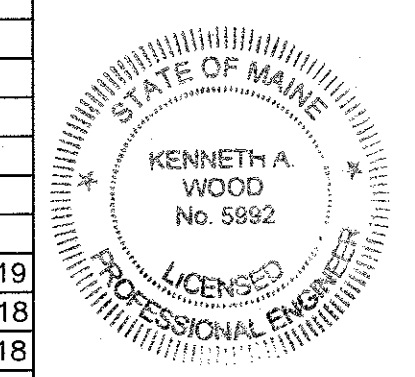


Symbol	Qty	Label	Arrangement	Description
	6	2S3	BACK-BACK	2 @ 180 DEG -DSAP1-III-48VLED-NW-525mA-HS / XPD1 / RNTS204-11-PT27 @ 20' AFG
	19	S3	SINGLE	DSAP1-III-48VLED-NW-525mA-HS / XPD1 / RNTS204-11-PT27 @ 20' AFG
	4	S4	SINGLE	DSAP1-IV-48VLED-NW-525mA-HS / XPD1 / RNTS204-11-PT27 @ 20' AFG

Commercial Drive and Parking
 Illuminance (Fc)
 Average = 0.80
 Maximum = 1.7
 Minimum = 0.2
 Avg/Min Ratio = 4.00
 Max/Min Ratio = 8.50



NO.	DESCRIPTION	DATE
D	FINAL PLAN SUBMISSION	1/24/2019
C	PRELIMINARY PLAN REVISION	5/08/2018
B	PRELIMINARY PLAN REVISION	4/19/2018
A	PRELIMINARY PLAN REVISION	3/27/2018



8.1

PHOTOMETRIC PLAN
 THE HOMESTEAD
 459 U.S. ROUTE 1, KITTEERY, MAINE

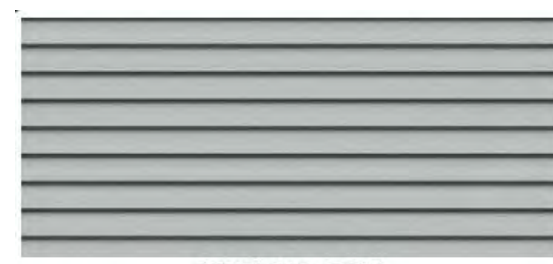
FOR:
 LANDMARK HILL, LLC.
 79 CONGRESS STREET
 PORTSMOUTH, NH 03801

ATTAR ENGINEERING, INC.
 CIVIL • STRUCTURAL • MARINE
 1284 STATE ROAD - ELIOT, MAINE 03903
 PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 50'
 DATE: 4/11/2018
 JOB NO: CO52-18

APPROVED BY:

DRAWN BY:
 BRN
 REVISION DATE:
 D:1/24/2019
 SHEET: 8.1



STERLING GRAY
SIDING COLOR



DARK GRAY
SHINGLE SIDING



BOARD AND BATTEN



ROOF SHINGLE COLOR



STONE VENEER COLOR

OTHER EXTERIOR FINISHES:

WINDOWS - ALSIDES WHITE VINYL WINDOWS.
EXTERIOR DOORS - FIBERGLASS EXTERIOR DOORS
FIBERGLASS EXTERIOR FRENCH DOORS

CERTAINTED MAINSTREET VINYL SIDING
Double 4" Woodgrain Clapboard
Natural woodgrain or brushed appearance
Patented STUDfinder™ is designed for accurate and secure installation RigidForm™ 160 technology has been tested to withstand wind load pressures up to 160 mph DuraLock™ post-formed lock design 9/16" panel projection
.042" thickness
Virtually maintenance free, never needs painting
Class 1(A) fire rating
Lifetime limited warranty

CERTAINTED CEDAR IMPRESSIONS STRAIGHT EDGE PERFECTION SHINGLE VINYL SIDING
5" STRAIGHT EDGE SAWMILL SHINGLES
.042" thickness
Virtually maintenance free, never needs painting
Class 1(A) fire rating
Lifetime limited warranty

CERTAINTED - BOARD & BATTEN - SINGLE 1" & 2"

Timberline® Roofing Shingles
GAF Timberline™ Lifetime Architectural Roofing Shingles

GAF

Boston Blend™ Ledgesstone Thin Veneer consists of a wide range of colors including gray, white, tan, pink, and black. The Ledgesstone pattern of stone veneer consists of thin strips of natural stone. Sold as individual stones not stone panels. Weathered colors and/or inside grain colors. Suitable for putting stone on a wood structure.
STONEYARD - LITTLETON, MA Assesed joints. Weight is less than 14 lbs per square foot which allows the product to be used in construction applications without a load bearing support.

3 FINISH BOARD

1/4" = 1'-0"

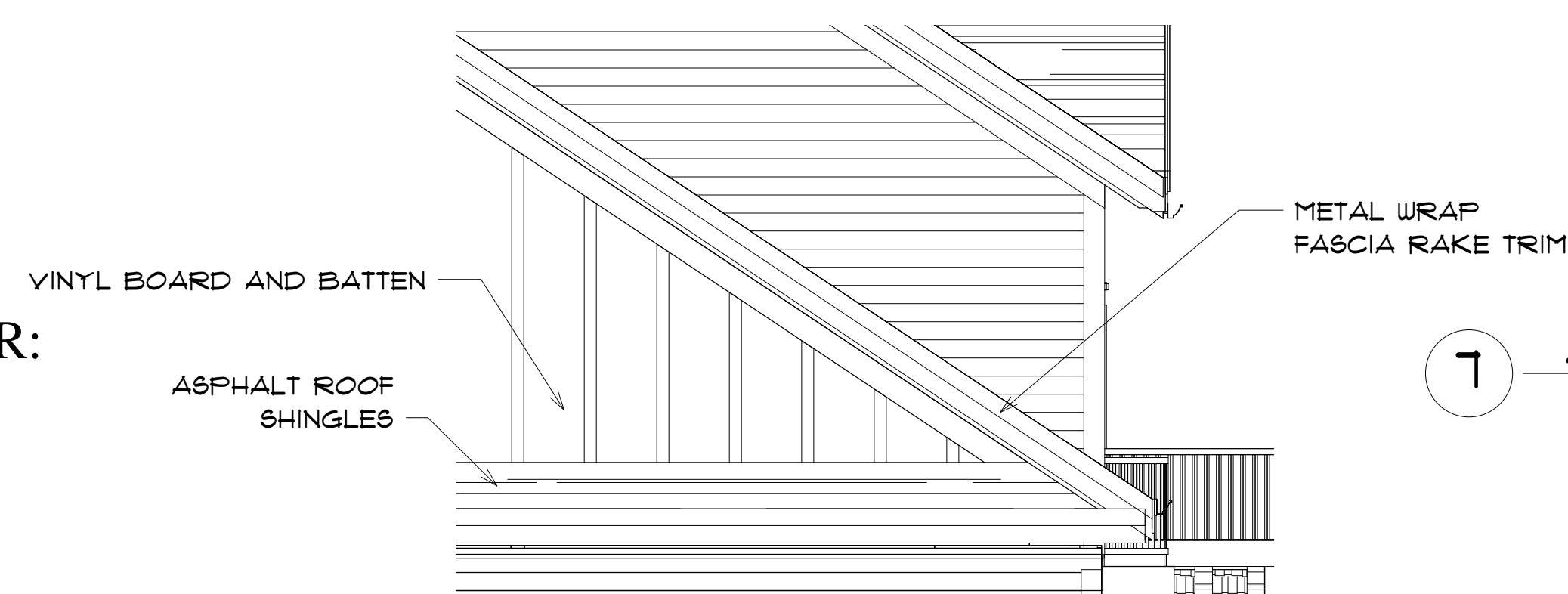
SWATCHES FOR COLOR
REFERENCE ONLY: REFER TO
TO MATERIAL DESCRIPTION

PROPOSED 12 UNIT MULTI-FAMILY FOR:

HOMESTEAD, LLC

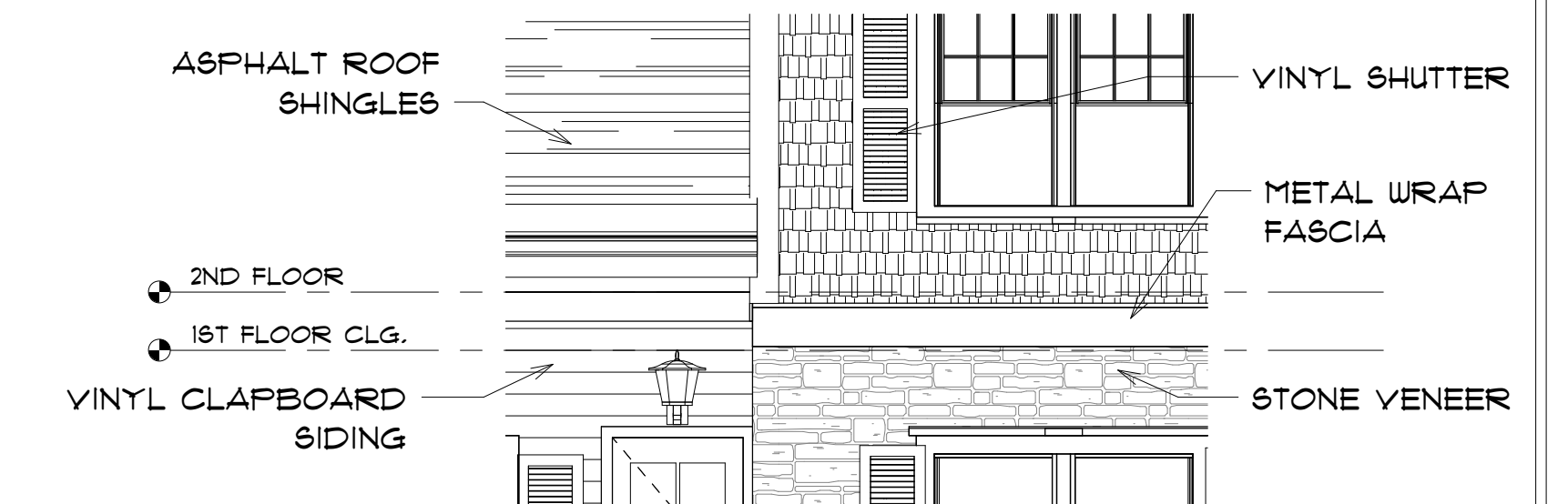
495 US ROUTE 1
KITTERY, ME

JANUARY 21, 2019



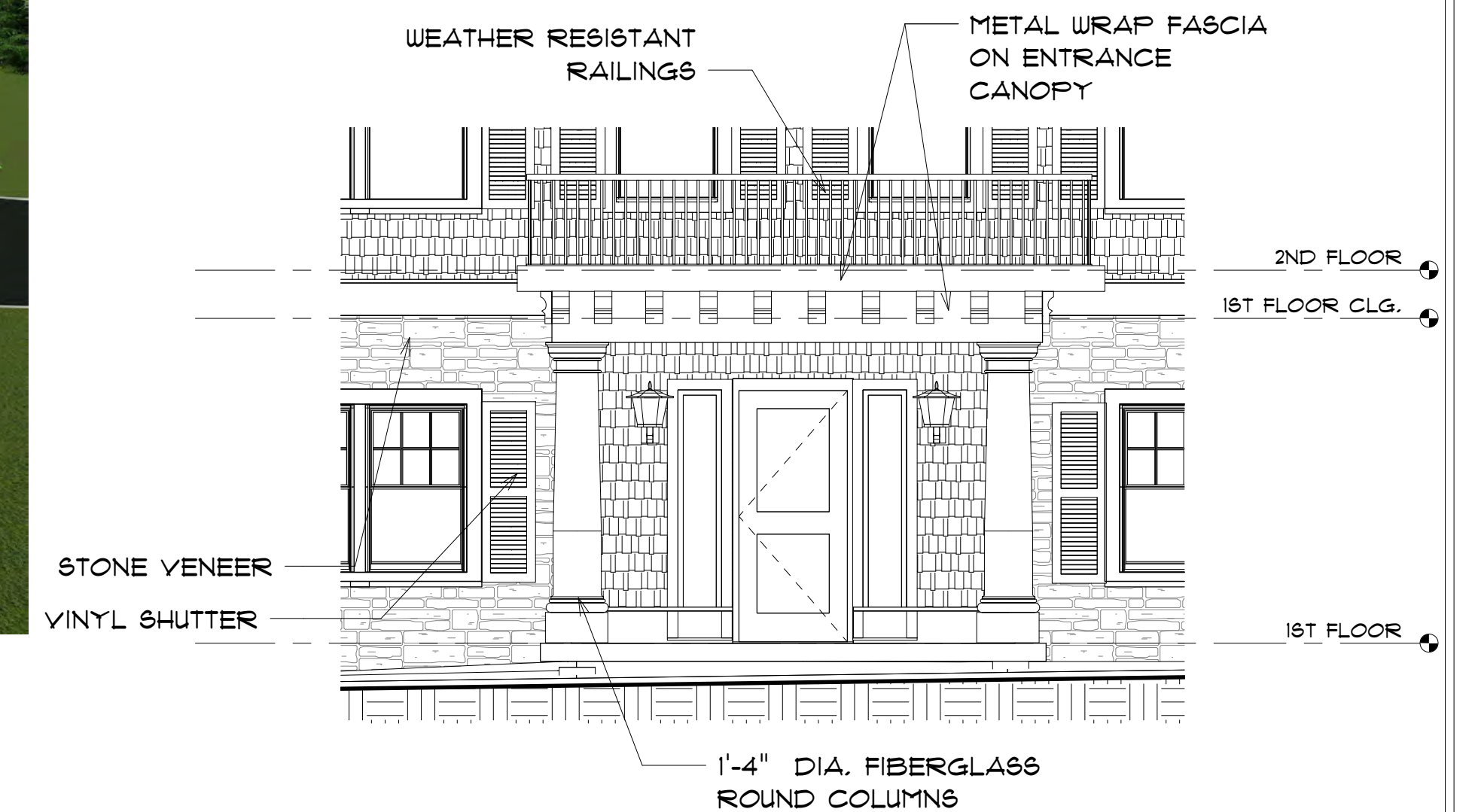
7 LEFT ELEVATION - Callout 1

1/4" = 1'-0"



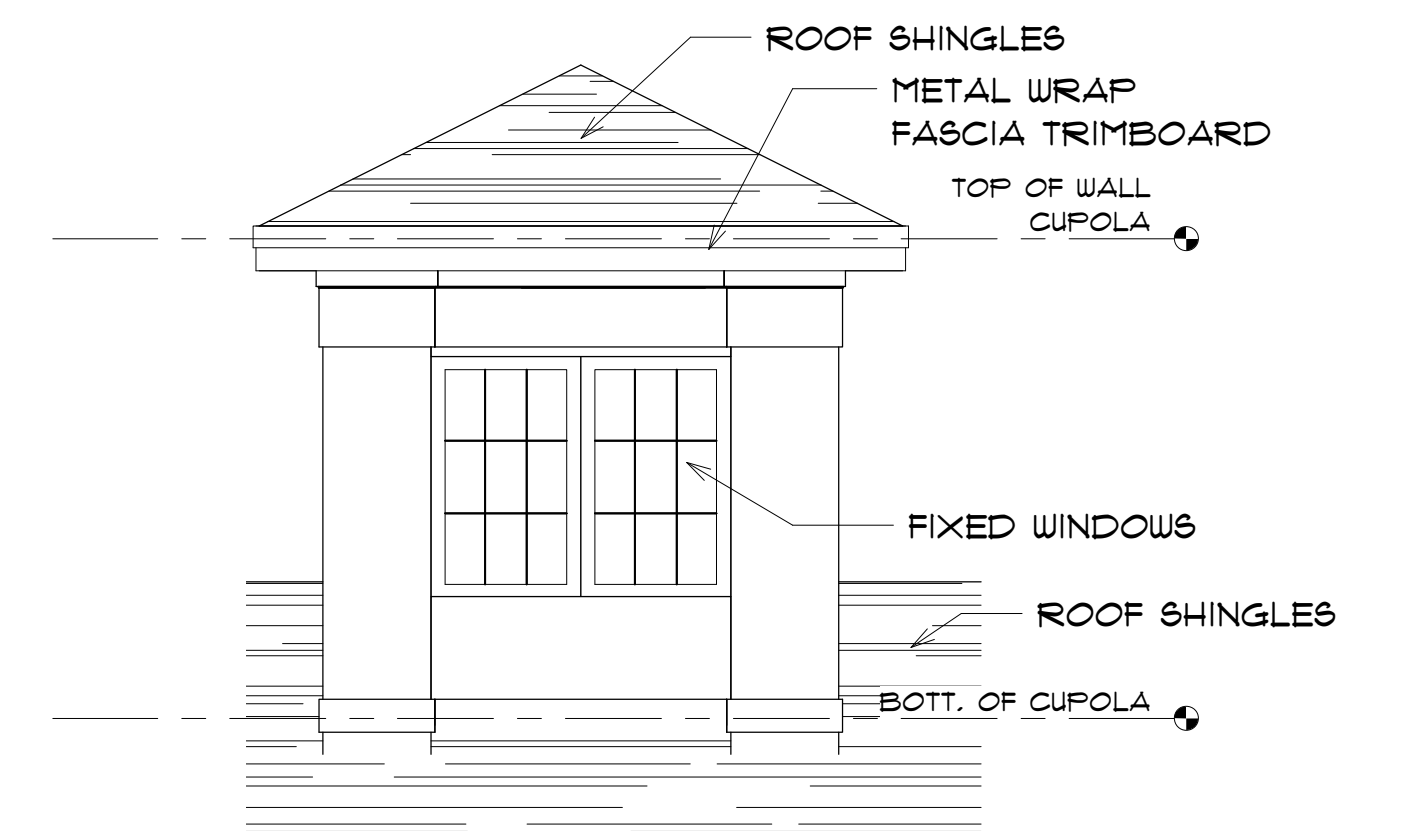
4 DETAIL - TRIM BOARD

1/4" = 1'-0"



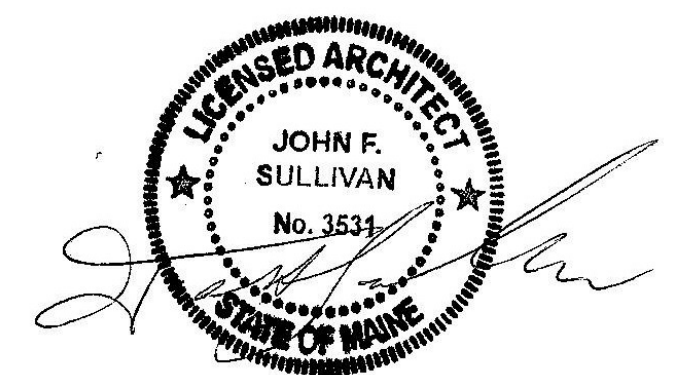
5 ENTRANCE CANOPY

1/4" = 1'-0"



6 DETAIL - TRIM BOARD.

1/4" = 1'-0"



DESIGNED BY:

GAVIN AND SULLIVAN ARCHITECTS, INC.

128 WARREN STREET
LOWELL, MA 01852



1 FRONT ELEVATION.
3/32" = 1'-0"



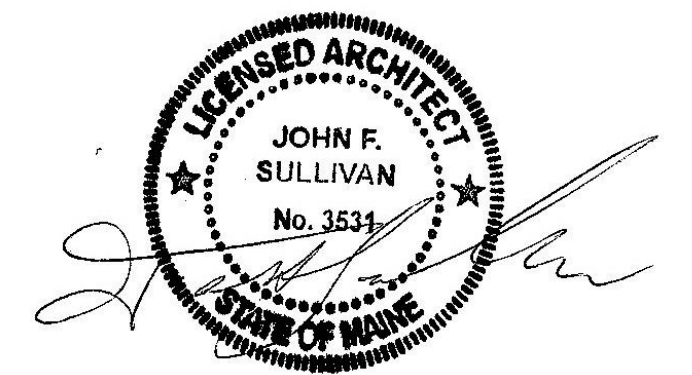
2 LEFT ELEVATION .
3/32" = 1'-0"



3 RIGHT ELEVATION.
3/32" = 1'-0"



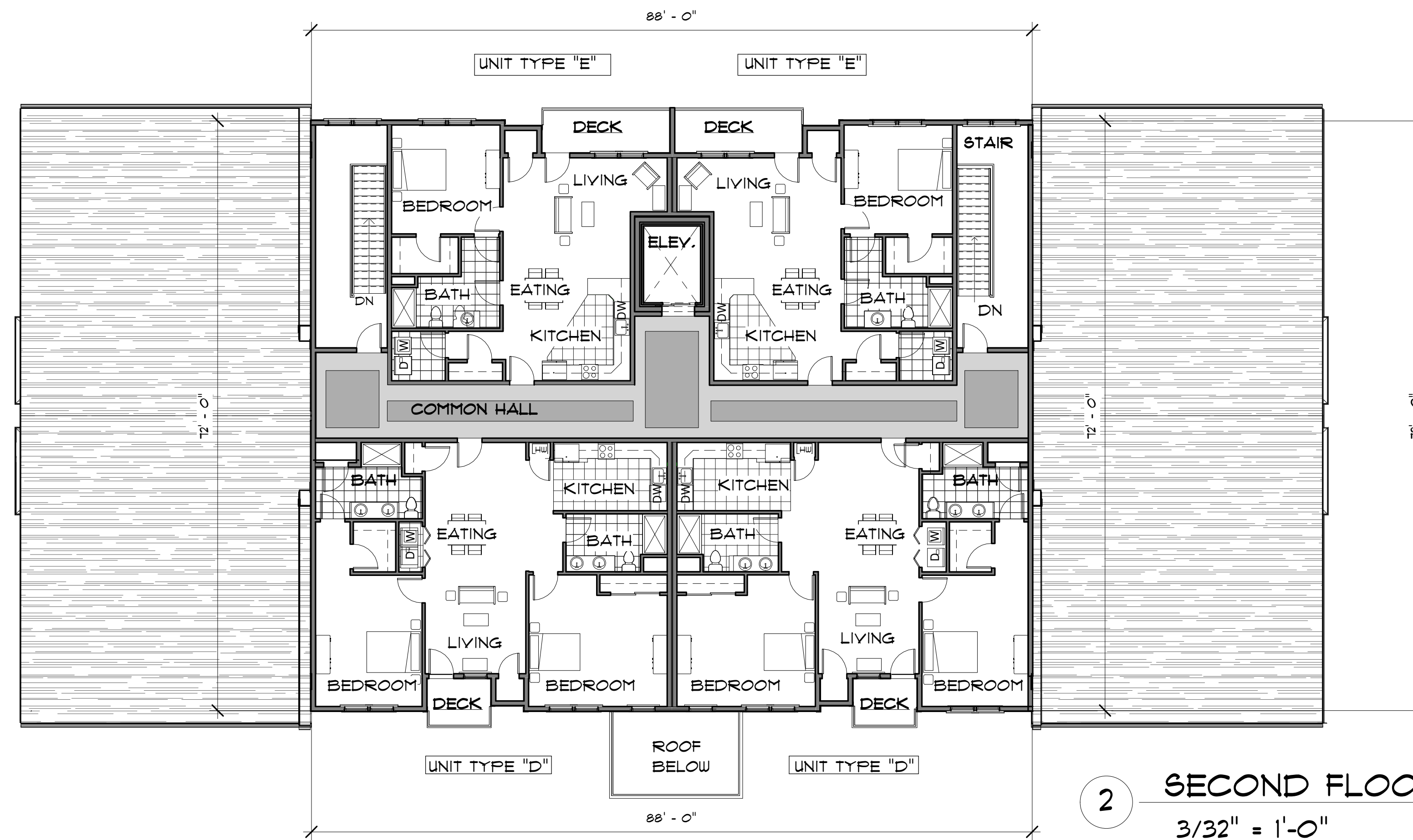
4 REAR ELEVATION.
3/32" = 1'-0"



PROPOSED 12 UNIT MULTI-FAMILY FOR:
HOMESTEAD, LLC
495 US ROUTE 1
KITTERY, ME
JANUARY 21, 2019

DESIGNED BY:
GAVIN AND SULLIVAN ARCHITECTS, INC.

128 WARREN STREET
LOWELL, MA 01852



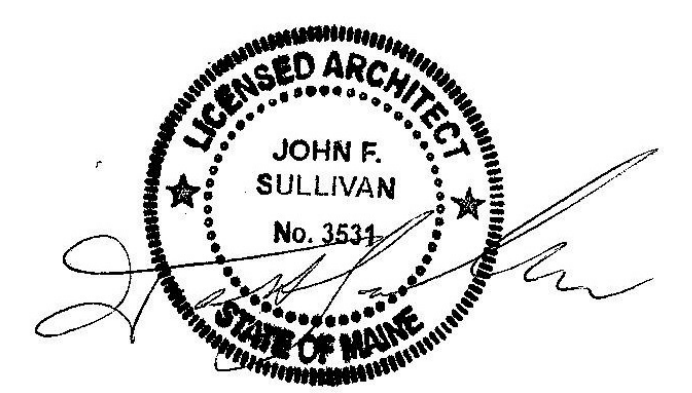
2 SECOND FLOOR PLAN.
3/32" = 1'-0"



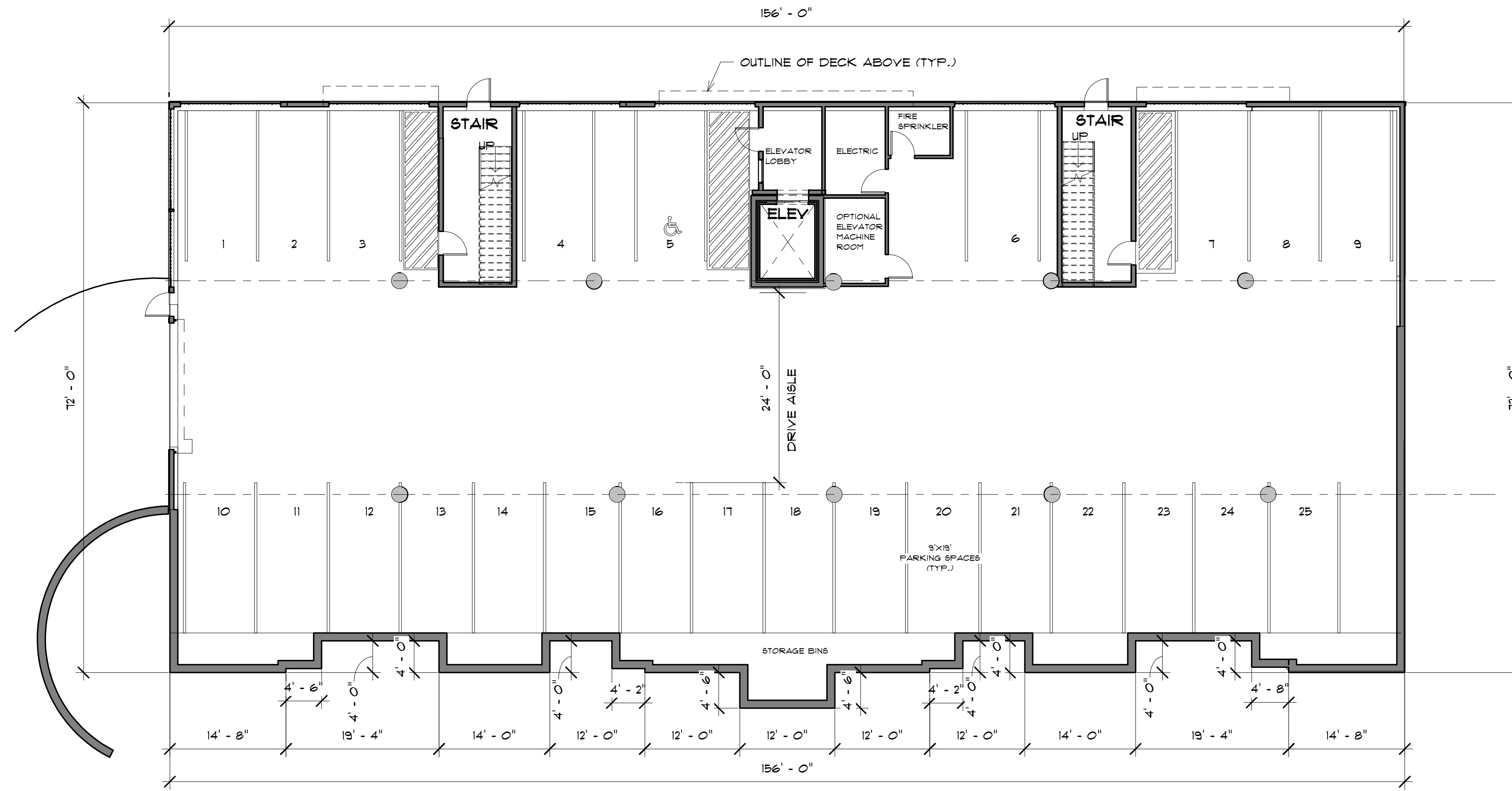
1 FIRST FLOOR PLAN.
3/32" = 1'-0"

FLOOR PLAN SQUARE FOOTAGE BREAKDOWN	
GARAGE FLOOR	14,235 +/- SQ.FT.
1ST FLOOR	14,235 +/- SQ.FT.
2ND FLOOR	6,121 +/- SQ.FT.
TOTAL AREA	34,591 +/- SQ.FT.
UNIT SQUARE FOOTAGE BREAKDOWN	
UNIT TYPE "A"	1,180 +/- SQ.FT.
UNIT TYPE "B"	1,239 +/- SQ.FT.
UNIT TYPE "C"	940 +/- SQ.FT.
UNIT TYPE "D"	1,392 +/- SQ.FT.
UNIT TYPE "E"	966 +/- SQ.FT.

PROPOSED 12 UNIT MULTI-FAMILY FOR:
HOMESTEAD, LLC
 495 US ROUTE 1
 KITTERY, ME
 JANUARY 21, 2019

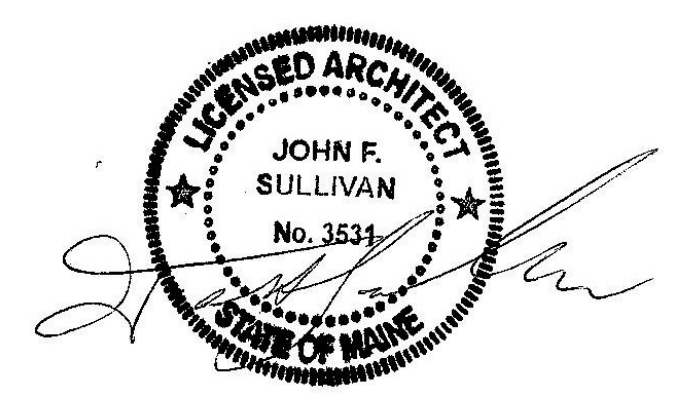


DESIGNED BY:
GAVIN AND SULLIVAN ARCHITECTS, INC.
 128 WARREN STREET
 LOWELL, MA 01852

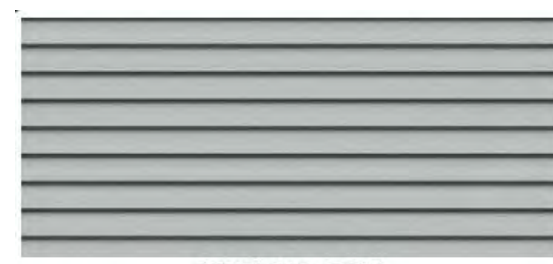


1 GARAGE FLOOR.
 3/32" = 1'-0"

PROPOSED 12 UNIT MULTI-FAMILY FOR:
HOMESTEAD, LLC
 495 US ROUTE 1
 KITTERY, ME
 JANUARY 21, 2019



DESIGNED BY:
GAVIN AND SULLIVAN ARCHITECTS, INC.
 128 WARREN STREET
 LOWELL, MA 01852



STERLING GRAY

SIDING COLOR



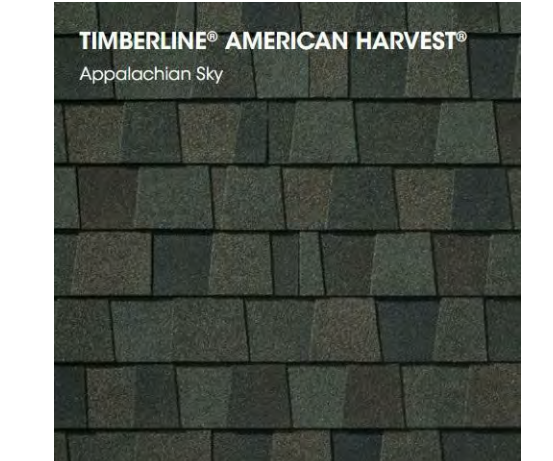
DARK GRAY

SHINGLE SIDING



COLONIAL WHITE

BOARD AND BATTEN



ROOF SHINGLE COLOR



STONE VENEER COLOR

OTHER EXTERIOR FINISHES:
 WINDOWS - ALSIDES WHITE VINYL WINDOWS.
 EXTERIOR DOORS - FIBERGLASS EXTERIOR DOORS
 FIBERGLASS EXTERIOR FRENCH DOORS

CERTAINTED MAINSTREET VINYL SIDING
 Double 4" Woodgrain Clapboard
 Natural woodgrain or brushed appearance
 Patented 6TUDFinder™ is designed for accurate and secure installation RigidForm™ 160 technology has been tested to withstand wind load pressures up to 160 mph DuraLock™ post-formed lock design 9/16" panel projection
 .042" thickness
 Virtually maintenance free, never needs painting
 Class 1(A) fire rating
 Lifetime limited warranty

CERTAINTED CEDAR IMPRESSIONS STRAIGHT EDGE PERFECTION SHINGLE VINYL SIDING
 5" STRAIGHT EDGE SAWMILL SHINGLES
 .042" thickness
 Virtually maintenance free, never needs painting
 Class 1(A) fire rating
 Lifetime limited warranty

CERTAINTED - BOARD & BATTEN - SINGLE 1" & 2"

GAF
 Timberline™ Roofing Shingles
 GAF Timberline™ Lifetime Architectural Roofing Shingles

STONEYARD - LITTLETON, MA
 Boston Blend™ Ledgesstone Thin Veneer consists of a wide range of colors including gray, white, tan, pink, and black. The Ledgesstone pattern of stone veneer consists of thin strips of natural stone. Sold as individual stones not stone panels. Weathered colors and/or inside grain colors. Suitable for putting stone on a wood structure. 1 inch thickness allows for recessed joints. Weight is less than 14 lbs per square foot which allows the product to be used in construction applications without a load bearing support.

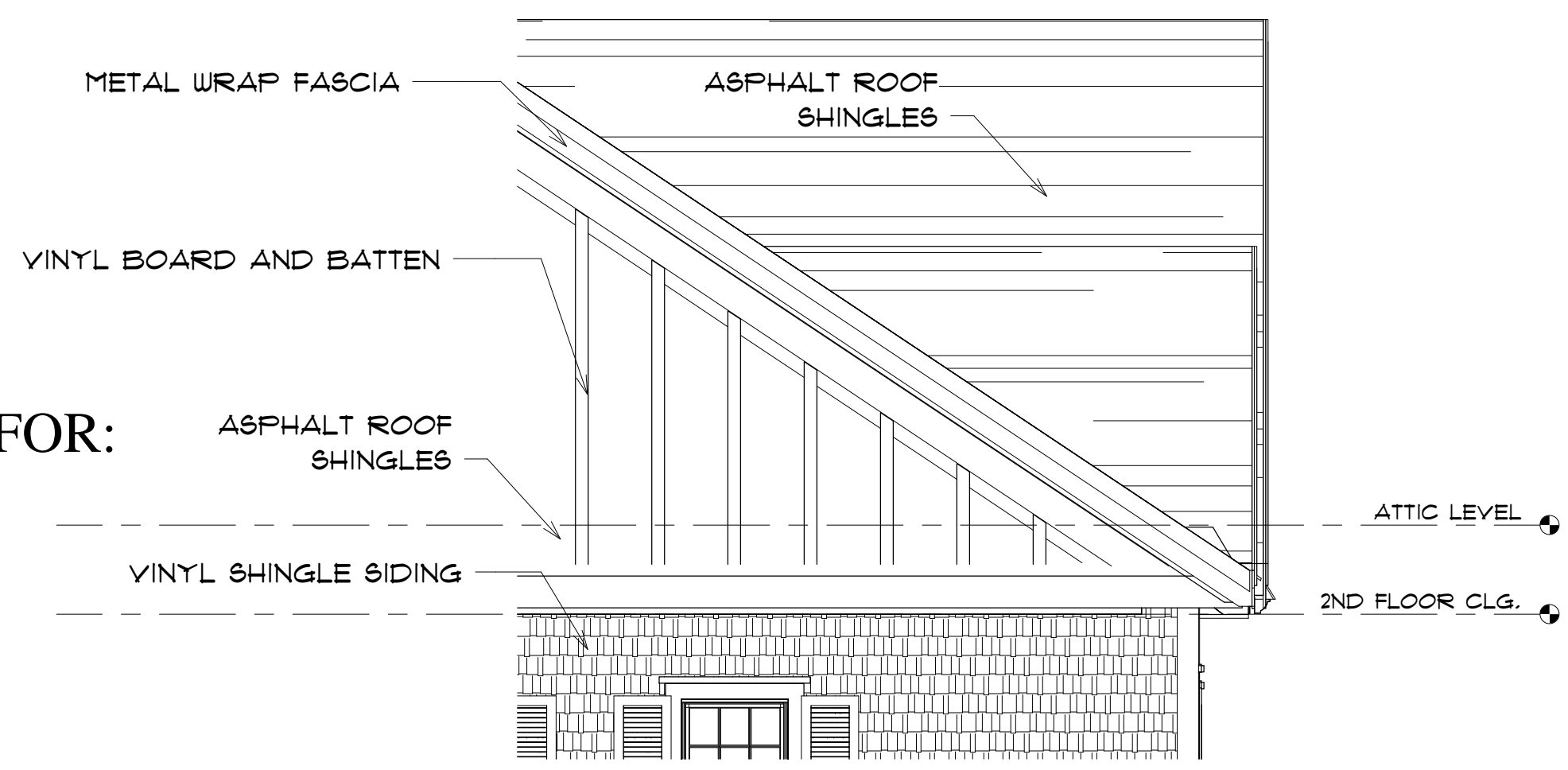


3 FINISH BOARD

1/4" = 1'-0"

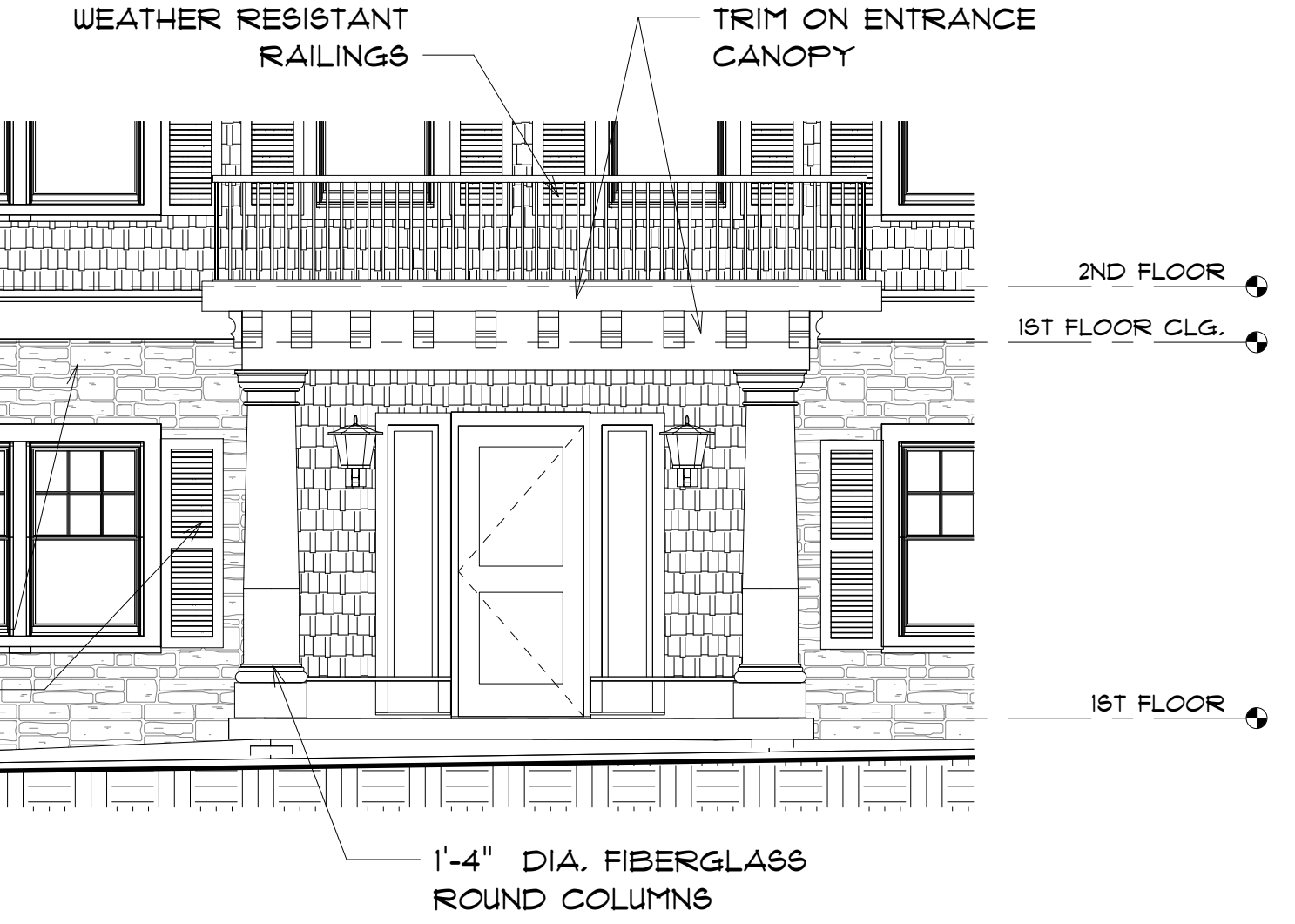
SWATCHES FOR COLOR REFERENCE ONLY: REFER TO TO MATERIAL DESCRIPTION

PROPOSED 16 UNIT MULTI-FAMILY FOR:
HOMESTEAD, LLC
 495 US ROUTE 1
 KITTEERY, ME
 JANUARY 21, 2019



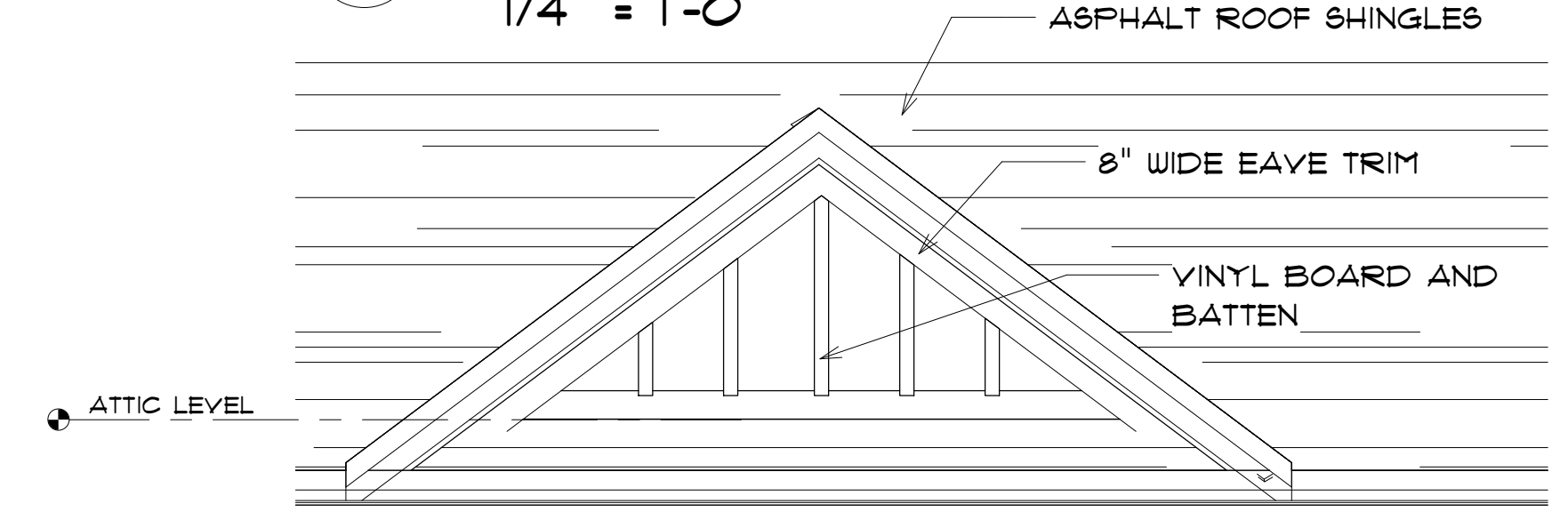
4 DETAIL - TRIM BOARD

1/4" = 1'-0"



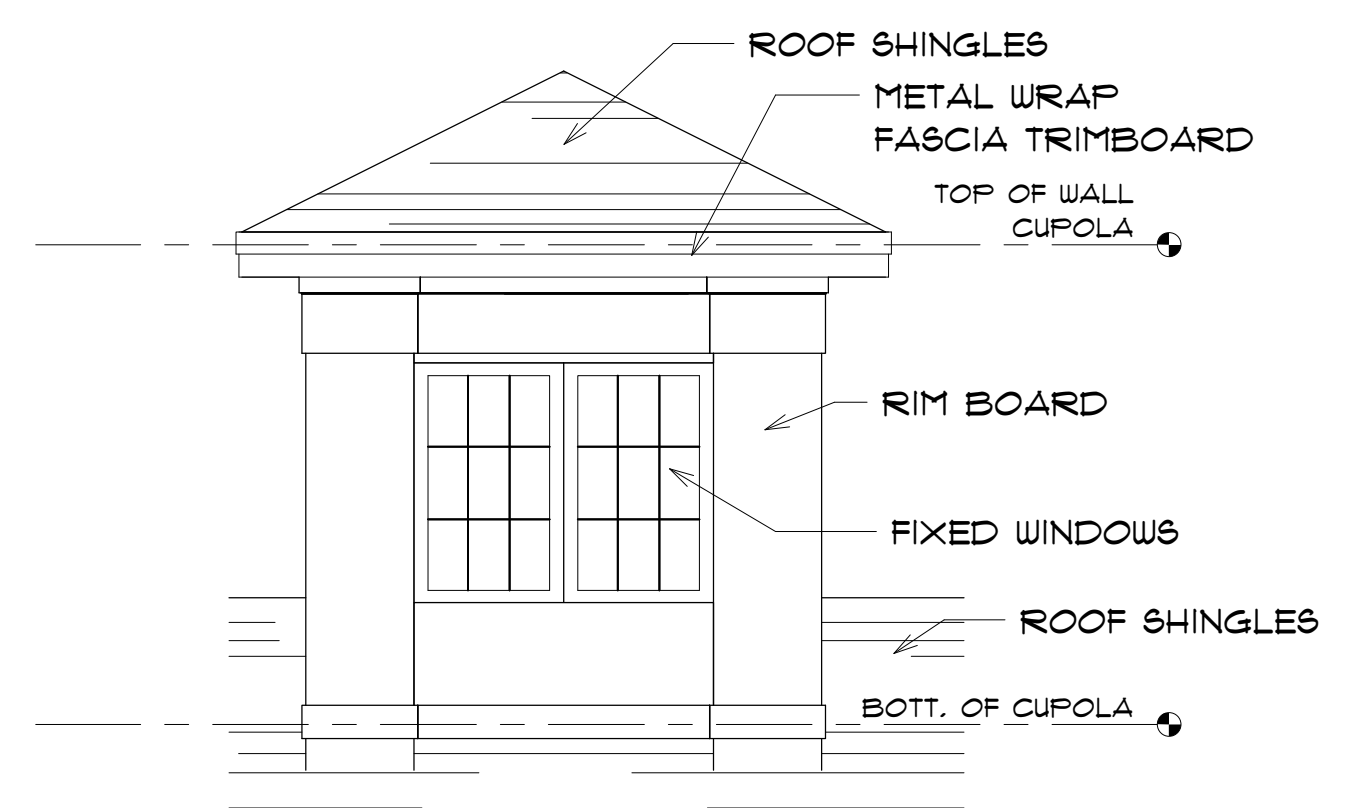
5 ENTRANCE CANOPY

1/4" = 1'-0"



6 GABLE DORMER DETAIL

1/4" = 1'-0"

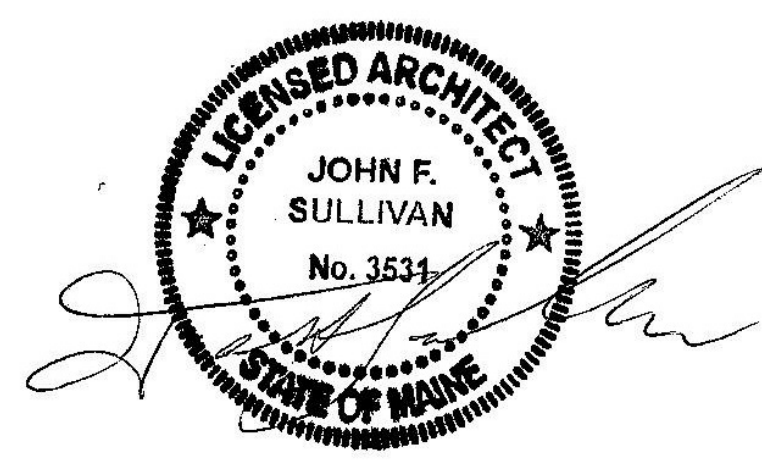


7 DETAIL - TRIM BOARD.

1/4" = 1'-0"

8 LEFT ELEVATION - Callout 1

1/4" = 1'-0"

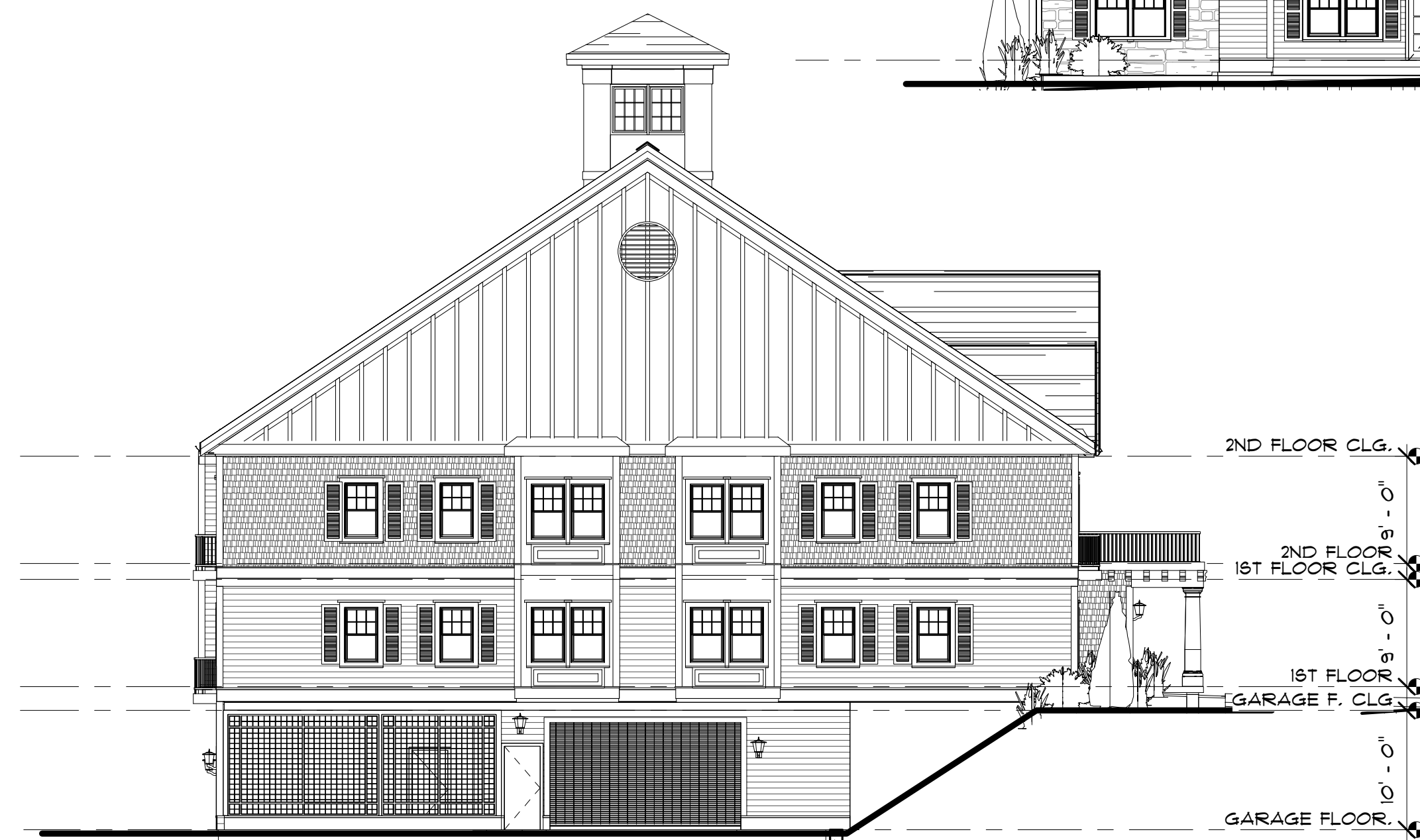


GAVIN AND SULLIVAN ARCHITECTS, INC.

DESIGNED BY:
 128 WARREN STREET
 LOWELL, MA 01852



1 FRONT ELEVATION.
3/32" = 1'-0"



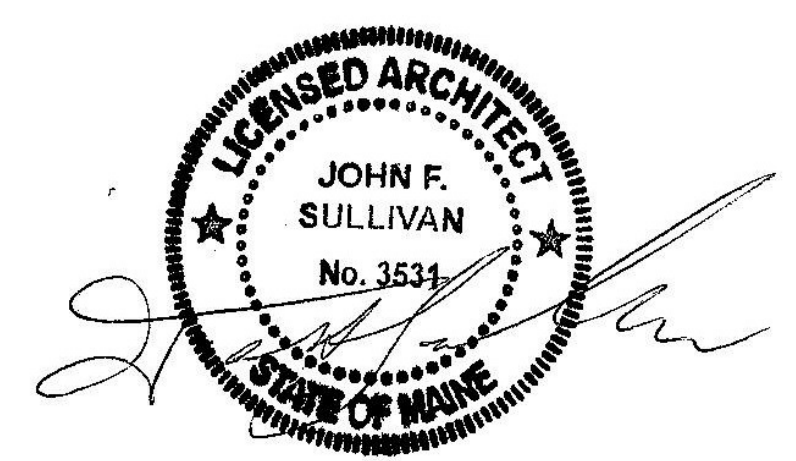
2 LEFT ELEVATION .
3/32" = 1'-0"



3 RIGHT ELEVATION.
3/32" = 1'-0"



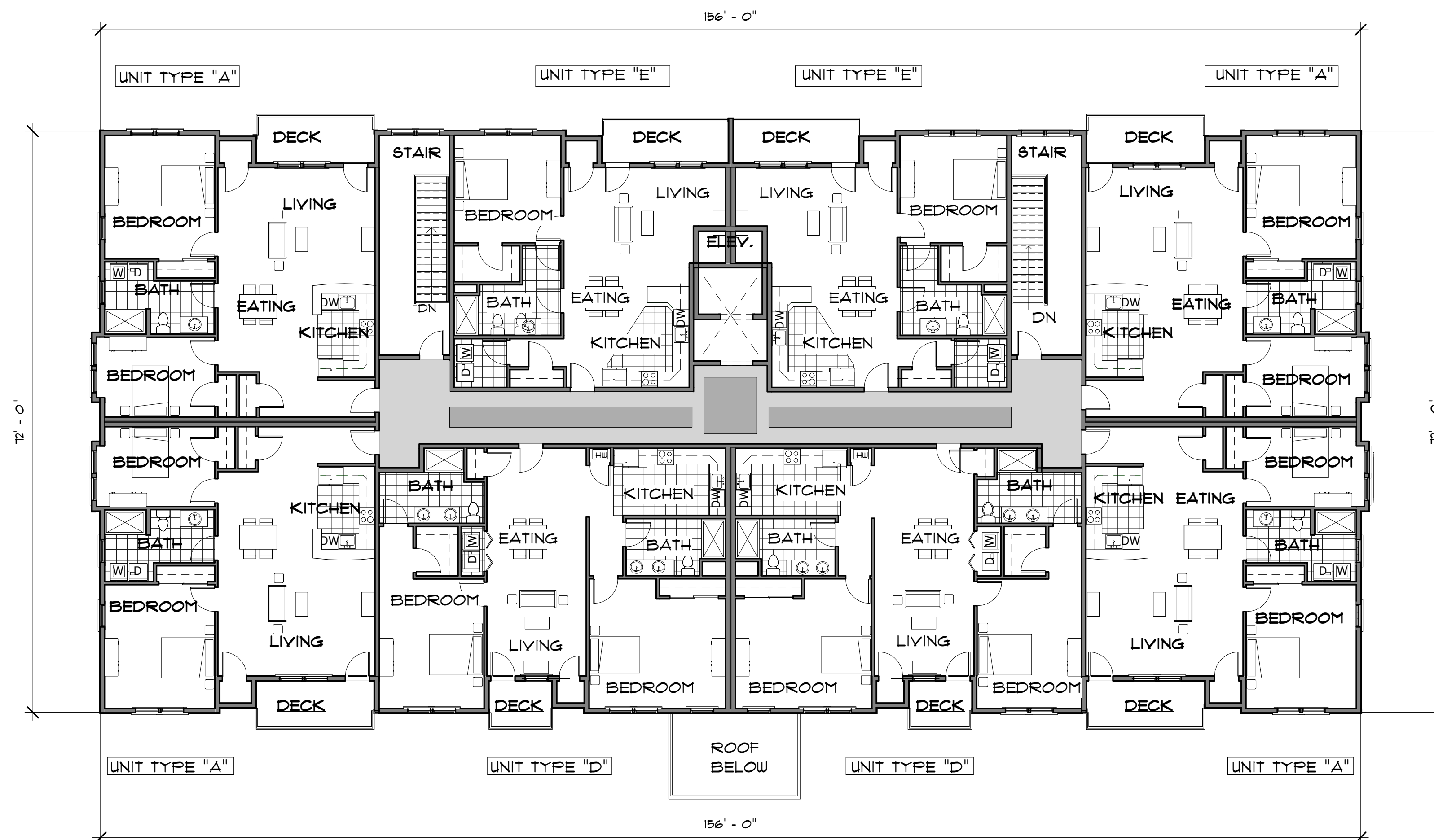
4 REAR ELEVATION.
3/32" = 1'-0"



PROPOSED 16 UNIT MULTI-FAMILY FOR:
HOMESTEAD, LLC
495 US ROUTE 1
KITTERY, ME
JANUARY 21, 2019

DESIGNED BY:
GAVIN AND SULLIVAN ARCHITECTS, INC.

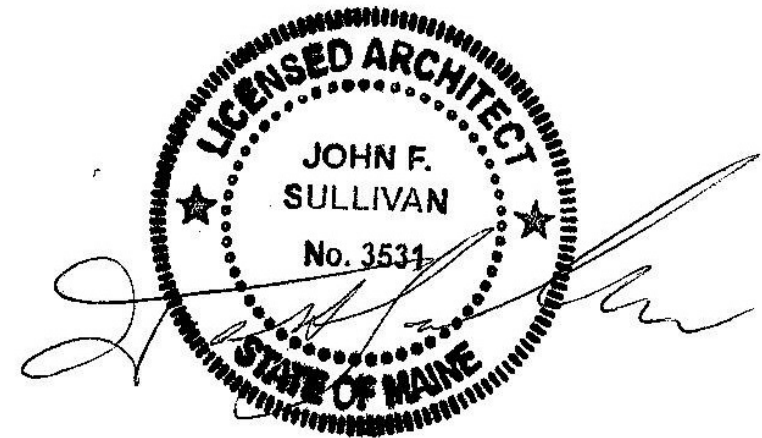
128 WARREN STREET
LOWELL, MA 01852



2 SECOND FLOOR PLAN.
3/32" = 1'-0"



1 FIRST FLOOR PLAN.
3/32" = 1'-0"



FLOOR PLAN SQUARE FOOTAGE BREAKDOWN

GARAGE FLOOR 14,235 + SQ.FT.
 1ST FLOOR 14,235 + SQ.FT.
 2ND FLOOR 14,235 + SQ.FT.

TOTAL AREA 42,705 + SQ.FT.

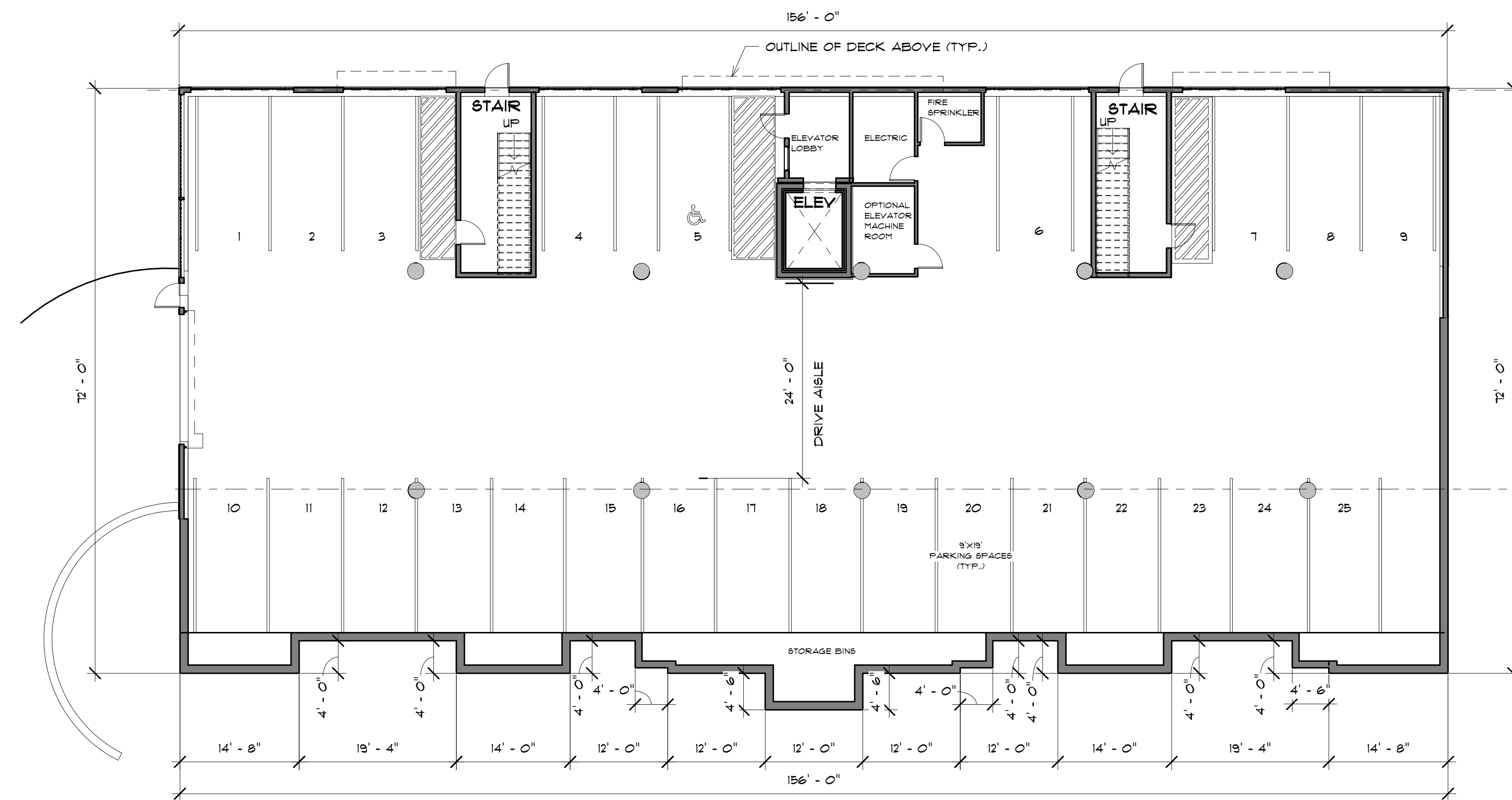
UNIT SQUARE FOOTAGE BREAKDOWN

UNIT TYPE "A" - 1,180 + SQ.FT.
 UNIT TYPE "B" - 1,239 + SQ.FT.
 UNIT TYPE "B1" - 1,022 + SQ.FT.
 UNIT TYPE "C" - 965 + SQ.FT.
 UNIT TYPE "D" - 1,392 + SQ.FT.
 UNIT TYPE "E" - 966 + SQ.FT.

PROPOSED 16 UNIT MULTI-FAMILY FOR:
HOMESTEAD, LLC
 495 US ROUTE 1
 KITTERY, ME
 JANUARY 21, 2019

DESIGNED BY:
GAVIN AND SULLIVAN ARCHITECTS, INC.

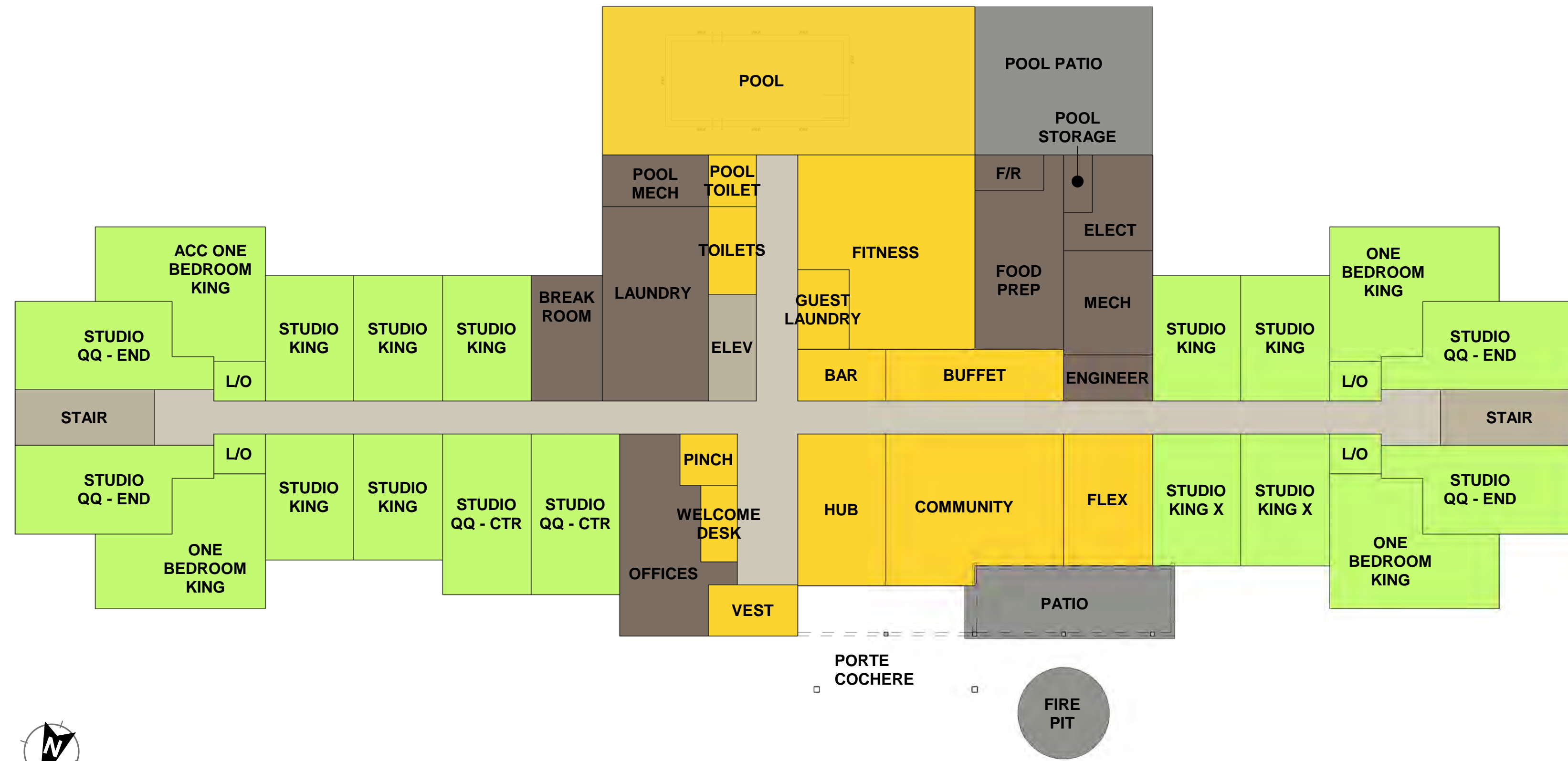
128 WARREN STREET
 LOWELL, MA 01852



1 GARAGE FLOOR.
 $3/32'' = 1'-0''$

PROPOSED 16 UNIT MULTI-FAMILY FOR:
HOMESTEAD, LLC
 495 US ROUTE 1
 KITTERY, ME
 JANUARY 21, 2019

DESIGNED BY:
GAVIN AND SULLIVAN ARCHITECTS, INC.
 128 WARREN STREET
 LOWELL, MA 01852



FIRST FLOOR PROGRAMMING PLAN

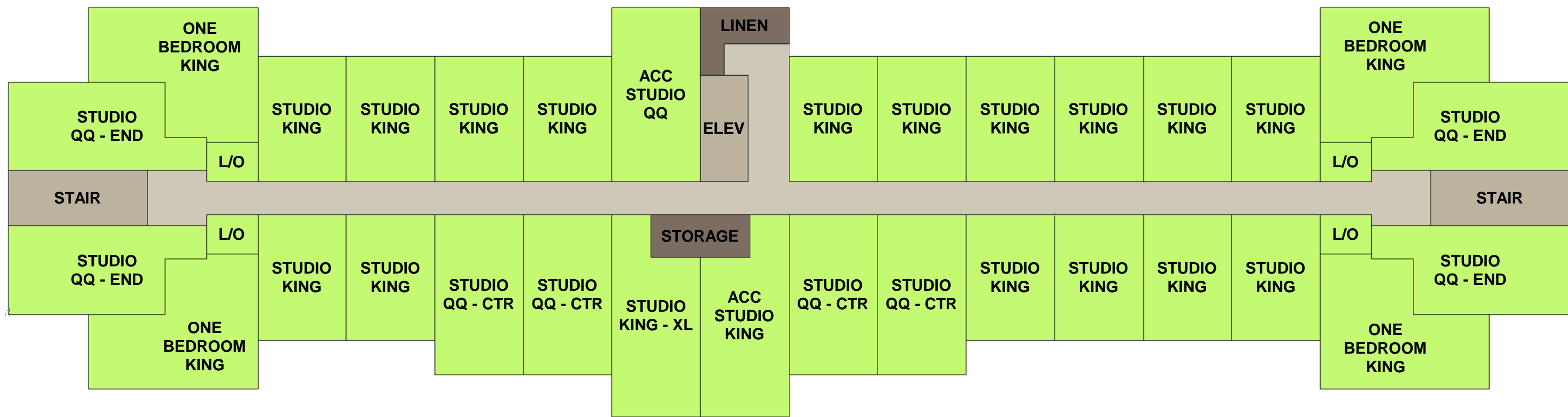


AXON - SOUTHEAST

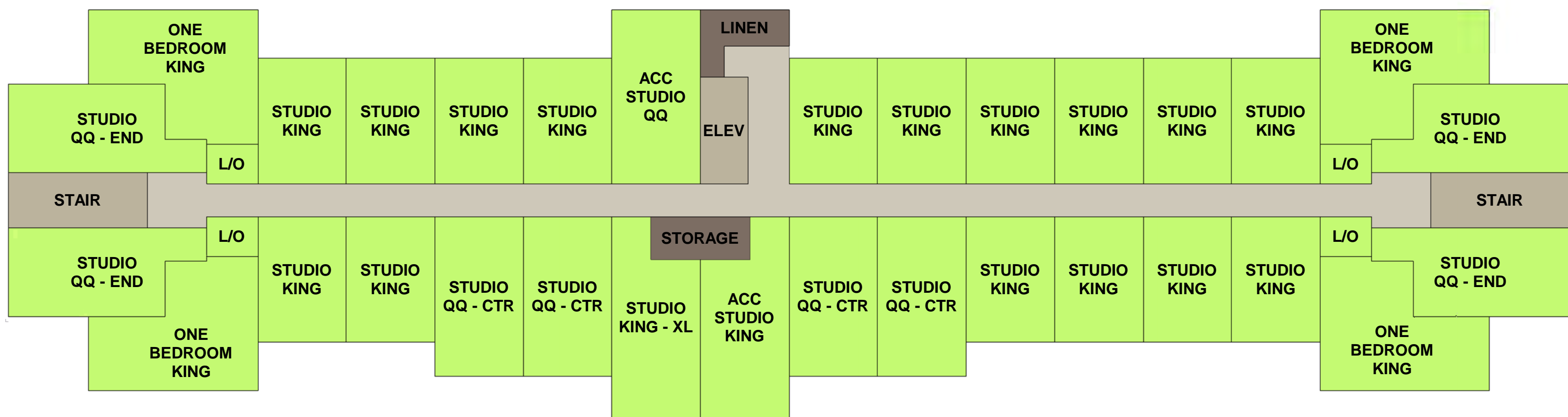
BUILDING AREA		GUESTROOM MASS SCHEDULE	
FLOOR	AREA	ROOM TYPE	COUNT
FIRST FLOOR	18,915 SF	ACC ONE BEDROOM KING	1
SECOND FLOOR	15,356 SF	ACC STUDIO KING	3
THIRD FLOOR	15,356 SF	ACC STUDIO QQ	3
FOURTH FLOOR	15,356 SF	ONE BEDROOM KING	15
BUILDING TOTAL	64,984 SF	STUDIO KING	55
		STUDIO KING X	2
		STUDIO KING XL	3
		STUDIO QQ	14
		STUDIO QQ END	16
		Grand total:	112

GUESTROOM TOTALS		
063	STUDIO KING (3 ACC)	56.25%
033	STUDIO QQ (3 ACC)	29.50%
016	ONE BDRM KING (1 ACC)	14.25%
112	TOTAL KEYS (7 ACC)	100%

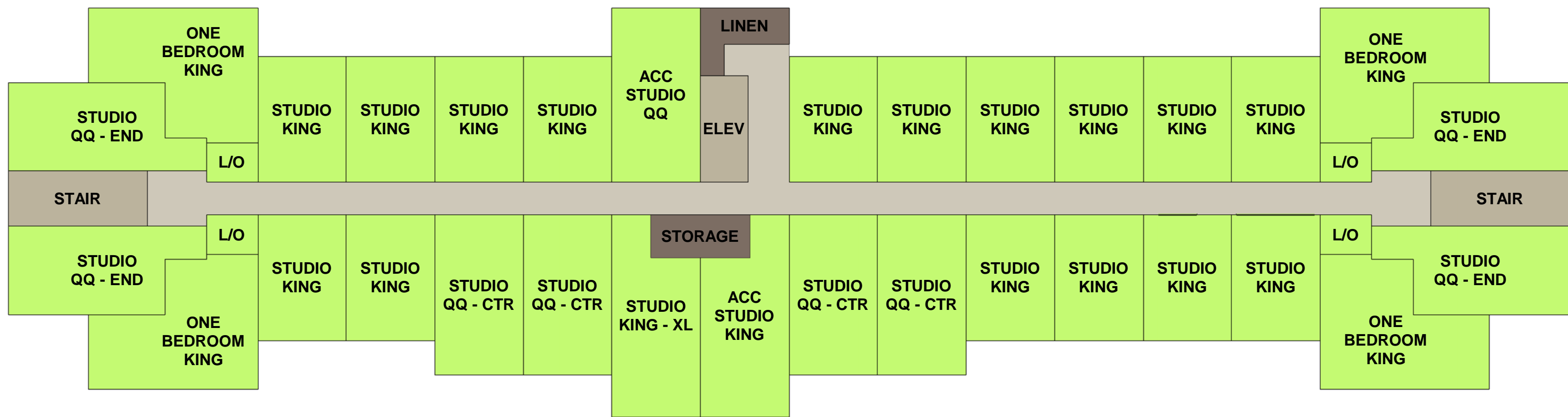
U.S. ROUTE 1
 POOL PATIO
 PARAPET/MECHANICAL SCREEN
 LANDSCAPE BUFFER



FOURTH FLOOR PROGRAMMING PLAN



THIRD FLOOR PROGRAMMING PLAN



SECOND FLOOR PROGRAMMING PLAN



AXON - NORTHWEST

BUILDING AREA	
FLOOR	AREA
FIRST FLOOR	18,915 SF
SECOND FLOOR	15,356 SF
THIRD FLOOR	15,356 SF
FOURTH FLOOR	15,356 SF
BUILDING TOTAL	64,984 SF

GUESTROOM MASS SCHEDULE	
ROOM TYPE	QUANTITY
ACC ONE BEDROOM KING	1
ACC STUDIO KING	3
ACC STUDIO QQ	3
ONE BEDROOM KING	15
STUDIO KING	55
STUDIO KING X	2
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STUDIO QQ	14
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Grand total:	112

GUESTROOM TOTALS	
KEY	PERCENTAGE
063 STUDIO KING (3 ACC)	56.25%
033 STUDIO QQ (3 ACC)	29.50%
016 ONE BDRM KING (1 ACC)	14.25%
112 TOTAL KEYS (7 ACC)	100%

PARAPET/MECHANICAL SCREEN
 PORTE COCHERE
 FIREPIT
 PATIO
 TRELIS



THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE PLANS, WORK OR HOME REPRESENTED, CAN LEGALLY RESULT IN THE CESSATION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY COMPENSATION TO BMA ARCHITECTURAL GROUP, P.C.



CONCEPTUAL NORTH ELEVATION

E-5
E-5
12'
1'
12'
1'
1'
12'
1'
12'
E-5
E-5
E-5
E-5
E-5
E-4
E-3
E-2
E-1

DECORATIVE WALL SCIENCE
PARAPET/MECHANICAL SCREEN
PORTE COCHERE
ALUMINUM STOREFRONT
BUILDING SIGNAGE
TRELIS
ALUMINUM WINDOWS W/ INTEGRAL PTAC LOUVER

T.O. PARAPET 142'-0"
T.O. ROOF 140'-0"
FOURTH FLOOR 130'-8"
THIRD FLOOR 121'-4"
SECOND FLOOR 112'-0"
FIRST FLOOR 100'-0"
53'-0"
40'-0"
9'-4"
9'-4"
9'-4"
2'-0"

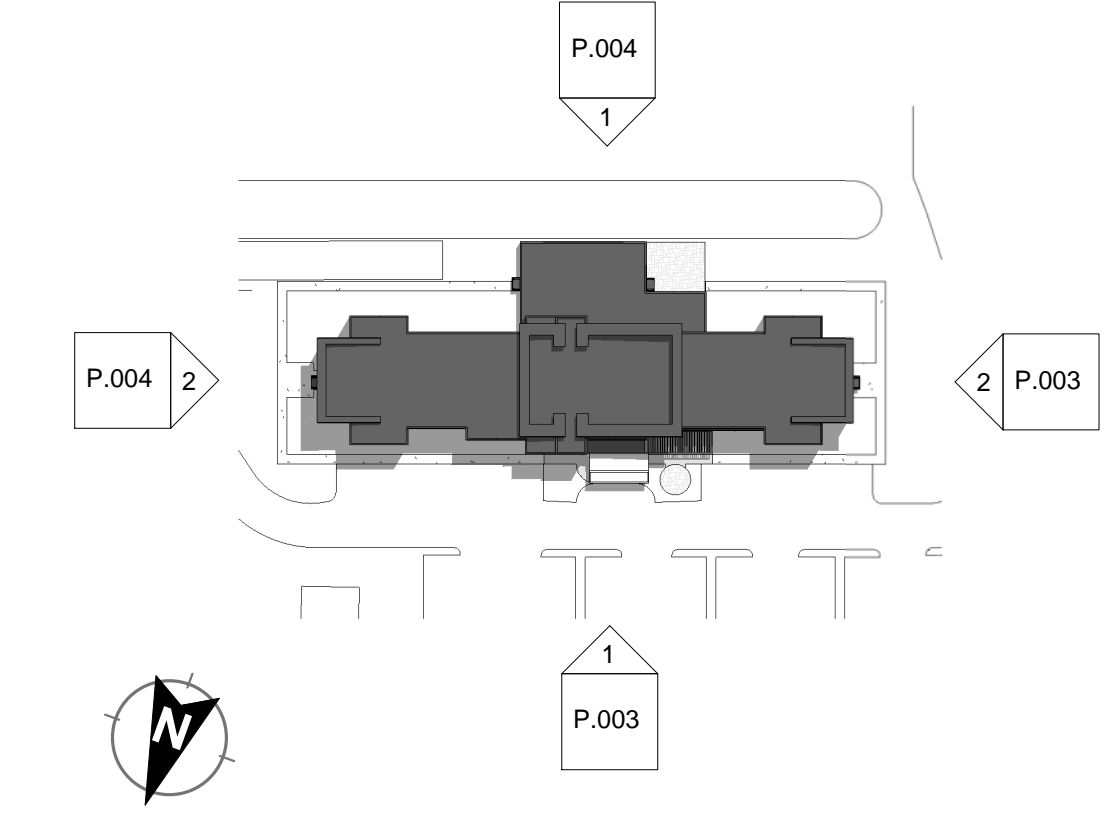


CONCEPTUAL WEST ELEVATION

E-5
E-5
12'
1'
12'
1'
1'
12'
1'
12'
E-5
E-5
E-5
E-2
E-5
E-3

PORTE COCHERE
METAL AWNING
DECORATIVE WALL SCIENCE
BUILDING SIGNAGE
PARAPET/MECHANICAL SCREEN
ALUMINUM WINDOWS W/ INTEGRAL PTAC LOUVER
ALUMINUM STOREFRONT

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FIRST FLOOR 100'-0"
40'-0"
9'-4"
9'-4"
9'-4"
12'-0"



EXTERIOR ELEVATION KEY PLAN

EXTERIOR MATERIALS LEGEND	
E-1	FIBER CEMENT LAP SIDING 8" REVEAL - BENJAMIN MOORE MANOR BLUE
E-2	FIBER CEMENT LAP SIDING 4" REVEAL - BENJAMIN MOORE NOVEMBER RAIN
E-3	FIBER CEMENT PANELING HORIZONTAL - NICHHA ILLUMINATION BENJAMIN MOORE NIGHT SHADE
E-4	WOOD LOOK FIBER CEMENT PANELING VERTICAL - NICHHA ROUGH SAWN SMOKE
E-5	METAL, PAINTED PPG ANODIC CLEAR
E-6	CAST-IN-PLACE CONCRETE- PARGED

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SOUTH ELEVATION

E-4 ALUMINUM WINDOWS W/ INTEGRAL PTAC LOUVER

E-4 BUILDING SIGNAGE

DECORATIVE WALL SCONCE

ALUMINUM STOREFRONT

E-3 PARAPET/ MECHANICAL SCREEN

E-5

E-5

E-2

E-1

T.O. PARAPET 142'-0"

T.O. ROOF 140'-0"

FOURTH FLOOR 130'-8"

THIRD FLOOR 121'-4"

SECOND FLOOR 112'-0"

FIRST FLOOR 100'-0"



EAST ELEVATION

E-5

E-5

E-5

T.O. PARAPET 142'-0"

T.O. ROOF 140'-0"

FOURTH FLOOR 130'-8"

THIRD FLOOR 121'-4"

SECOND FLOOR 112'-0"

FIRST FLOOR 100'-0"

E-3 ALUMINUM STOREFRONT

E-2

E-5

E-5

E-1 PARAPET/ MECHANICAL SCREEN

E-1 BUILDING SIGNAGE

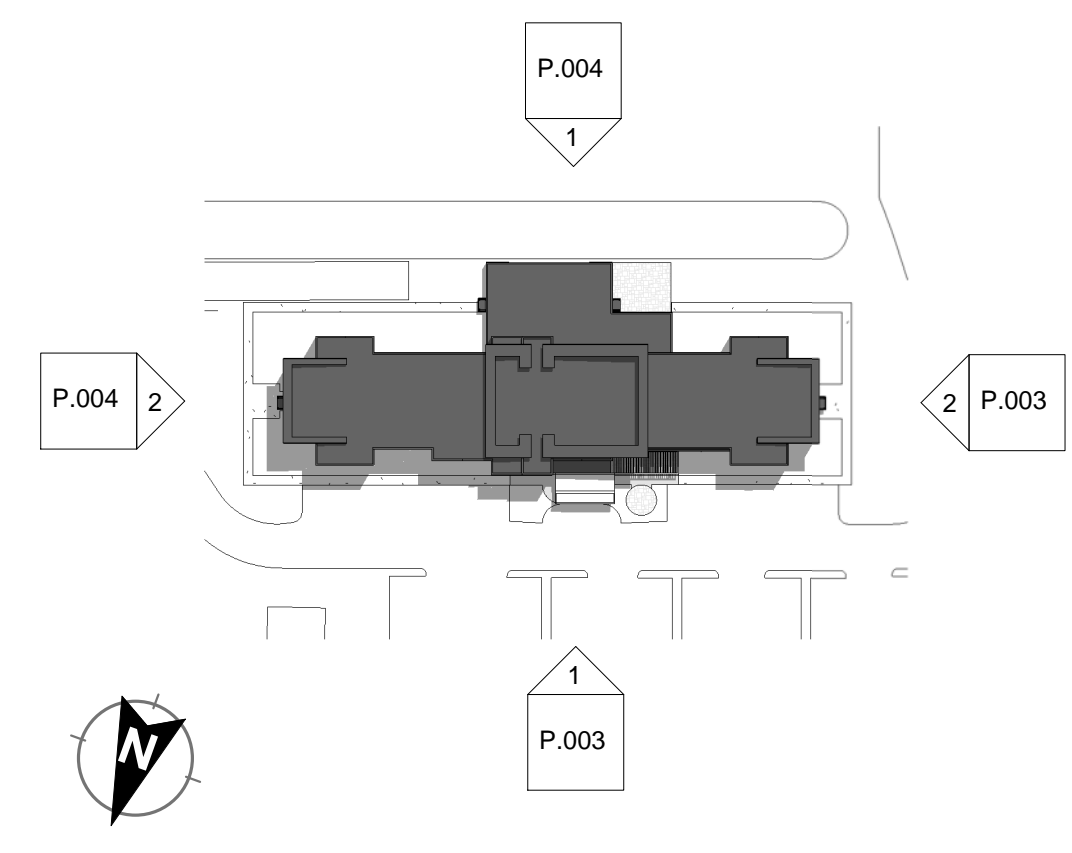
DECORATIVE WALL SCONCE

METAL AWNING

ALUMINUM WINDOWS W/ INTEGRAL PTAC LOUVER

E-4

PORTE COCHERE



EXTERIOR ELEVATION KEY PLAN

EXTERIOR MATERIALS LEGEND	
E-1	FIBER CEMENT LAP SIDING 8" REVEAL - BENJAMIN MOORE MANOR BLUE
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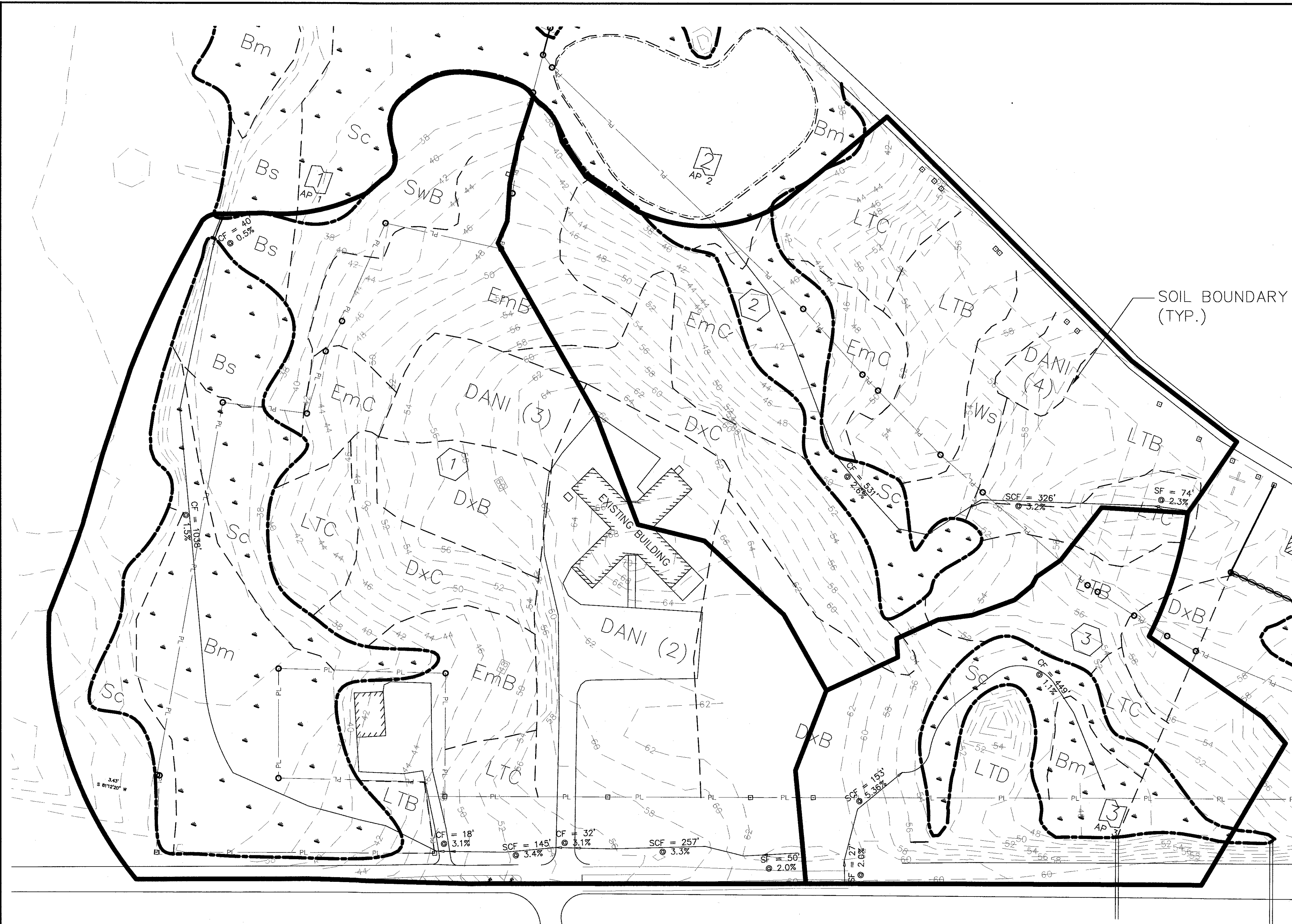
CONCEPTUAL EXTERIOR PERSPECTIVE - VIA HOTEL PARKING LOT



CONCEPTUAL EXTERIOR PERSPECTIVE - VIA ROUTE 1 - NORTH



CONCEPTUAL EXTERIOR PERSPECTIVE - VIA ROUTE 1 - SOUTH



SOIL BOUNDARY (TYP.)

LEGEND	
WETLAND/SOIL BNDY.	UPLAND WETLAND
EXT. CONTOUR	---XXX---
PRP. CONTOUR	---XXX---
SUBCATCHMENT BNDY.	—XXX—
SOIL TYPE BOUNDARY	—XXX—
Tc PATH	FLOW TYPE/LENGTH →

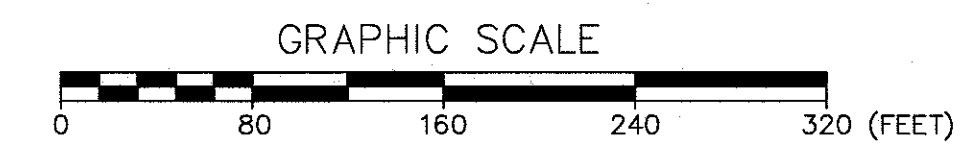
FLOW TYPES
 SF - SHEET FLOW
 SCF - SHALLOW CONCENTRATED FLOW
 CF - CHANNEL FLOW

NOTE: ON-SITE SOILS INFORMATION IS TAKEN FROM CLASS A HIGH INTENSITY SOIL SURVEY PREPARED BY MICHAEL CUOMO, ME CSS #211 (SOIL REPORT DATED OCTOBER 2016). ELSEWHERE, SOILS INFORMATION IS TAKEN FROM THE YORK COUNTY SOIL SURVEY.

- SUBCATCHMENT
- REACH
- POND
- ANALYSIS POINT

SYMBOL	SOIL SERIES	HYDROLOGIC SOIL GROUP
Bm	BIDDEFORD MUCKY PEAT*	D
BS	BIDDEFORD-SCANTIC COMPLEX, FILLED AND DITCHED*	D
DANI	DEVELOPED AREA NOT INVESTIGATED	N/A
Dx	DIXFIELD FINE SANDY LOAM	C
Em	ELMWOOD VERY FINE SANDY LOAM	C
Lt	LYMAN-TUNBRIDGE COMPLEX	C/D
Sc	SCANTIC SILT LOAM*	D
Sw	SWANTON VERY FINE SANDY LOAM	C/D
Ws	WESTBURY FINE SANDY LOAM	C

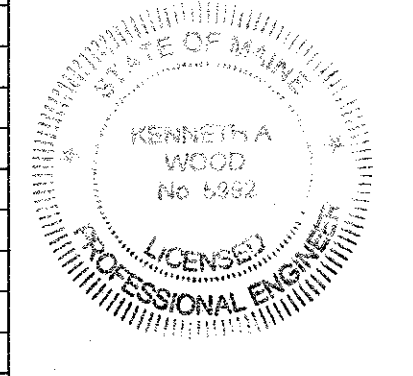
* WETLAND SOILS



7.1

STORMWATER: EXISTING CONDITIONS
 THE HOMESTEAD
 459 US ROUTE 1 KITTERY, MAINE

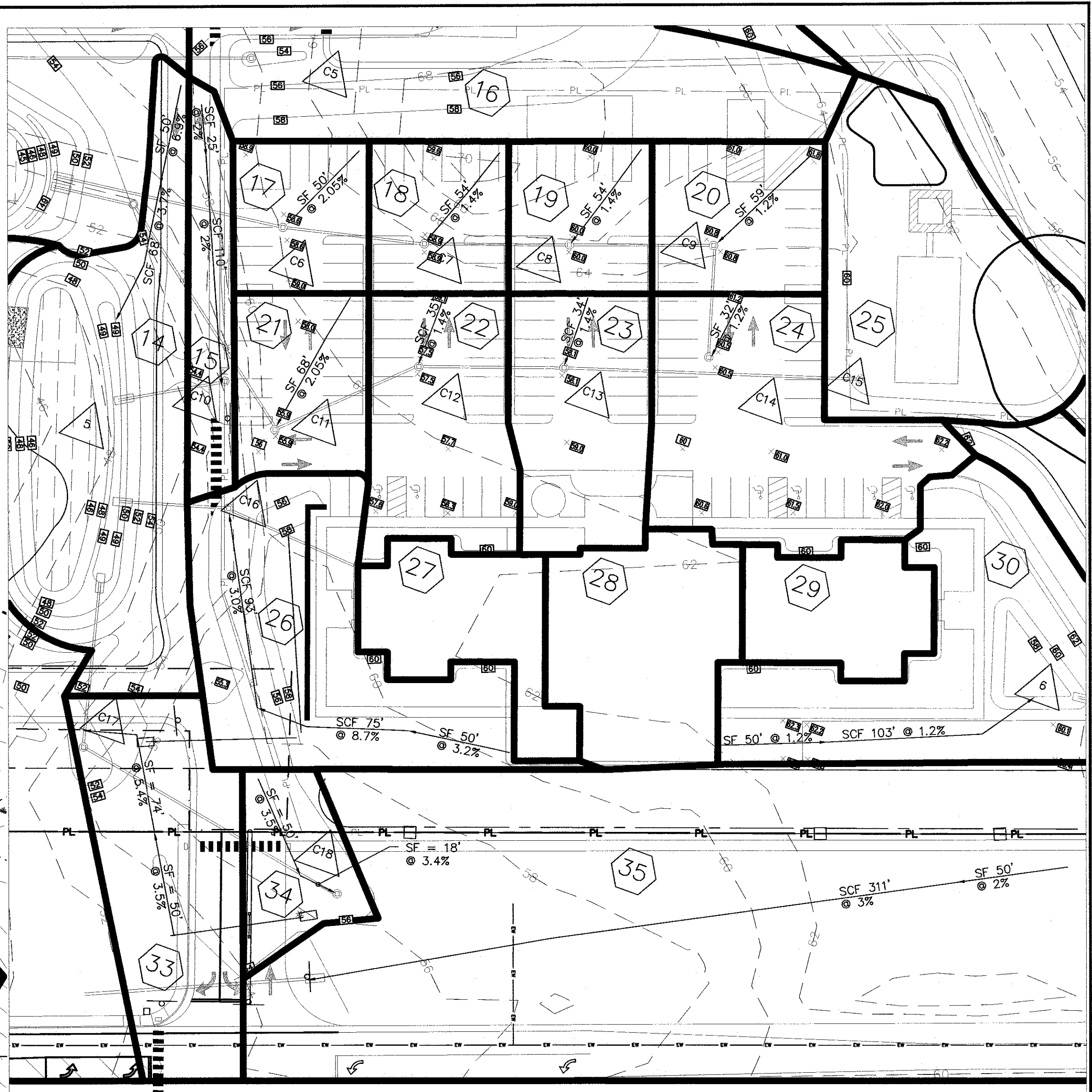
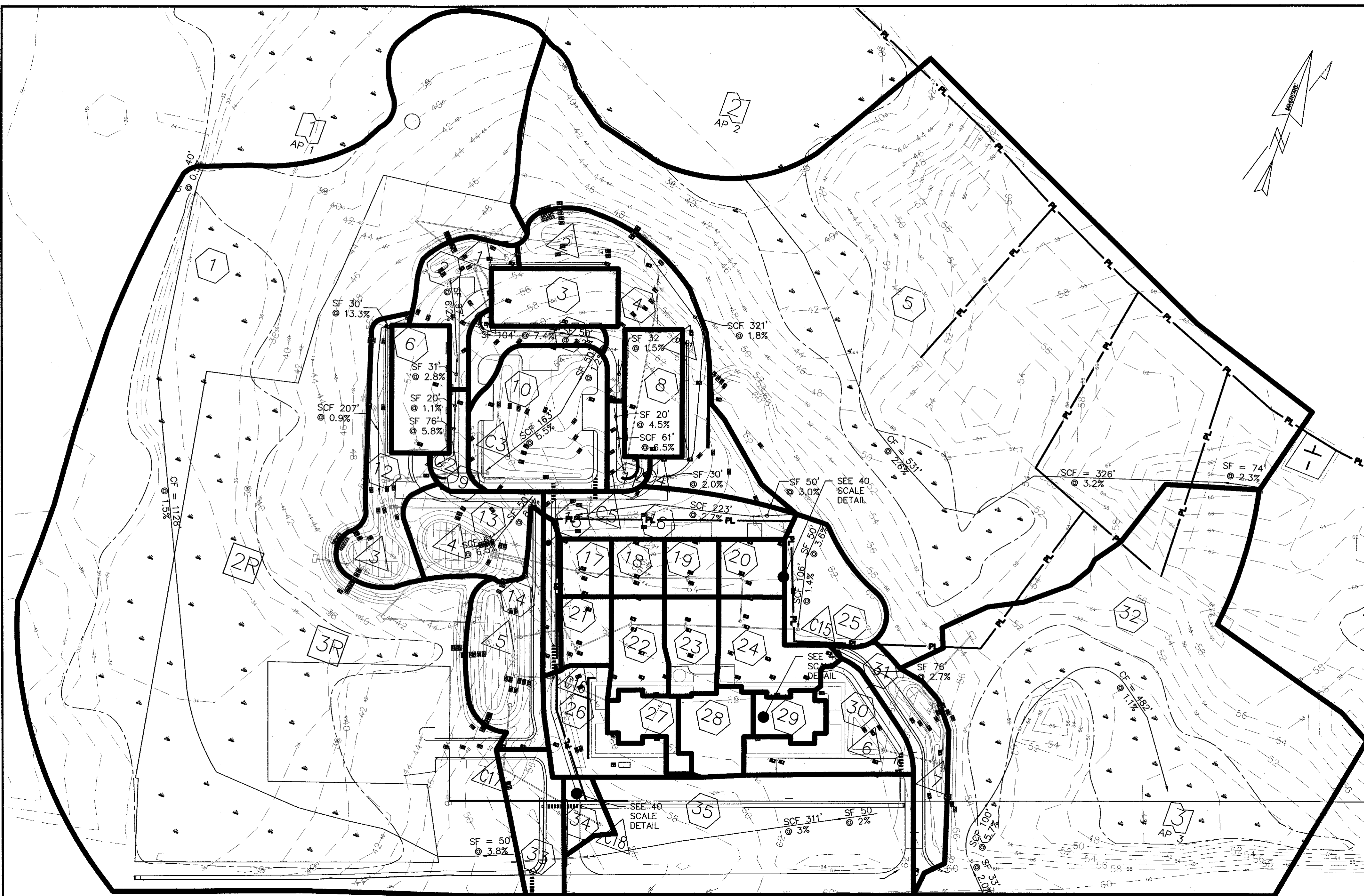
NO.	DESCRIPTION	DATE
J	FINAL PLAN SUBMISSION	01/24/2019
I	MDEP SUBMISSION	01/23/2019
H	PRELIMINARY PLAN SUBMISSION	9/20/2018
G	SW REVISION	4/20/2018
F	PRELIMINARY PLAN REVISION	4/19/2018
E	SW PLAN REVISION	4/16/2018
D	PRELIMINARY PLAN REVISION	03/27/2018
C	SW POND ADJUSTMENT	02/08/2018
B	SW POND ADJUSTMENT	02/06/2018
A	PRELIMINARY PLAN REVISION	1/18/2018
NO.	DESCRIPTION	DATE



FOR: LANDMARK HILL, LLC
 79 CONGRESS ST
 PORTSMOUTH, NH 03801

ATTAR ENGINEERING, INC.
 CIVIL • STRUCTURAL • MARINE
 1284 STATE ROAD - ELIOT, MAINE 03903
 PHONE: (207)439-6023 FAX: (207)439-2128

SCALE:	APPROVED BY:	DRAWN BY:
1" = 80'		BRN
DATE:		REVISION : DATE
02/08/2018		J: 01/24/2019
JOB NO: C052-18	FILE: THE HOMESTEAD BASE	SHEET 7.1



STORMWATER SUBCATCHMENTS DETAIL
40 SCALE

POUND SIZING CALCULATIONS

AREA	IMP. (ft²)	LA. (ft²)	RA. (ft³)	BMP	CPV (ft³)	P. POOL (ft³)	CHECK
Pond 1							
25	2,979	9,312	0		559		
72	3,177	2,363	0		425		
Total	6,156	12,255	0		983		
5% Impervious + 2% Landscaped Area = 580							
5% Impervious + 2% Remaining Area = 950							
Provided CPV = 1,544							
Provided Area = 717							
OK							
Pond 2							
42	2,519	30,298	0		1,216		
35	11,448	0	0		864		
82	11,448	0	0		864		
115	2,016	1,634	0		222		
Total	27,427	31,840	0		3,147		
5% Impervious + 2% Landscaped Area = 2,008							
5% Impervious + 2% Remaining Area = 2,008							
Provided CPV = 5,303							
Provided Area = 2903							
OK							
Pond 3							
162	11,448	0	0	Soil Filter	954	N/A	
85	2,114	2,048	0		244		
105	10,218	18,309	0		1,486		
125	2,079	15,842	0		705		
155	3,188	953	0		285		
165	3,452	14,845	0		773		
Total	32,276	52,457	0		4,437	N/A	0.00
5% Impervious + 2% Landscaped Area = 2,862							
5% Impervious + 2% Remaining Area = 2,862							
Provided CPV = 5,289							
Provided Area = 2,823							
OK							
Pond 4							
192	1,884	14,383	0		536		
173	3,795	846	0		344		
182	4,344	437	0		377		
199	4,447	456	0		386		
205	5,023	897	0		449		
213	5,099	393	0		435		
225	7,164	1,214	0		637		
235	6,723	1,162	0		600		
245	11,209	1,811	0		969		
255	402	14,483	0		619		
Total	50,117	35,002	0		5,373	N/A	0.00
5% Impervious + 2% Landscaped Area = 5,324							
5% Impervious + 2% Remaining Area = 5,324							
Provided CPV = 6,177							
Provided Area = 3,637							
OK							
Pond 5							
142	4,223	15,637	0	Soil Filter	933	N/A	
252	3,186	933	0		295		
262	3,880	10,529	0		670		
272	3,983	437	0		409		
285	8,752	0	0		738		
325	5,844	0	0		490		
335	2,125	1,934	0		242		
345	4,341	9,915	0		659		
Total	37,224	34,834	0		4,031	N/A	
5% Impervious + 2% Landscaped Area = 2,293							
5% Impervious + 2% Remaining Area = 2,293							
Provided CPV = 6,409							
Provided Area = 3,544							
OK							
Pond 7							
305	7,004	8,854	0	Soil Filter	922	N/A	
315	4,791	9,724	0		723		
Total	12,395	18,578	0		1,645	N/A	0.00
5% Impervious + 2% Landscaped Area = 987							
5% Impervious + 2% Remaining Area = 987							
Provided CPV = 2,438							
Provided Area = 1,128							
OK							

TABLE 1 - QUANTITY CALCULATIONS

	EXISTING	STORM EVENT		
		2	10	25
AP 1	13.65	31.29	43.10	
AP 2	6.39	15.32	21.43	
AP 3	6.43	14.73	20.26	
DEVELOPED				
AP 1	8.39	21.15	29.73	
AP 2	5.31	12.72	17.79	
AP 3	6.08	13.56	18.87	
CHANGE				
AP 1	-5.26	-10.14	-13.37	
AP 2	-1.08	-2.60	-3.64	
AP 3	-0.35	-1.17	-1.39	
TOTAL	-6.69	-13.91	-18.40	

TREATMENT CALCULATIONS

New Impervious Area to be Treated @85% = 170,982 sf
New Developed Area to be Treated @80% = 389,643 sf

3.83 Acres
8.94 Acres

AREA		IMP. (ft²)		LA. (ft²)		DEV. (ft²)	
Ext.	Created	Total	Treated	Ext.	Created	Total	Treated
	Require to Treat	Hydro (CAD)	Hydro (CAD)		Require to Treat	Hydro (CAD)	Hydro (CAD)
18	1,353	0	1,353	13,669	0	13,669	1,933
29	2,979	2,979	0	9,312	0	2,979	12,291
35	11,448	11,448	0	0	0	11,448	11,448
45	2,515	2,515	0	30,206	30,206	0	11,448
50	0	0	0	9,203	0	9,203	0
85	11,448	11,448	0	0	0	11,448	11,448
88	3,317	3,317	0	2,063	2,063	0	3,317
89	11,448	11,448	0	0	0	11,448	11,448
95	2,114	2,114	0	2,048	2,048	0	4,162
105	10,018	10,018	0	18,599	18,599	0	28,997
115	2,016	2,016	0	1,634	1,634	0	3,650
125	2,078	2,078	0	1,942	1,942	0	1,942
135	1,994	1,994	0	1,493	1,493	0	1,493
145	4,623	4,623	0	1,527	1,527	0	20,150
155	3,186	3,186	0	633	633	0	4,099
165	3,452	3,452	0	14,545	14,545	0	17,997
175	3,795	3,795	0	846	846	0	4,841
185	4,344	4,344	0	427	427	0	4,781
195	4,447	4,447	0	456	456	0	4,903
205	5,032	5,032	0	897	897	0	5,929
215	5,099	5,099	0	393	393	0	5,452
225	7,164	7,164	0	1,214	1,214	0	8,378
235	6,723	6,723	0	1,182	1,182	0	7,905
245	11,209	11,209	0	1,811	1,811	0	12,990
255	400	400	0	14,483	14,483	0	14,483
275	3,983	3,983	0	10,625	10,625	0	14,415
285	8,752	8,752	0	0	0	8,752	8,752
295	5,844	5,844	0	533	533	0	6,044
305	7,004	7,004	0	894	894	0	12,558
315	4,791	4,791	0	1,214	1,214	0	14,615
325	0	0	0	2,133	2,133	0	2,133
335	2,125	2,125	0	984	984	0	4,059
345	4,341	4,341	0	891	891	0	10,296
TOTAL	0	170,982	163,889	7,113	0	218,601	184,683

NEW

AREA	IMP. (ft²)	DEV. (ft²)
Total Area	163,959	348,552
Total Acres	3.78	8.00
% Treated	95.8%	89.5%

95% IMP. AND 80% DEV IS REQUIRED

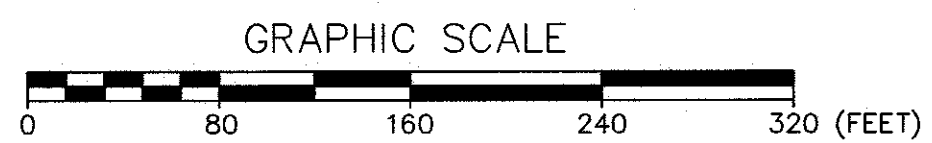
FLOW TYPES

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SCF - SHALLOW CONCENTRATED FLOW
CF - CHANNEL FLOW

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BS	BIDDEFORD-SCANTIC COMPLEX, FILLED AND DITCHED*	D
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Dx	DIXFIELD FINE SANDY LOAM	C
Em	ELMWOOD VERY FINE SANDY LOAM	C
LT	LYMAN-TUNBRIDGE COMPLEX	C/D
Sc	SCANTIC SILT LOAM*	D
Sw	SWANTON VERY FINE SANDY LOAM	C/D
Ws	WESTBURY FINE SANDY LOAM	C

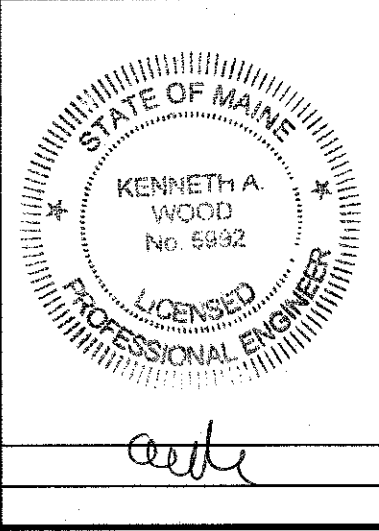
* WETLAND SOILS



7.2

STORMWATER: PROPOSED CONDITIONS
THE HOMESTEAD
459 US ROUTE 1 KITTEBY, MAINE

NO.	DESCRIPTION	DATE
M	HOTEL REVISION	11/21/2019
L	FINAL PLAN REVISION	03/27/2019
K	FINAL PLAN SUBMISSION	01/24/2019
J	MDEP SUBMISSION	01/23/2019
I	PRELIMINARY PLAN SUBMISSION	9/20/2018
H	PRELIMINARY PLAN REVISION	5/08/2018
G	SW REVISION	4/20/2018
F	PRELIMINARY PLAN REVISION	4/19/2018
E	SW PLAN REVISION	4/16/2018
D	PRELIMINARY PLAN REVISION	03/27/2018
C	SW POND ADJUSTMENT	02/08/2018



FOR: LANDMARK HILL, LLC
79 CONGRESS ST
PORTSMOUTH, NH 03801

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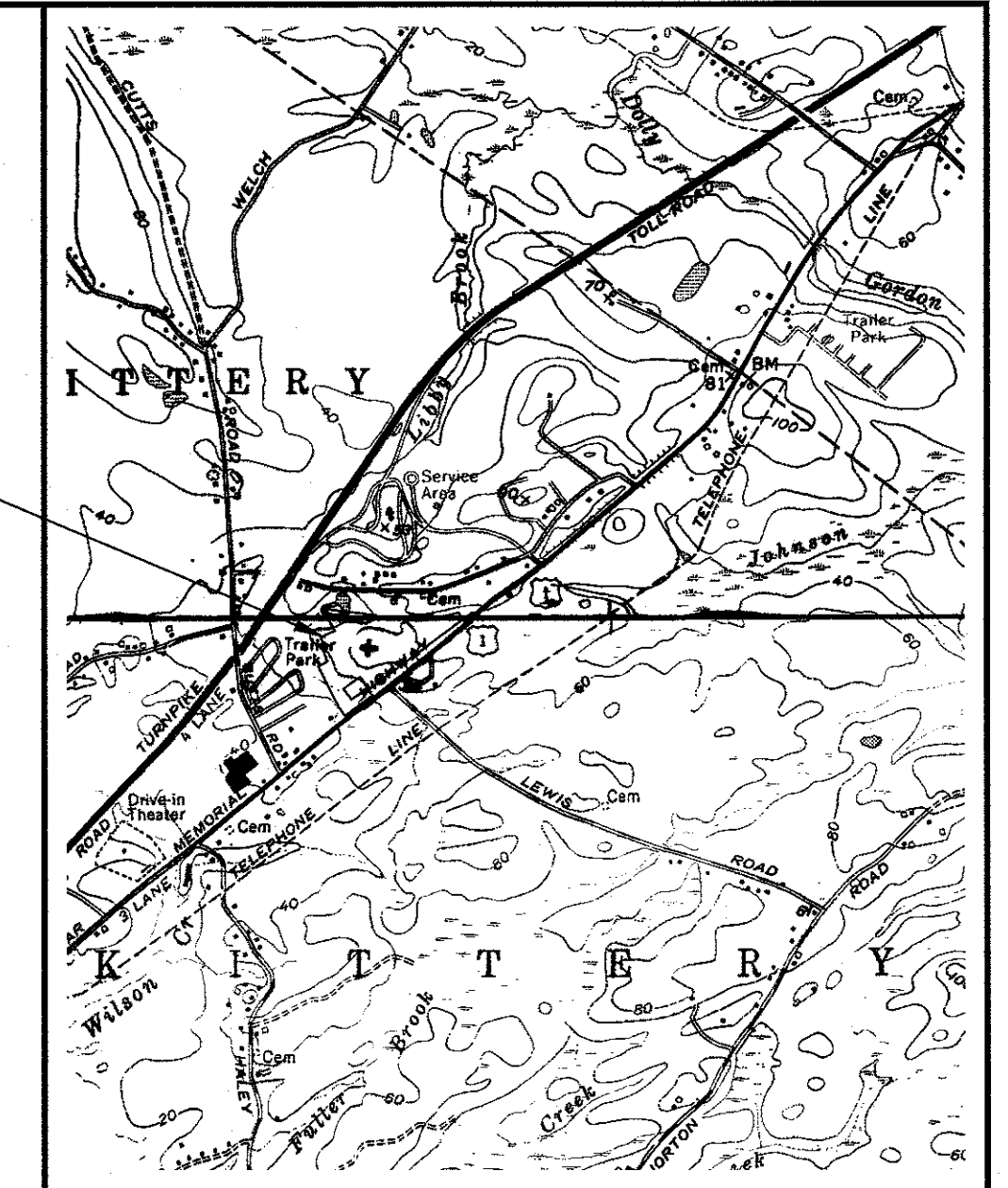
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DATE: 02/08/2018

APPROVED BY: [Signature]
DRAWN BY: BRN
REVISION : DATE
M: 11/21/2019

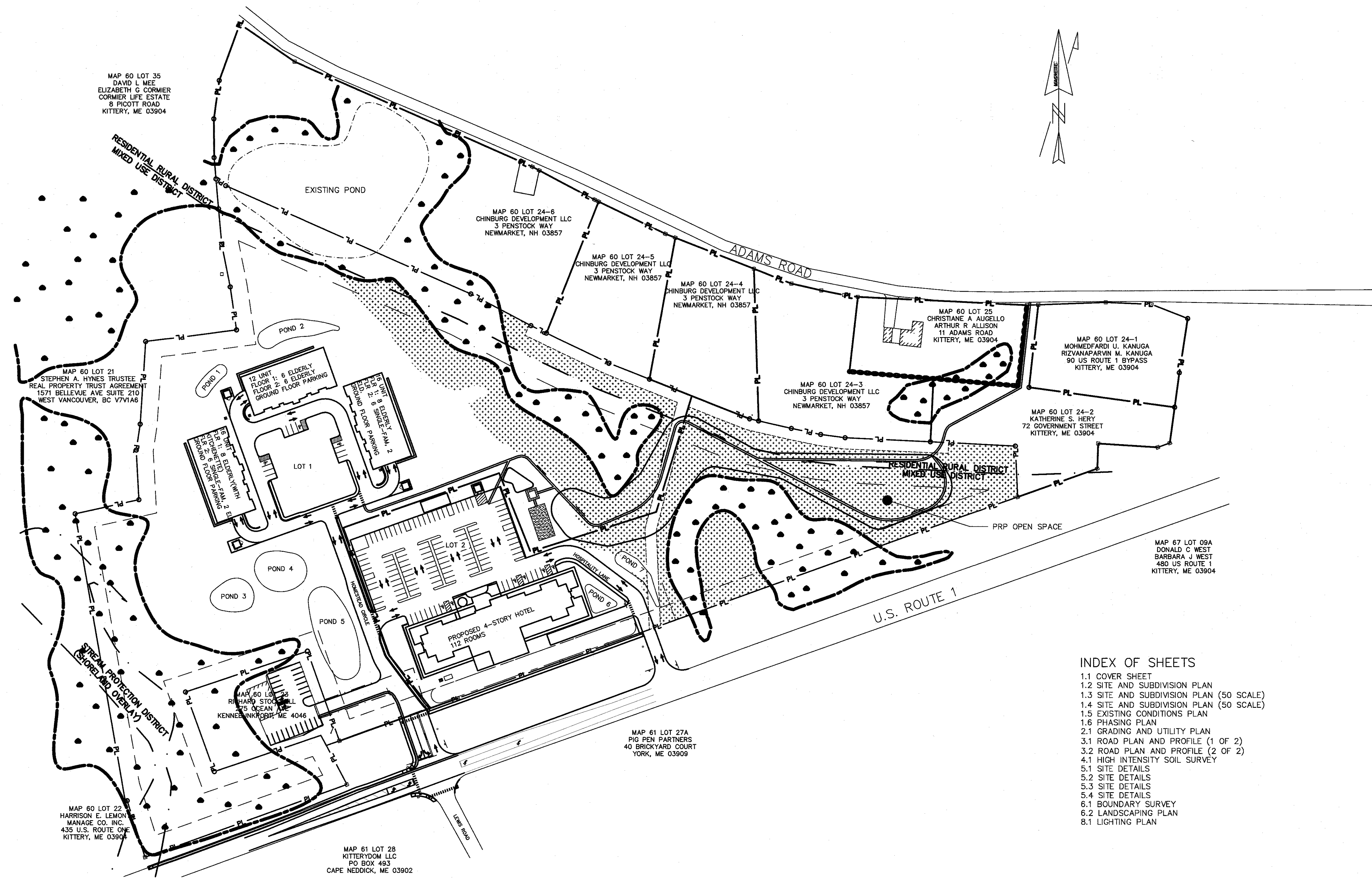
JOB NO: C052-18 FILE: THE HOMESTEAD BASE SHEET 7.2

THE HOMESTEAD SUBDIVISION

U.S. ROUTE 1, KITTERY, MAINE



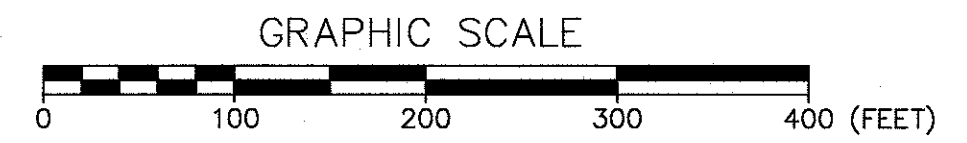
LOCATION MAP
SCALE: 1" = 2,000'



- INDEX OF SHEETS**
- 1.1 COVER SHEET
 - 1.2 SITE AND SUBDIVISION PLAN
 - 1.3 SITE AND SUBDIVISION PLAN (50 SCALE)
 - 1.4 SITE AND SUBDIVISION PLAN (50 SCALE)
 - 1.5 EXISTING CONDITIONS PLAN
 - 1.6 PHASING PLAN
 - 2.1 GRADING AND UTILITY PLAN
 - 3.1 ROAD PLAN AND PROFILE (1 OF 2)
 - 3.2 ROAD PLAN AND PROFILE (2 OF 2)
 - 4.1 HIGH INTENSITY SOIL SURVEY
 - 5.1 SITE DETAILS
 - 5.2 SITE DETAILS
 - 5.3 SITE DETAILS
 - 5.4 SITE DETAILS
 - 6.1 BOUNDARY SURVEY
 - 6.2 LANDSCAPING PLAN
 - 8.1 LIGHTING PLAN

STATE OF MAINE
YORK COUNTY ss. REGISTRY OF DEEDS
RECEIVED _____, 20____
AT _____, M, AND RECORDED IN
PLAN BOOK _____, PAGE _____
ATTEST _____ REGISTER

TOWN OF KITTERY PLANNING BOARD	DATE

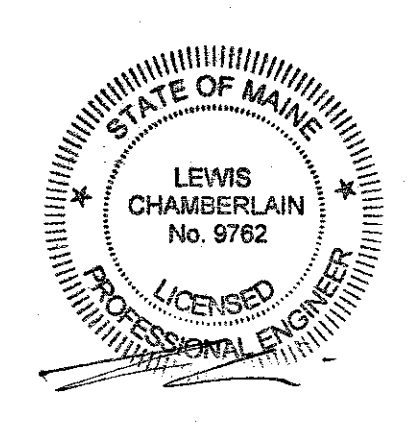


OWNER: DSS LAND HOLDINGS LLC
PO BOX 242
YORK, ME 03909

APPLICANT: LANDMARK HILL, LLC
79 CONGRESS ST.
PORTSMOUTH, NH 03801

1.1 COVER SHEET
THE HOMESTEAD
459 US ROUTE 1 KITTERY, MAINE

NO.	DESCRIPTION	DATE
L	MAJOR MODIFICATION - GRADING REVISION	02/06/2020
K	HOTEL REVISION	11/21/2019
J	FINAL PLAN REVISION	03/27/2019
I	FINAL PLAN SUBMISSION	01/24/2019
H	MDEP SUBMISSION	01/23/2019
G	PRELIMINARY PLAN REVISION	11/08/2018
F	PRELIMINARY PLAN REVISION	10/18/2018
E	PRELIMINARY PLAN SUBMISSION	9/20/2018
D	PLANNING REVIEW COMMENTS	8/9/2018



FOR: LANDMARK HILL, LLC
79 CONGRESS ST
PORTSMOUTH, NH 03801

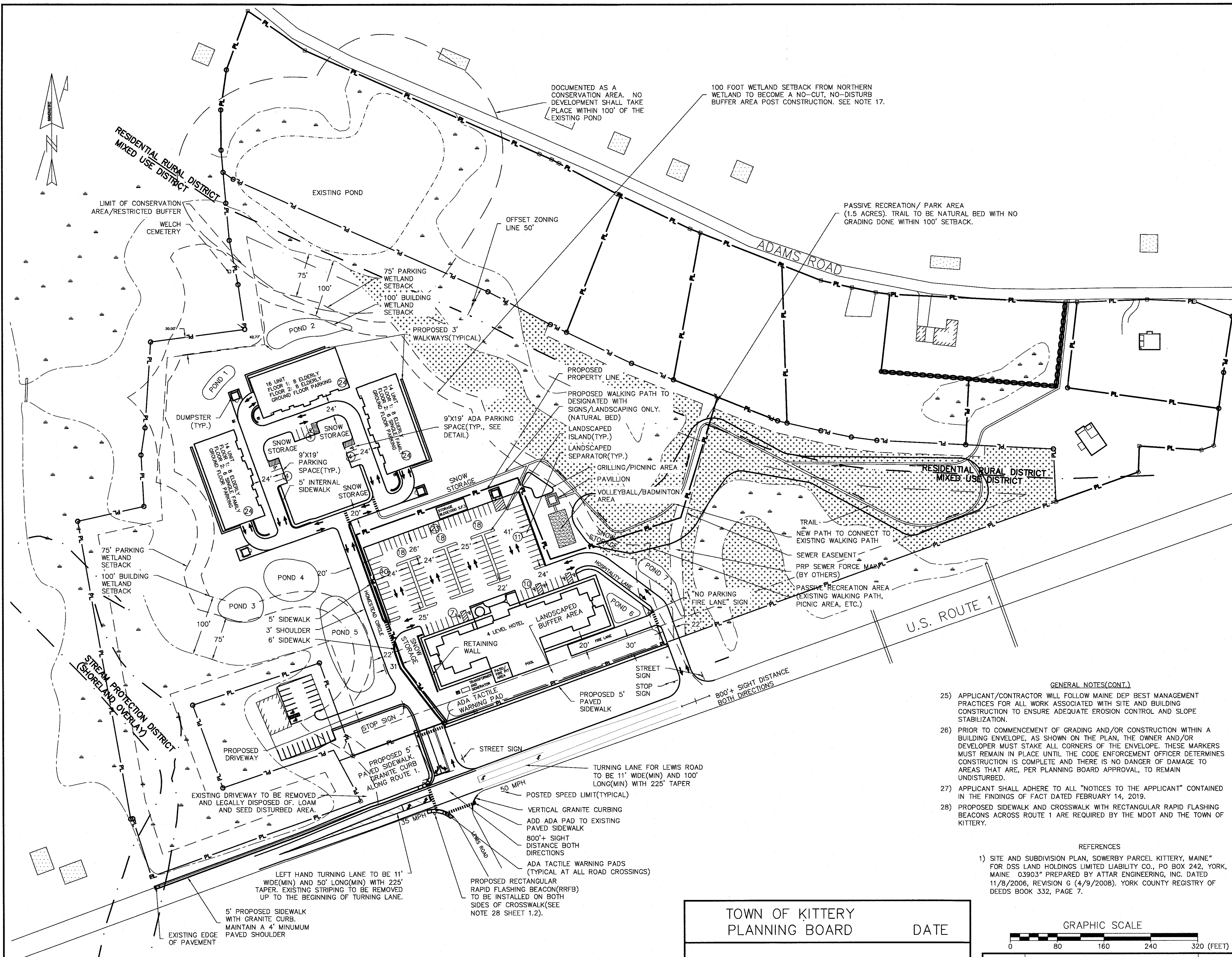
ATTAR ENGINEERING, INC.
CIVIL • STRUCTURAL • MARINE
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 100'
DATE: 02/08/2018
JOB NO: C052-20

APPROVED BY: *[Signature]*
DATE: 2/6/20

DRAWN BY: BRN
REVISION: DATE
L: 02/06/2020
SHEET 1.1

FILE: THE HOMESTEAD BASE



- GENERAL NOTES**
- THIS PLAN PROVIDES DETAILS FOR A MIXED USE DEVELOPMENT AT 459 U.S. ROUTE 1 CONSISTING OF 32 SINGLE-FAMILY (ELDERLY) APARTMENTS AND 12 SINGLE-FAMILY RESIDENTIAL UNITS IN 3 BUILDINGS AND A 112 ROOM HOTEL. SINGLE-FAMILY RESIDENTIAL UNITS ON THE UPPER FLOORS OF A MIXED-USE BUILDING ARE A "PERMITTED USE". HOUSING FOR THE ELDERLY AND A HOTEL ARE "SPECIAL EXCEPTION USES". THE PROPERTY IS TO BE SUBDIVIDED INTO TWO SEPARATE PROPERTIES (SEE PROPOSED PROPERTY LINE ON SITE PLANS). LOT 1 HAS 590,468 SF OF AREA AND 552' OF STREET FRONTAGE. LOT 2 HAS 285,904 SF OF AREA AND 1104' OF STREET FRONTAGE.
 - THIS SITE WAS PREVIOUSLY APPROVED AS THE SOWERBY MIXED-USE PROJECT IN 2008. SEE REF. 1.
 - THE PARCEL, IDENTIFIED AS LOT 24 ON TAX MAP 60, CONTAINS APPROXIMATELY 20.12 ACRES; AND IS LOCATED WITHIN THE MIXED-USE (MU), RESIDENTIAL RURAL (R-RL) AND SHORELAND OVERLAY ZONING DISTRICTS. THE PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER SYSTEMS.
 - SPACE AND BULK REQUIREMENTS FOR THE MIXED USE ZONING DISTRICT ARE AS FOLLOWS:

MIXED USE DISTRICT					
MIN. LOT AREA	200,000 SF	(LOT 1: 590,468 SF, LOT 2: 285,904 SF)			
MIN. STREET FRONTAGE	250'	(LOT 1: 552', LOT 2: 1104')			
MIN. FRONT SETBACK	30'				
MIN. SIDE SETBACK	40'	(100' WETLAND SETBACK SUPERCEDES)			
MIN. REAR SETBACK	40'	(100' WETLAND SETBACK SUPERCEDES)			
MAX BUILDING HEIGHT	40'				

PARKING IS CALCULATED AS FOLLOWS:

UNIT TYPE	NO. OF UNITS/SF	SPACES/UNIT	SF/UNIT	REQUIRED
ELDERLY	32	1.5	N/A	48
APARTMENTS	12	2	N/A	24
HOTEL	112	1	N/A	115(CONF.ROOM)

TOTAL REQUIRED SPACES = 187 WITH 199 PROVIDED(24 ON GROUND FLOOR OF RESIDENTIAL BUILDINGS, EACH WITH 2 ADA SPACES, 12 EXTERIOR GUEST SPACES (3 ADA), 6 ADA SPACES AT HOTEL)

- BUILDABLE AREA/RESIDENTIAL DENSITY
- MIXED-USE REQUIREMENT IS CALCULATED AS FOLLOWS:
- PROPERTY LINES, WETLANDS, EXISTING CONDITIONS AND TOPOGRAPHY ARE FROM REFERENCE 1.
- TOTAL OPEN SPACE REQUIRED IS 35%. 25% OF OPEN SPACE MUST BE IN FRONT 50% OF THE PARCEL.
- LANDSCAPING ALONG THE FRONTAGE OF US ROUTE 1 SHALL CONSIST OF A MIXTURE OF EVERGREEN AND DECIDUOUS TREES AND SHRUBS.
- ALL BUILDINGS WILL BE SPRINKLERED FOR FIRE PROTECTION.
- TOTAL AREA TO BE DISTURBED: 8.92 ACRES, TOTAL IMPERVIOUS AREA: 3.89 ACRES, TOTAL LOT STREET FRONTAGE 1655.7 FT.
- A 50' ZONE BOUNDARY EXTENSION IS REQUESTED FOR THE MIXED-USE BOUNDARY TO THE NORTH(SHOWN ON SITE PLAN).
- EXPECTED ANNUAL AVERAGE DAILY TRAFFIC(AADT) = 32 X 3.48(ELDERLY, ITE 252) + 12 X 6.59(RESIDENTIAL/APARTMENT, ITE 221) + 112 X 8.92(HOTEL, ITE 310/320) = 1,190 TRIPS/DAY.
- RESIDENTS OF THE ELDERLY AND APARTMENT UNITS WILL BE ALLOWED TO PURCHASE HEALTH CLUB/POOL MEMBERSHIPS FROM THE HOTEL.
- HOMESTEAD CIRCLE AND HOSPITALITY LANE TO BE AND MUST REMAIN PRIVATE ROADS, WITH THE PROPERTY OWNERS OR OTHER SUCH ENTITIES BEARING ALL RESPONSIBILITY FOR MAINTENANCE INCLUDING BUT NOT LIMITED TO, SNOWPLOWING, PAVING AND STORMWATER SYSTEM OPERATION AND REPAIR. NO ON-STREET PARKING WILL BE PERMITTED.

- GENERAL NOTES(CONT.)**
- 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.
 - PRIOR TO 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 COMPLETE AND THERE IS NO DANGER OF DAMAGE TO AREAS THAT ARE, PER PLANNING BOARD APPROVAL, TO REMAIN UNDISTURBED.
 - APPLICANT SHALL ADHERE TO ALL "NOTICES TO THE APPLICANT" CONTAINED IN THE FINDINGS OF FACT DATED FEBRUARY 14, 2019.
 - PROPOSED SIDEWALK AND CROSSWALK WITH RECTANGULAR RAPID FLASHING BEACONS ACROSS ROUTE 1 ARE REQUIRED BY THE MDT AND THE TOWN OF KITTERY.

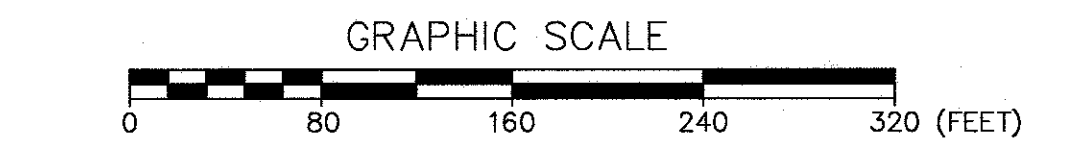
REFERENCES

- SITE AND SUBDIVISION PLAN, "SOWERBY PARCEL KITTERY, MAINE" FOR DSS LAND HOLDINGS LIMITED LIABILITY CO., PO BOX 242, YORK, MAINE 03903 PREPARED BY ATTAR ENGINEERING, INC. DATED 11/8/2006, REVISION 6 (4/9/2008). YORK COUNTY REGISTRY OF DEEDS BOOK 332, PAGE 7.

NEW SETBACK	UNDER GROUND UTILITIES	UGU	DRAINAGE STRUCTURE	⊙
DESIGNATED OPEN SPACE	SEWER MANHOLE	⊙	WATER VALVE	⊕
PROPERTY LINE	EXISTING WATER LINE	EW	WATER SHUT OFF	⊕
EXISTING CONTOUR	EXISTING SEWER LINE	ES	HYDRANT	⊕
PROPOSED CONTOUR	UTILITY POLE	⊙		
PROPOSED WATER MAIN	IRON PIN	⊙		
PROPOSED WATER SERVICE	STONE MONUMENT	⊙		
PROPOSED SEWER LINE				

STATE OF MAINE
YORK COUNTY ss. REGISTRY OF DEEDS
RECEIVED _____ 20____
AT _____ M., AND RECORDED IN
PLAN BOOK _____ PAGE _____
ATTEST _____ REGISTER

TOWN OF KITTERY	DATE
PLANNING BOARD	



NO.	DESCRIPTION	DATE
L	MAJOR MODIFICATION	02/06/2020
K	HOTEL REVISION	11/21/2019
J	FINAL PLAN REVISION	03/27/2019
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G	PRELIMINARY PLAN REVISION	11/08/2018
F	PRELIMINARY PLAN REVISION	10/18/2018
E	PRELIMINARY PLAN SUBMISSION	9/20/2018
-	SEE EARLIER PLANS FOR PREVIOUS REVISIONS	-

1.2 SITE AND SUBDIVISION PLAN
THE HOMESTEAD
459 US ROUTE 1 KITTERY, MAINE

FOR: LANDMARK HILL, LLC
79 CONGRESS ST
PORTSMOUTH, NH 03801

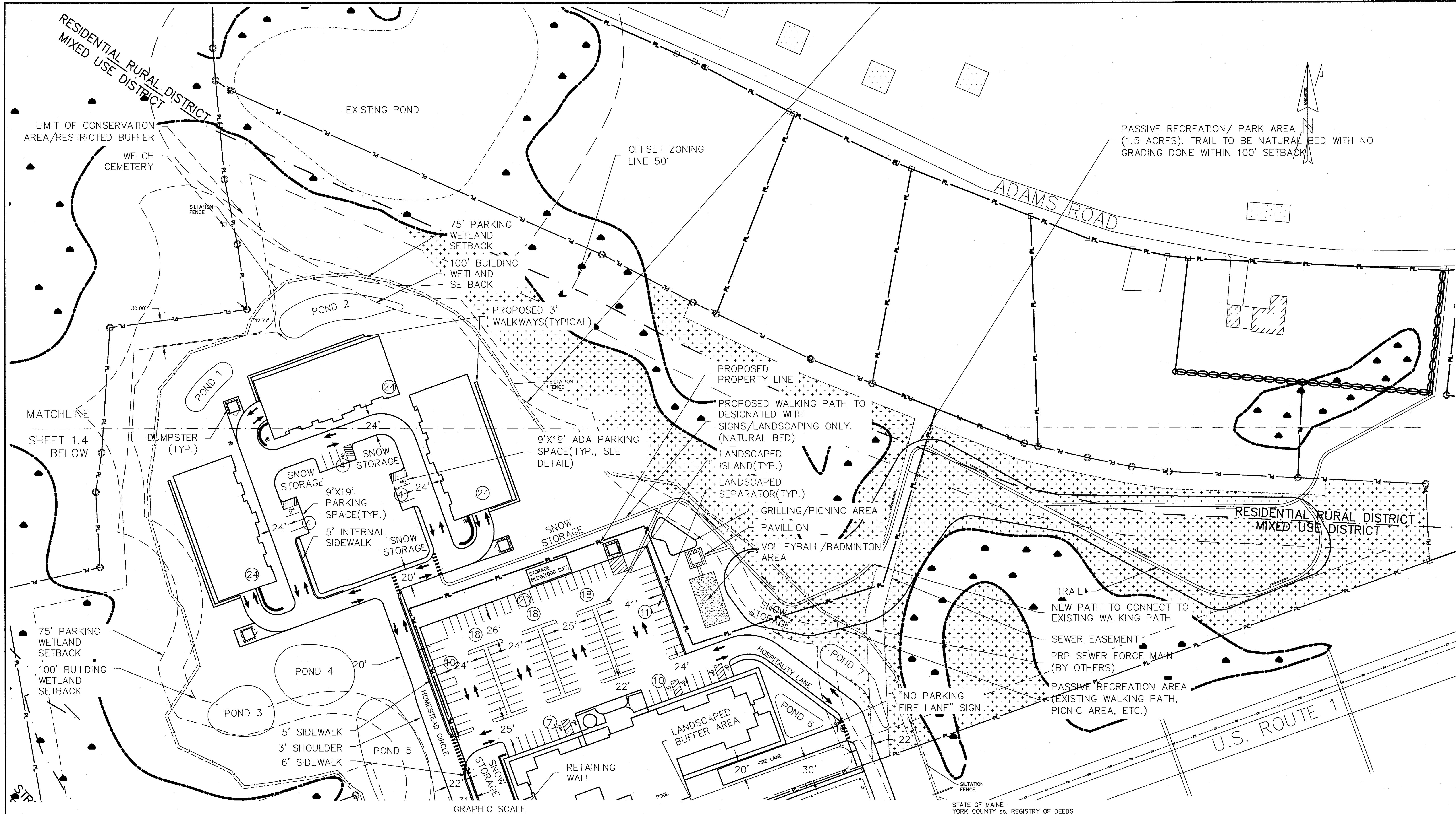
ATTAR ENGINEERING, INC.
CIVIL • STRUCTURAL • MARINE
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 80'
DATE: 02/08/2018
JOB NO: C052-20

APPROVED BY: *[Signature]*
DATE: 2/8/20

DRAWN BY: BRN
REVISION: DATE
L: 02/06/2020
SHEET 1.2

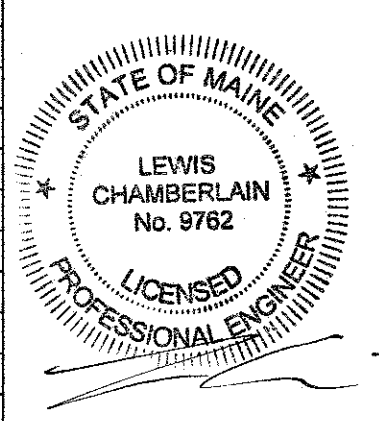
TAX MAP 60, LOT 24



LEGEND			
NEW SETBACK	---XXX---	UNDER GROUND UTILITIES	UGU
DESIGNATED OPEN SPACE	[Stippled Area]	SEWER MANHOLE	⊙
PROPERTY LINE	---XXX---	EXISTING WATER LINE	EW
EXISTING CONTOUR	---XXX---	EXISTING SEWER LINE	ES
PROPOSED CONTOUR	---XXX---	UTILITY POLE	○
PROPOSED WATER MAIN	---W---	IRON PIN	○
PROPOSED WATER SERVICE	---W---	STONE MONUMENT	□
PROPOSED SEWER LINE	---S---		
		DRAINAGE STRUCTURE	⊙
		WATER VALVE	⊙
		WATER SHUT OFF	⊙
		HYDRANT	⊙

TOWN OF KITTERY PLANNING BOARD	DATE

STATE OF MAINE YORK COUNTY ss. REGISTRY OF DEEDS RECEIVED		
AT _____ M., AND RECORDED IN PLAN BOOK _____ PAGE _____		
ATTEST _____		REGISTER
NO.	DESCRIPTION	DATE
L	MAJOR MODIFICATION	02/06/2020
K	HOTEL REVISION	11/21/2019
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F	PRELIMINARY PLAN REVISION	10/18/2018
E	PRELIMINARY PLAN SUBMISSION	9/20/2018
-	SEE EARLIER PLANS FOR PREVIOUS REVISIONS	



1.3 SITE AND SUBDIVISION PLAN 50 SCALE
THE HOMESTEAD
459 US ROUTE 1 KITTERY, MAINE

FOR: LANDMARK HILL, LLC
79 CONGRESS ST
PORTSMOUTH, NH 03801

ATTAR ENGINEERING, INC.
CIVIL • STRUCTURAL • MARINE
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 50'
DATE: 02/08/2018
JOB NO: C052-20

APPROVED BY: [Signature]
DATE: 2/6/20

FILE: THE HOMESTEAD BASE

DRAWN BY: BRN
REVISION: DATE L: 02/06/2020
SHEET 1.3

GENERAL NOTES

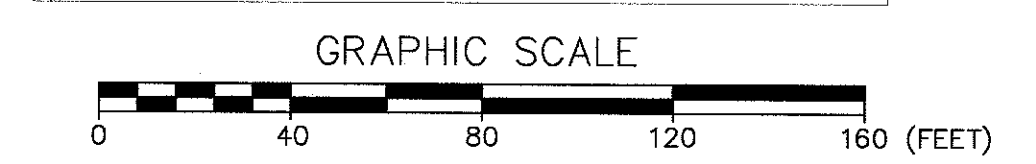
- SEWER MAINS TO BE 8" SDR 35 PVC. ALL OTHER APPURTENANCES SHALL MEET KITTERY SEWER DISTRICT STANDARDS. SEE DETAIL FOR TYPICAL INDIVIDUAL SERVICE SIZES.
- ALL PIPES, VALVES, FITTINGS, AND CONNECTIONS SHALL MEET CURRENT KITTERY WATER DISTRICT STANDARDS.
- ALL WATER SERVICES TO BE EQUIPPED WITH CURB STOPS.
- ALL STORM DRAINS TO BE ADS N-12 (PE) OR APPROVED EQUAL.
- A MINIMUM OF 5.0' OF COVER SHALL BE MAINTAINED OVER ALL WATER LINES.
- CENTRAL MAINE POWER COMPANY WILL PREPARE THE ELECTRICAL PLAN FOR CONSTRUCTION. ALL ELECTRICAL, TELEPHONE, AND CABLE SERVICES WILL BE UNDERGROUND.
- NEW WATER AND SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH RESPECTIVE DISTRICT REQUIREMENTS.
- EACH E & S CELL REPRESENTS A LIMITED AREA TO BE CONSTRUCTED WITH ALL EROSION & SEDIMENT CONTROL MEASURES IN PLACE. ALL "CELLS" SHALL BE PROTECTED BY EROSION & SEDIMENT CONTROL BEST MANAGEMENT PRACTICES AS REQUIRED BY THE E & S PLAN. EROSION & SEDIMENT CONTROL SHALL BE MAINTAINED FOR EACH CELL THROUGH-OUT THE COMPLETION OF THE ENTIRE PROJECT. THE CELLS SHALL BE ESTABLISHED IN THERE NUMERICAL ORDER.

DRAINAGE STRUCTURE SCHEDULE

DESC	RIM ELEV	INV IN	INV OUT	PIPE SIZE(N.)
CB 1	59.0	-	54.0	12
CB 2	55.9	48.3	50.2	12
CB 3	55.80	-	53.0	12
CB 4	57.8	53.9(12"ø), 53.9(8"ø)	53.8(12"ø)	12, 6
CB 5	59.9	-	53.0	12
CB 6	53.9	-	50.8	12
CB 7	57.1	50.9	50.8	12
CB 8	63.4	55.7	55.6	12
CB 9	61.7	55.0	54.9	12
CB 10	61.7	56.6	56.5	12
CB 11	53.9	50.6	50.5	12
CB 12	57.4	52.8	52.7	12
CB 13	60.9	54.3	54.2	12
CB 14	60.9	55.1	55.0	12
DMH 2	54.0	49.5	49.4	12
CB 14	61.5	57.5	57.4	12
CB 15	59.8	-	56.7	12
CB 16	53.5	-	50.5	12
CB 17	54.0	48.6	48.5	12
CB 18	55.5	-	51.0	12

LEGEND

- NEW SETBACK
- DESIGNATED OPEN SPACE
- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED WATER MAIN
- PROPOSED WATER SERVICE
- PROPOSED SEWER LINE
- UNDER GROUND UTILITIES
- SEWER MANHOLE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- UTILITY POLE
- IRON PIN
- STONE MONUMENT
- DRAINAGE STRUCTURE
- WATER VALVE
- WATER SHUT OFF
- HYDRANT



2.1

GRADING AND UTILITY PLAN
THE HOMESTEAD
459 US ROUTE 1 KITTERY, MAINE

FOR: LANDMARK HILL, LLC
79 CONGRESS ST
PORTSMOUTH, NH 03801

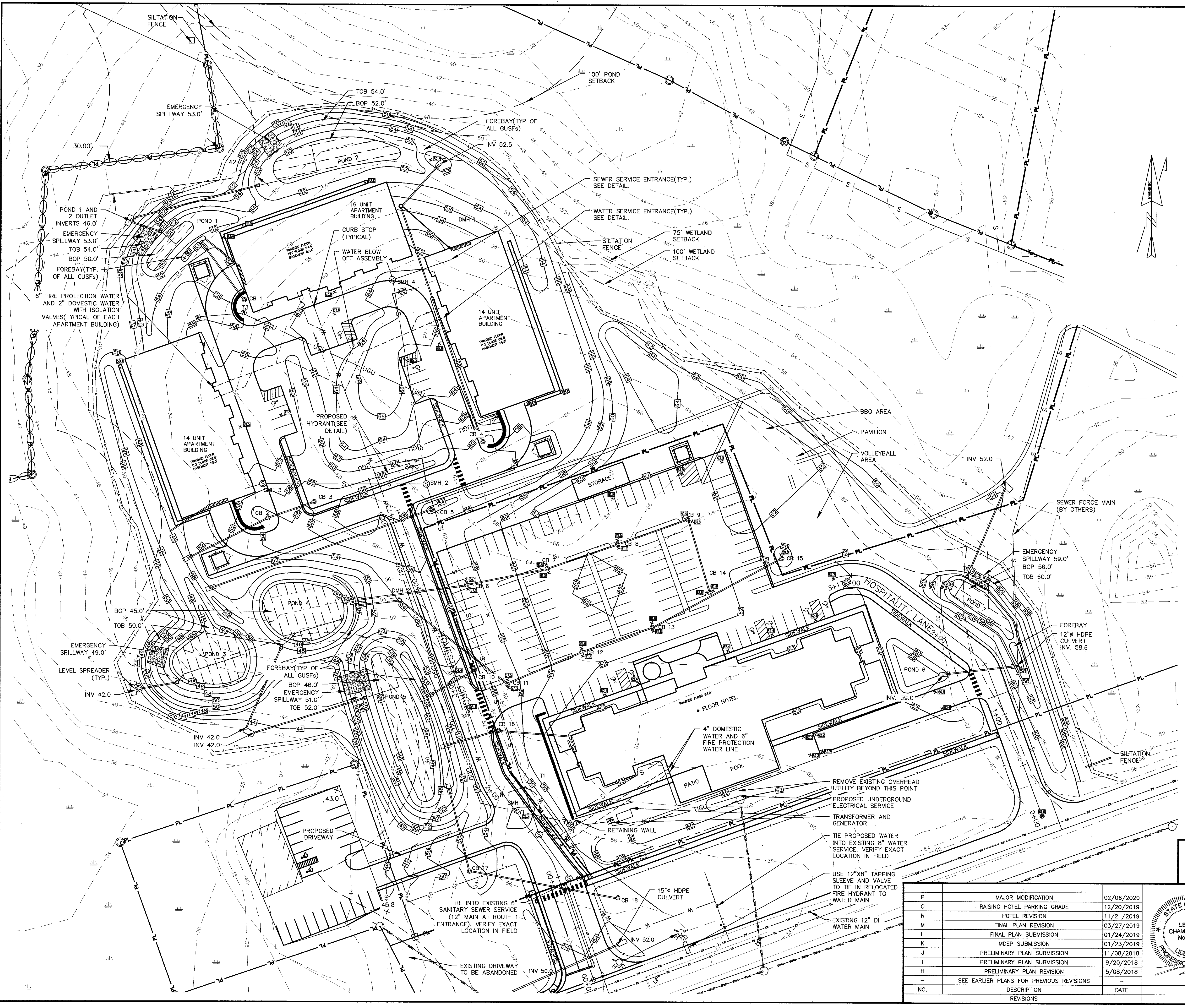
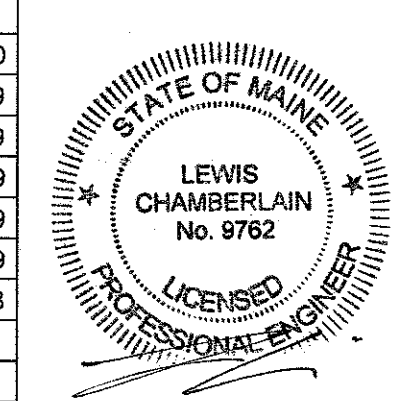
ATTAR ENGINEERING, INC.
CIVIL • STRUCTURAL • MARINE
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

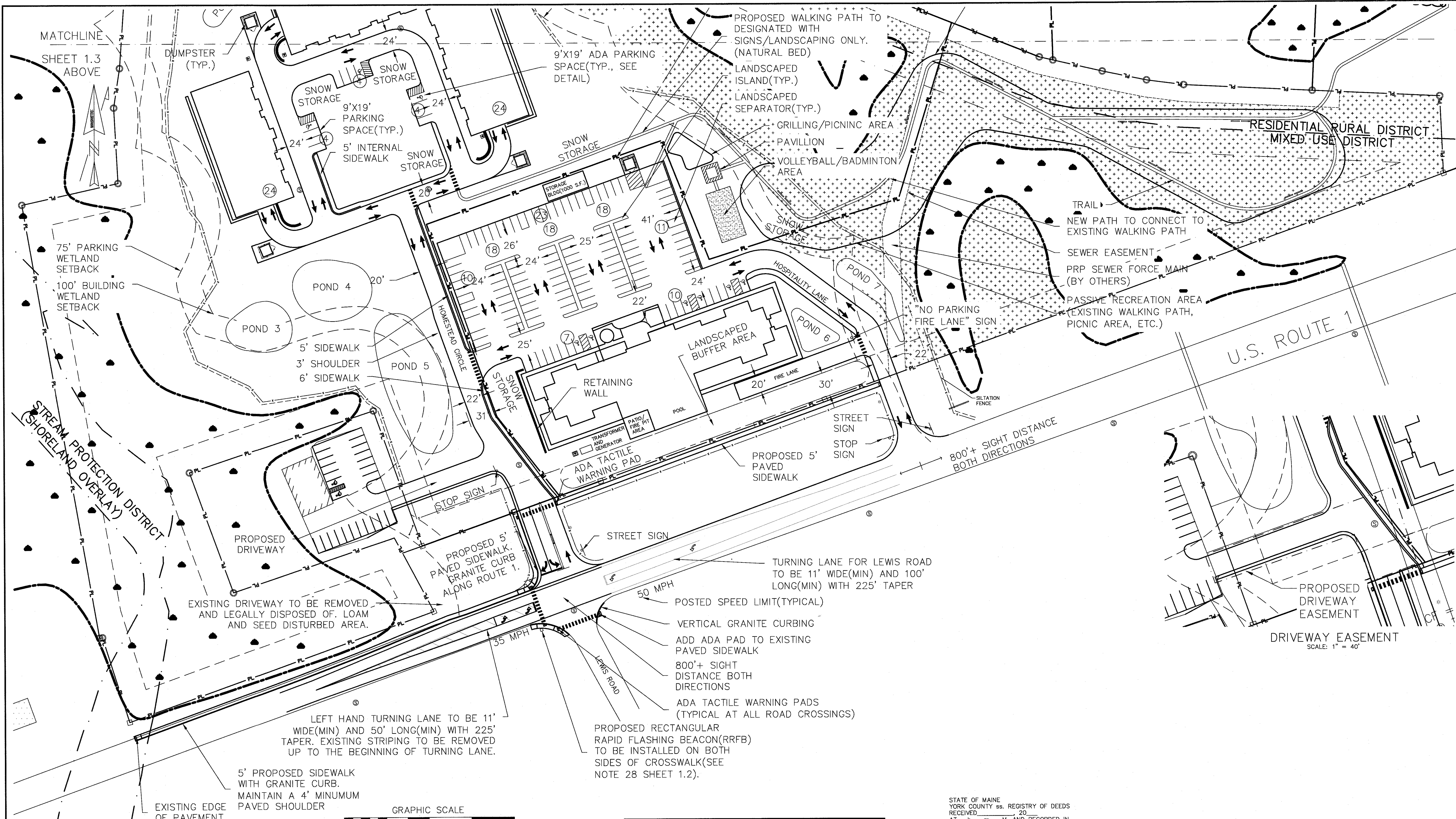
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DATE: 02/08/2018
JOB NO: C052-20

APPROVED BY: *[Signature]*
DRAWN BY: BRN
REVISION : DATE
P: 02/06/2020
SHEET 2.1

TAX MAP 60, LOT 24

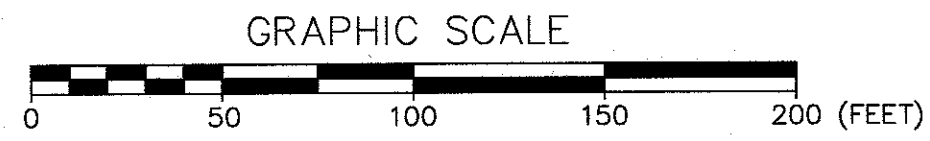
NO.	DESCRIPTION	DATE
P	MAJOR MODIFICATION	02/06/2020
O	RAISING HOTEL PARKING GRADE	12/20/2019
N	HOTEL REVISION	11/21/2019
M	FINAL PLAN REVISION	03/27/2019
L	FINAL PLAN SUBMISSION	01/24/2019
K	MDEP SUBMISSION	01/23/2019
J	PRELIMINARY PLAN SUBMISSION	11/08/2018
I	PRELIMINARY PLAN SUBMISSION	9/20/2018
H	PRELIMINARY PLAN REVISION	5/08/2018
-	SEE EARLIER PLANS FOR PREVIOUS REVISIONS	-





LEGEND

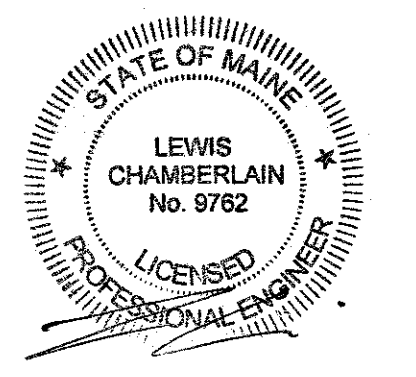
NEW SETBACK	UNDER GROUND UTILITIES	UGU	DRAINAGE STRUCTURE	⊙
DESIGNATED OPEN SPACE	SEWER MANHOLE	⊙	WATER VALVE	⊙
PROPERTY LINE	EXISTING WATER LINE	EW	WATER SHUT OFF	⊙
EXISTING CONTOUR	EXISTING SEWER LINE	ES	HYDRANT	⊙
PROPOSED CONTOUR	UTILITY POLE	⊙		
PROPOSED WATER MAIN	IRON PIN	⊙		
PROPOSED WATER SERVICE	STONE MONUMENT	⊙		
PROPOSED SEWER LINE				



TOWN OF KITTE DATE	
PLANNING BOARD	

STATE OF MAINE
YORK COUNTY ss. REGISTRY OF DEEDS
RECEIVED _____ 20____
AT _____ h. _____ m. _____ A.M. AND RECORDED IN
PLAN BOOK _____ PAGE _____
ATTEST _____ REGISTER

NO.	DESCRIPTION	DATE
L	MAJOR MODIFICATION	02/06/2020
K	HOTEL REVISION	11/21/2019
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F	PRELIMINARY PLAN REVISION	10/18/2018
E	PRELIMINARY PLAN SUBMISSION	9/20/2018
-	SEE EARLIER PLANS FOR PREVIOUS REVISIONS	-
	REVISIONS	



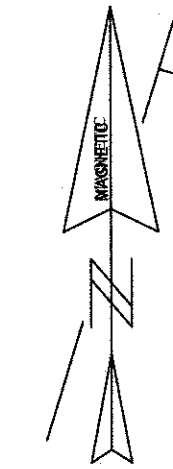
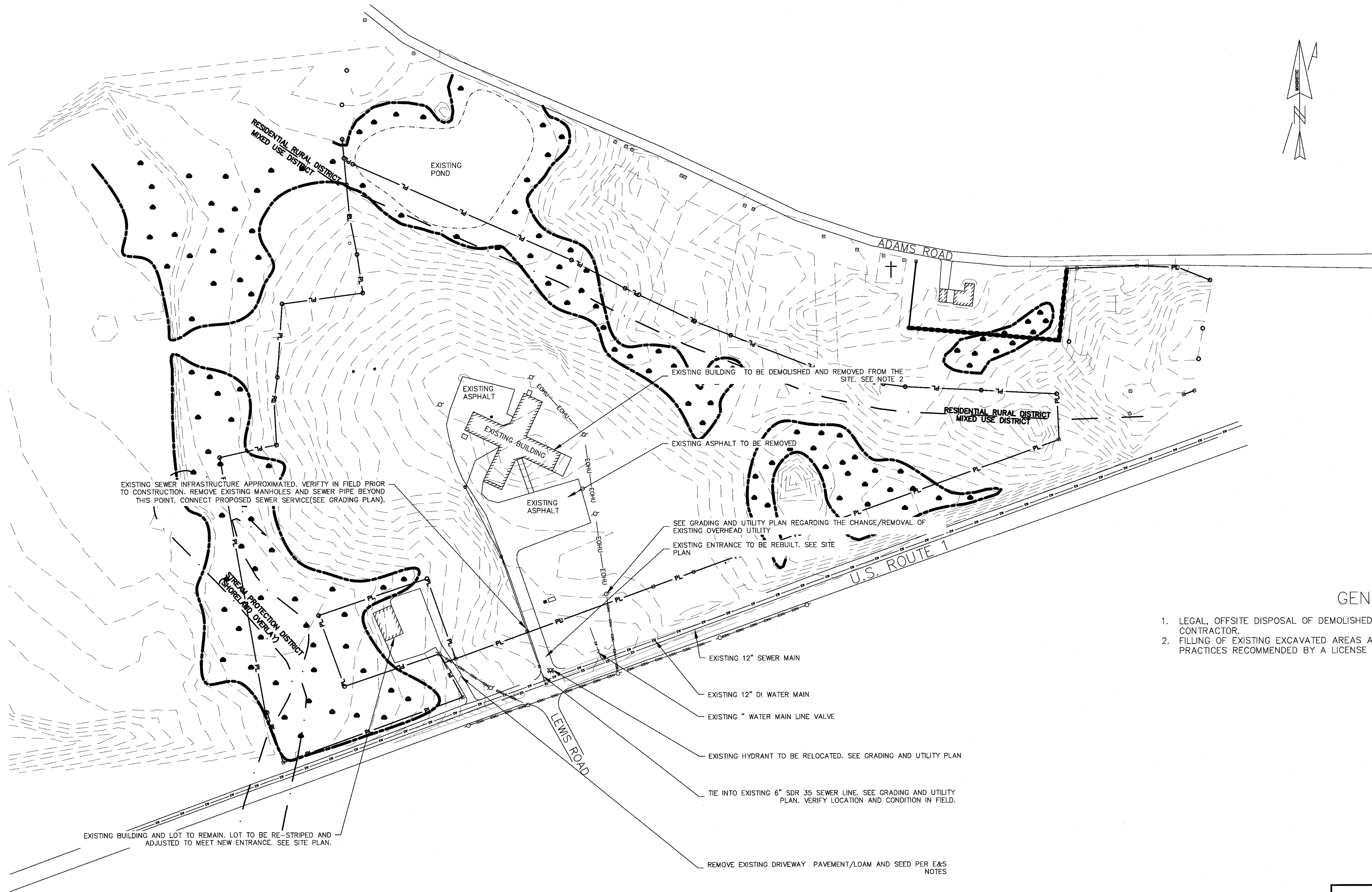
1.4

SITE AND SUBDIVISION 50 SCALE
THE HOMESTEAD
459 US ROUTE 1 KITTEDATE
RY, MAINE

FOR: LANDMARK HILL, LLC
79 CONGRESS ST
PORTSMOUTH, NH 03801

ATTAR ENGINEERING, INC.
CIVIL • STRUCTURAL • MARINE
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 50'	APPROVED BY: 	DRAWN BY: BRN
DATE: 02/08/2018	FILE: THE HOMESTEAD BASE	REVISION : DATE L: 02/06/2020
JOB NO: C052-20	SHEET 1.4	TAX MAP 60, LOT 24



GENERAL NOTES

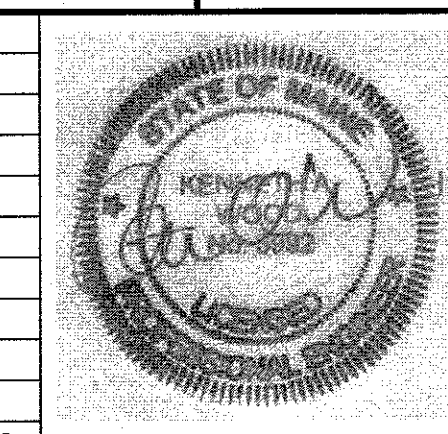
1. LEGAL, OFFSITE DISPOSAL OF DEMOLISHED MATERIALS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
2. FILLING OF EXISTING EXCAVATED AREAS AFTER DEMOLITION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH PRACTICES RECOMMENDED BY A LICENSE GEOTECHNICAL ENGINEER.

1.5

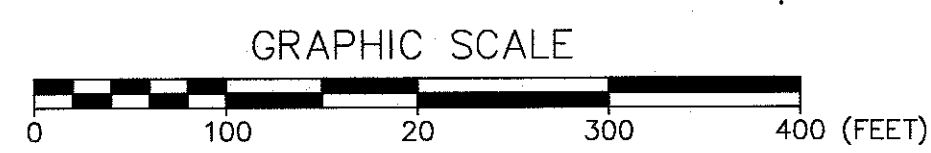
EXISTING CONDITIONS PLAN
THE HOMESTEAD
459 US ROUTE 1 KITTERY, MAINE

FOR: LANDMARK HILL, LLC
79 CONGRESS ST
PORTSMOUTH, NH 03801

ATTAR ENGINEERING, INC.
CIVIL • STRUCTURAL • MARINE
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128



SCALE: 1" = 100'	APPROVED BY: <i>[Signature]</i>	DRAWN BY: BRN
DATE: 1/18/2018		REVISION : DATE A: 05/08/2018
JOB NO: C052-18	FILE: THE HOMESTEAD BASE	SHEET 6.3



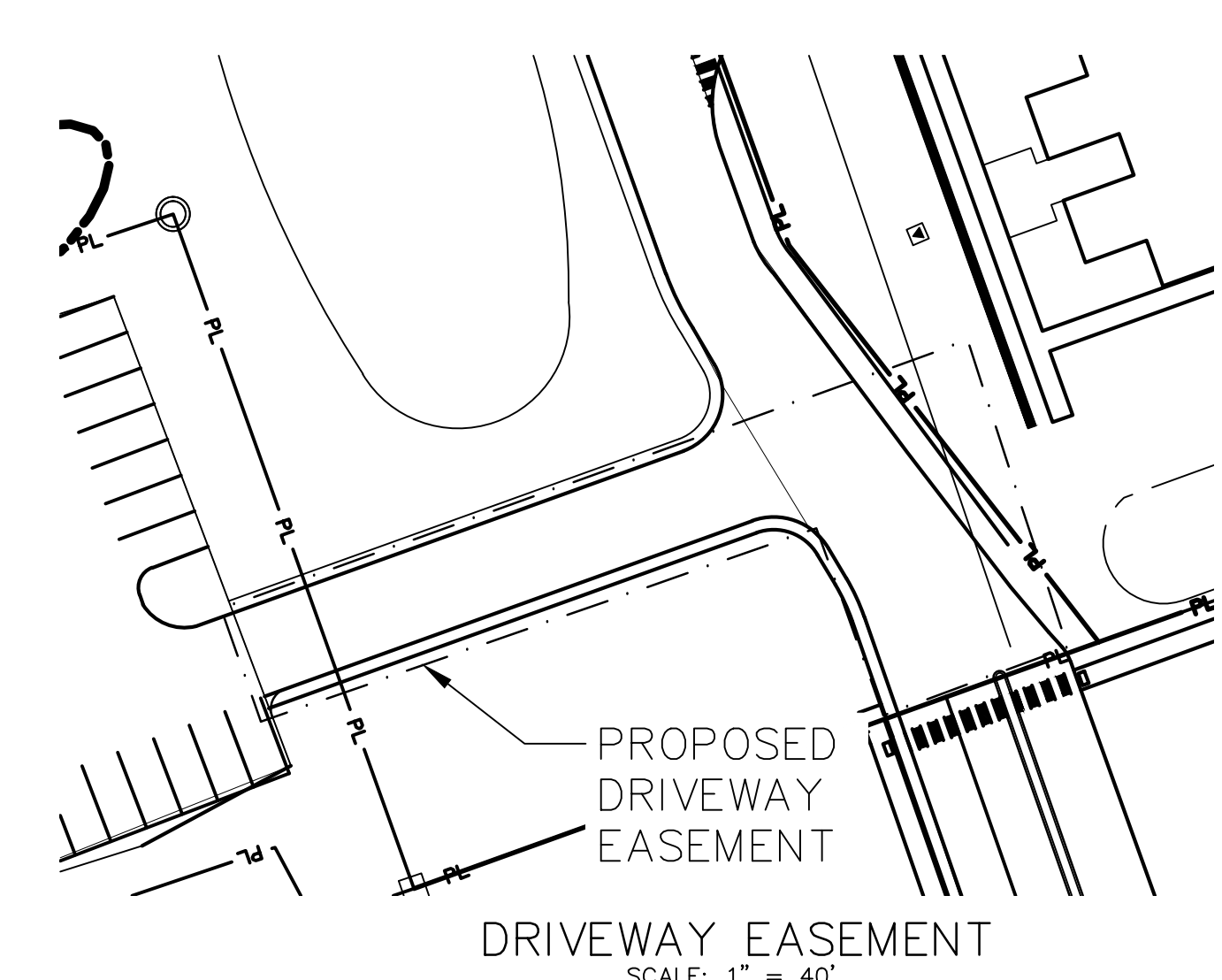
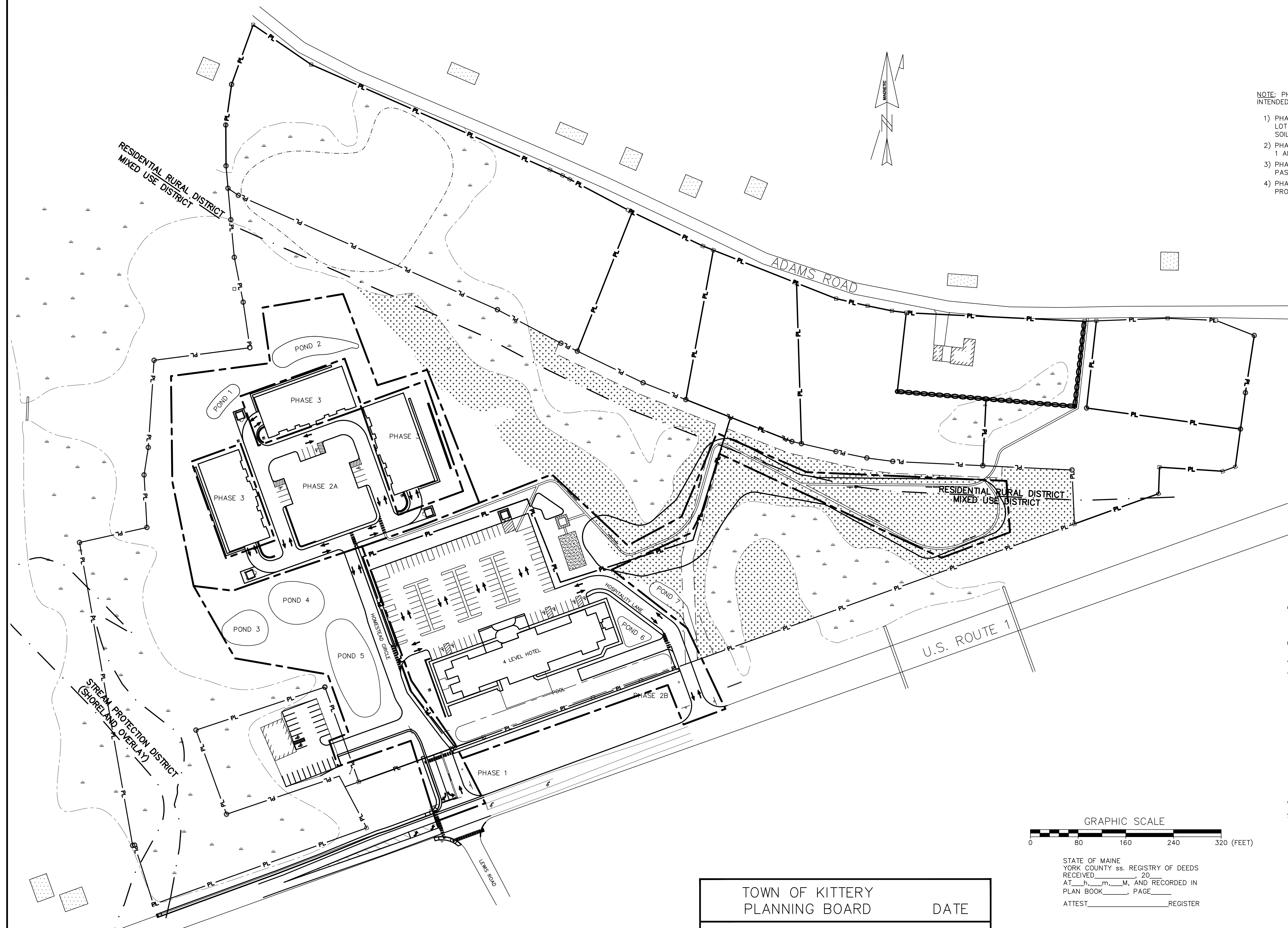
A	DESCRIPTION	DATE
1	PRELIMINARY PLAN REVISION	5/8/2018
NO.	REVISIONS	

PHASING NOTES

CONSTRUCTION PHASING TO BE AS FOLLOWS:

NOTE: PHASING LINES ARE FOR PLANNING AND COORDINATION PURPOSES ONLY. THEY ARE NOT INTENDED TO DEPICT THE LIMITS OF PROPOSED CONSTRUCTION.

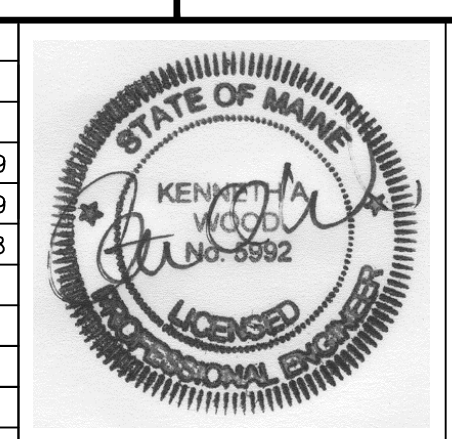
- 1) PHASE 1: PROPOSED ROAD, PROPOSED DRIVEWAY TO ABUTTER(OFFICE), ABUTTER PARKING LOT RE-STRIPING, WATER, SEWER, ELECTRICAL SITE CONNECTIONS, AND UNDERDRAINED SOIL FILTERS (POND 3, POND 4 AND POND 5) TO BE CONSTRUCTED.
- 2) PHASE 2A: APARTMENT BUILDING FOUNDATIONS AND UNDERDRAINED SOIL FILTERS (PONDS 1 AND 2) TO BE CONSTRUCTED. PHASE 2A AND 2B CAN OCCUR SIMULTANEOUSLY.
- 3) PHASE 2B: HOTEL, UNDERDRAINED SOIL FILTER (POND 7), LANDSCAPED BUFFER AREA AND PASSIVE RECREATION AREA TO BE CONSTRUCTED.
- 4) PHASE 3: INDIVIDUAL APARTMENT BUILDINGS TO BE CONSTRUCTED ON A SCHEDULE PROVIDED BY THE OWNER.



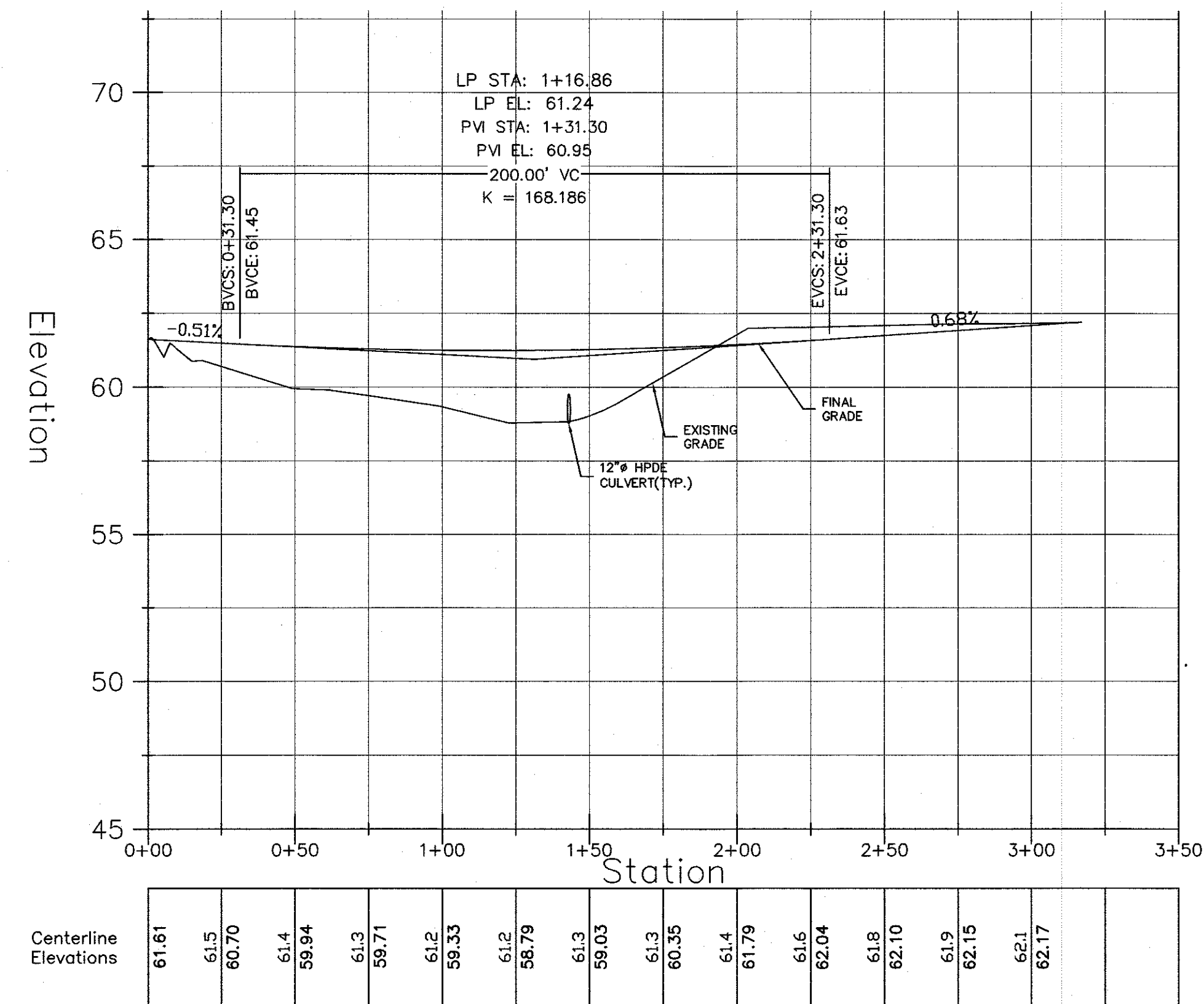
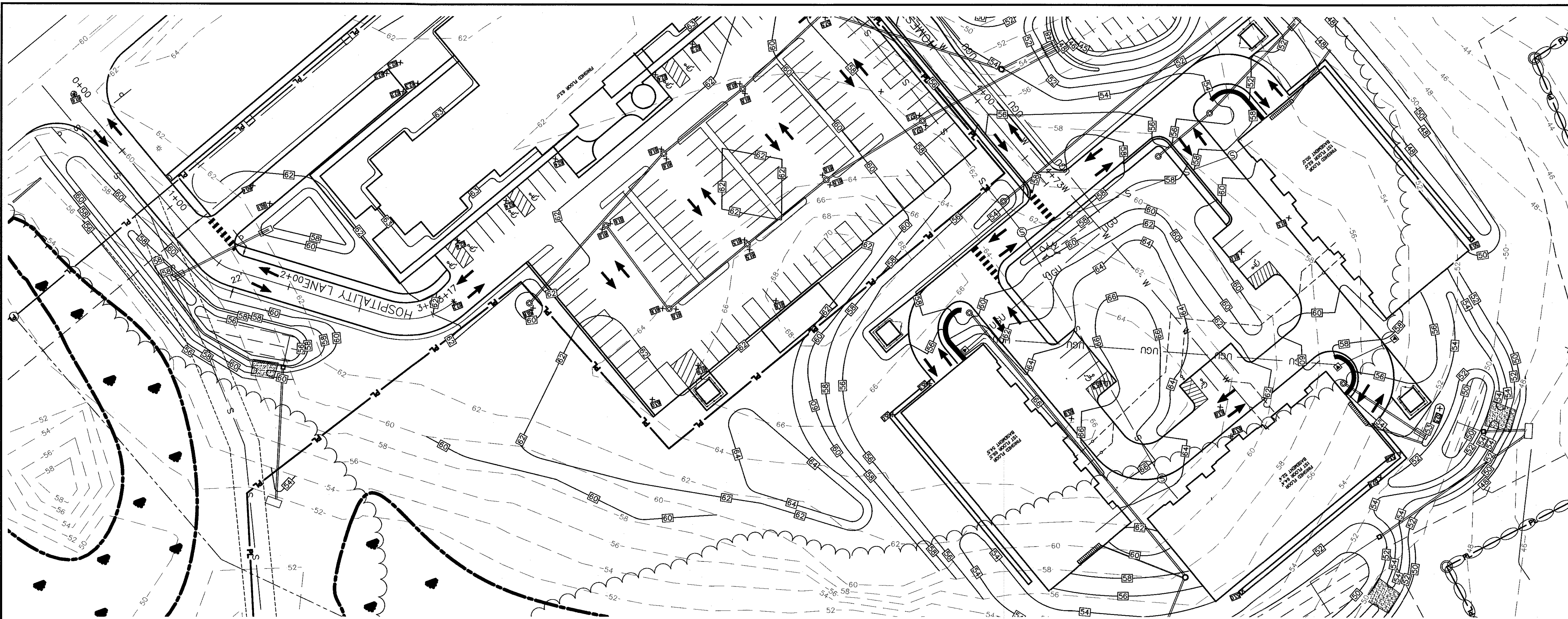
STATE OF MAINE
 YORK COUNTY ss. REGISTRY OF DEEDS
 RECEIVED _____ 20____
 AT _____ M, AND RECORDED IN
 PLAN BOOK _____ PAGE _____
 ATTEST _____ REGISTER

TOWN OF KITTELY PLANNING BOARD		DATE

NO.	DESCRIPTION	DATE
H	FINAL PLAN REVISION	03/27/2019
G	FINAL PLAN SUBMISSION	01/24/2019
F	PRELIMINARY PLAN REVISION	10/18/2018
E	PRELIMINARY PLAN SUBMISSION	9/20/2018
D	PLANNING REVIEW COMMENTS	8/9/2018
C	SKETCH PLAN REVISION	7/19/2018
B	CONCEPT PLAN REVISION	6/20/2018
A	PRELIMINARY PLAN REVISION	1/18/2018
NO.	DESCRIPTION	DATE

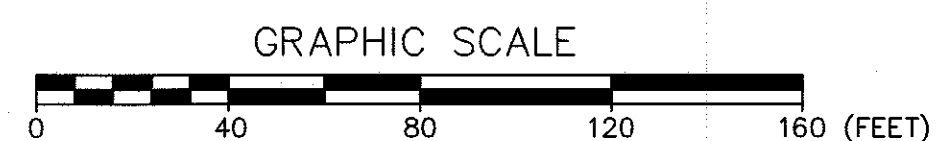


1.6	PHASING PLAN THE HOMESTEAD 459 US ROUTE 1 KITTELY, MAINE	
	FOR: LANDMARK HILL, LLC 79 CONGRESS ST PORTSMOUTH, NH 03801	
ATTAR ENGINEERING, INC. CIVIL • STRUCTURAL • MARINE 1284 STATE ROAD - ELIOT, MAINE 03903 PHONE: (207)439-6023 FAX: (207)439-2128		APPROVED BY: _____ DRAWN BY: BRN REVISION : DATE H: 03/27/2019
SCALE: 1" = 80' DATE: 02/08/2018	JOB NO: C052-18	FILE: THE HOMESTEAD BASE SHEET 1.5



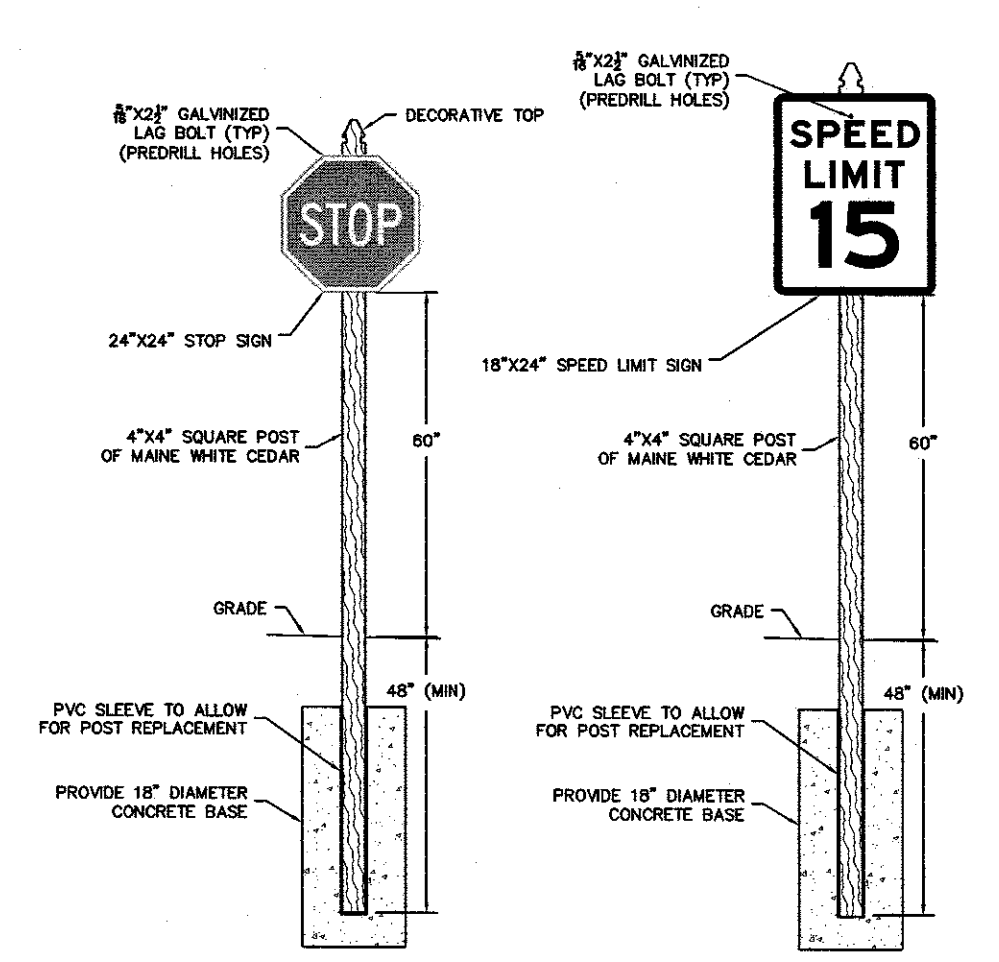
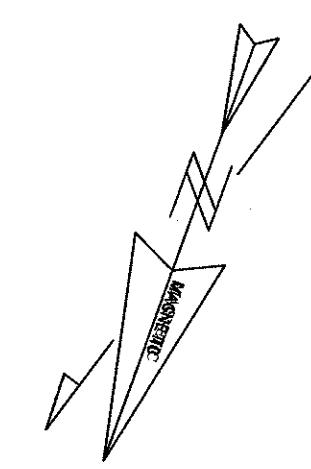
ROAD PROFILE - HOSPITALITY LANE

H. SCALE: 1" = 40'
V. SCALE: 1" = 4'



ROAD DESIGN NOTES

- 1) TOTAL ROAD LENGTH OF HOMESTEAD CIRCLE IS: 473'
- 2) TOTAL ROAD LENGTH OF HOSPITALITY LANE IS: 317'

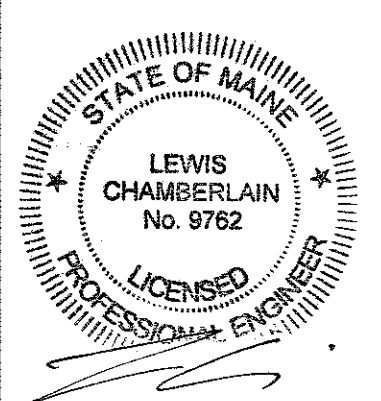


STREET SIGN DETAIL

SCALE: NTS
NOTE: ALL SIGNS TO BE ALUMINUM W/ 3M REFLECTIVE SHEETING

3.1 ROAD PLAN AND PROFILE
THE HOMESTEAD
459 US ROUTE 1 KITTERY, MAINE

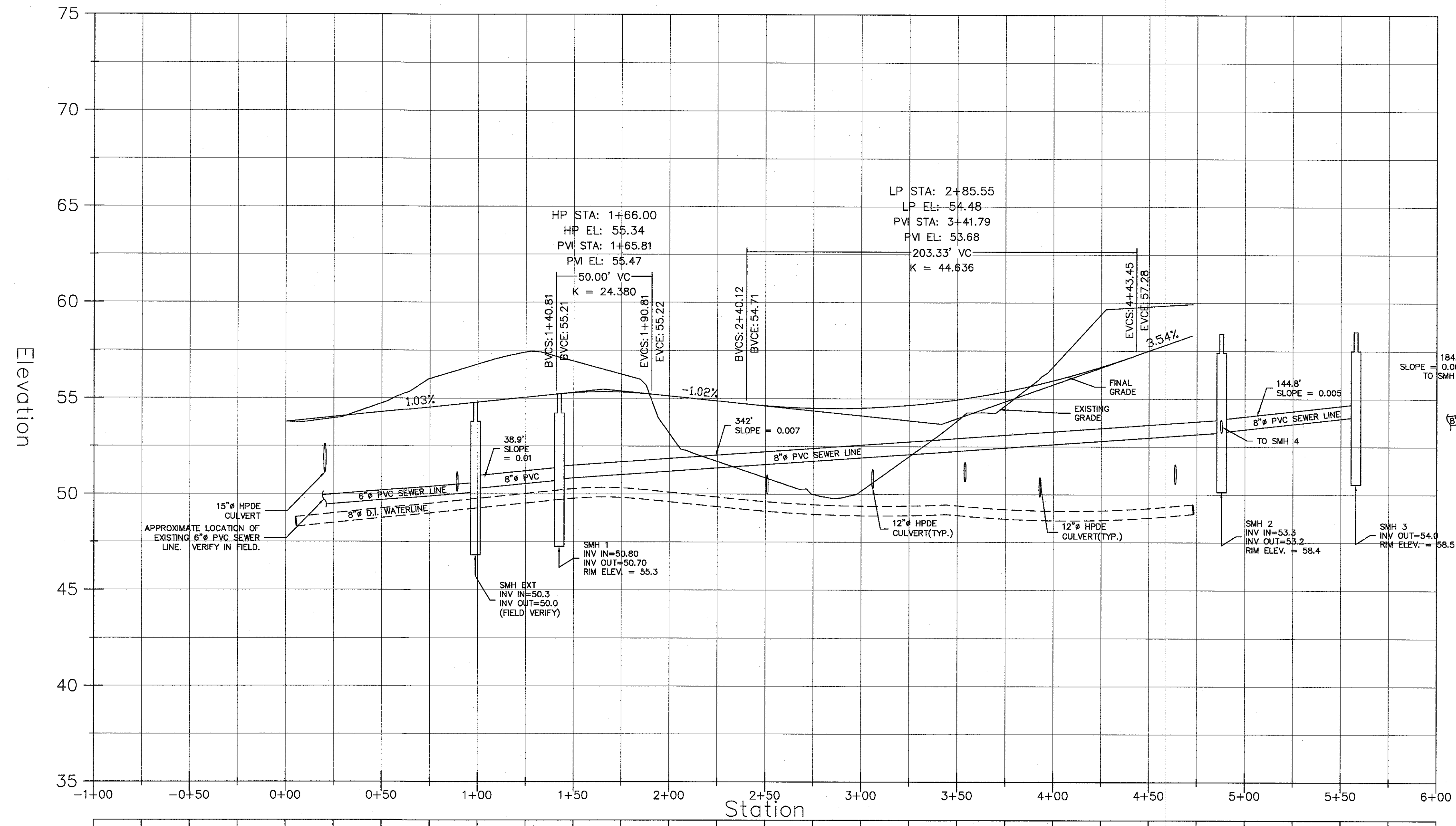
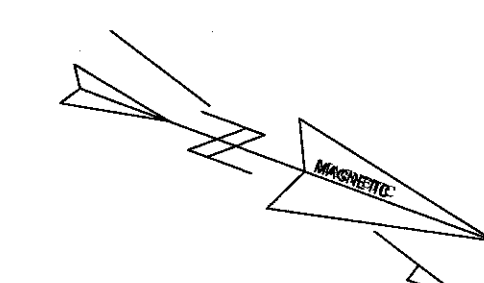
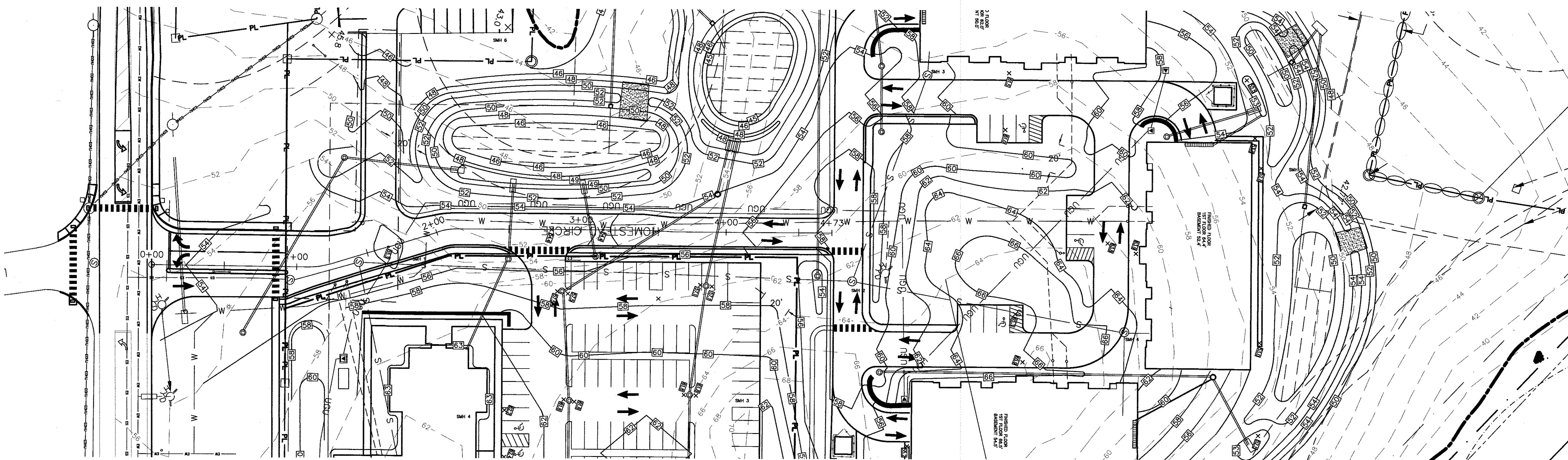
NO.	DESCRIPTION	DATE
O	MAJOR MODIFICATION	02/06/2020
M	HOTEL REVISION	11/21/2019
L	FINAL PLAN REVISION	03/27/2019
K	FINAL PLAN SUBMISSION	01/24/2019
J	MDEP SUBMISSION	01/23/2019
I	PRELIMINARY PLAN SUBMISSION	9/20/2018
H	PRELIMINARY PLAN REVISION	5/08/2018
G	SW REVISION	4/20/2018
F	PRELIMINARY PLAN REVISION	4/19/2018
-	SEE EARLIER PLANS FOR PREVIOUS REVISIONS	-
NO.	DESCRIPTION	DATE



FOR: LANDMARK HILL, LLC
79 CONGRESS ST
PORTSMOUTH, NH 03801

ATTAR ENGINEERING, INC.
CIVIL • STRUCTURAL • MARINE
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

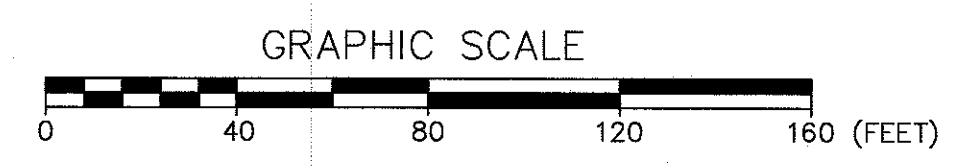
SCALE: 1" = 40'	APPROVED BY: <i>[Signature]</i>	DRAWN BY: BRN
DATE: 02/08/2018	REVISION : DATE 0: 02/06/2020	
JOB NO: C052-20	FILE: THE HOMESTEAD BASE	SHEET 3.1



Station	Centerline Elevations
-1+00	53.8
-0+50	53.76
0+00	54.0
0+50	53.95
1+00	54.3
1+50	54.73
2+00	54.5
2+50	56.03
3+00	54.8
3+50	56.77
4+00	55.0
4+50	57.40
5+00	55.3
5+50	56.84
6+00	55.3
	55.26
	55.1
	53.16
	54.9
	51.70
	54.6
	50.88
	54.5
	49.98
	54.5
	50.17
	54.7
	51.98
	54.9
	53.84
	53.4
	54.65
	56.0
	56.88
	56.7
	59.40
	57.5
	59.80

ROAD PROFILE - HOMESTEAD CIRCLE

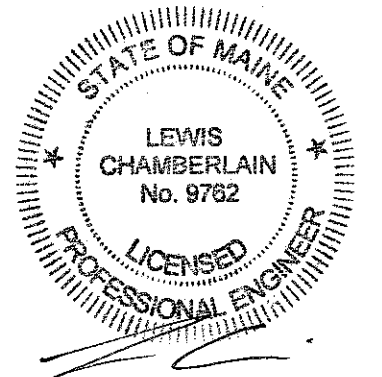
H. SCALE: 1" = 40'
V. SCALE: 1" = 4'



- ROAD DESIGN NOTES
- TOTAL ROAD LENGTH OF HOMESTEAD CIRCLE IS: 473'
 - TOTAL ROAD LENGTH OF HOSPITALITY LANE IS: 317'

3.2 ROAD PLAN AND PROFILE
THE HOMESTEAD
459 US ROUTE 1 KITTELY, MAINE

NO.	DESCRIPTION	DATE
M	MAJOR MODIFICATION	02/06/2020
L	HOTEL REVISION	11/21/2019
K	FINAL PLAN REVISION	03/27/2019
J	FINAL PLAN SUBMISSION	01/24/2019
I	MDEP SUBMISSION	01/23/2019
H	PRELIMINARY PLAN SUBMISSION	9/20/2018
G	PRELIMINARY PLAN REVISION	5/08/2018
F	PRELIMINARY PLAN REVISION	4/19/2018
E	SW PLAN REVISION	4/16/2018
-	SEE EARLIER PLANS FOR PREVIOUS REVISIONS	-



FOR: LANDMARK HILL, LLC
79 CONGRESS ST
PORTSMOUTH, NH 03801

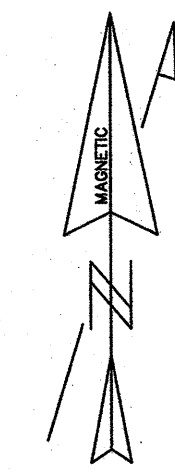
ATTAR ENGINEERING, INC.
CIVIL • STRUCTURAL • MARINE
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 40'
DATE: 02/08/2018
JOB NO: C052-20

APPROVED BY: *[Signature]*
DATE: 2/6/20

DRAWN BY: BRN
REVISION: DATE: M: 02/06/2020
SHEET 3.2

TAX MAP 60, LOT 24



SYMBOL	SOIL SERIES
Bm	BIDDEFORD MUCKY PEAT*
BS	BIDDEFORD-SCANTIC COMPLEX, FILLED AND DITCHED*
DANI	DEVELOPED AREA NOT INVESTIGATED
Dx	DIXFIELD FINE SANDY LOAM
Em	ELMWOOD VERY FINE SANDY LOAM
LT	LYMAN-TUNBRIDGE COMPLEX
Sc	SCANTIC SILT LOAM*
Sw	SWANTON VERY FINE SANDY LOAM
Ws	WESTBURY FINE SANDY LOAM

* WETLAND SOILS

SOIL BOUNDARY	---
SOIL/WETLAND BOUNDARY	- - - - -
SOIL BORING	●
TEST PIT	⊕

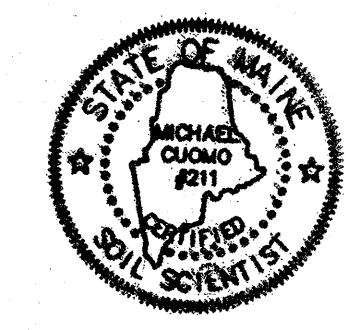
SLOPE LEGEND

(NONE)	0 - 3%
B	3 - 8%
C	8 - 15%
D	15 - 25%

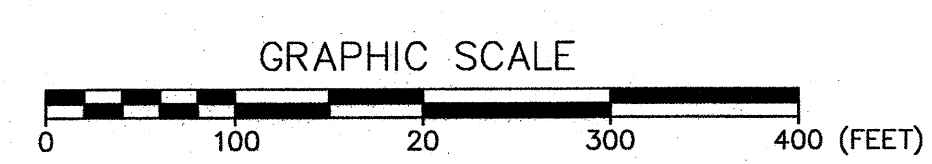
GENERAL NOTES

- PROPERTY LINES, WETLANDS, EXISTING CONDITIONS AND TOPOGRAPHY ARE FROM REFERENCE 1. WETLANDS WERE IDENTIFIED IN THE FIELD BY KENNETH A. WOOD, CWS IN DECEMBER, 1999 AND MICHAEL R. CUOMO, CWS, CSS IN MARCH, 2000. WETLANDS WERE LOCATED WITH SURVEY INSTRUMENT BY ATTAR ENGINEERING, INC. FROM DECEMBER, 1999 THROUGH APRIL, 2000. WETLAND DELINEATION WAS VERIFIED IN 2017 BY KENNETH A. WOOD, CWS. NO CHANGES WERE NOTED FROM THE PREVIOUS DELINEATION.
- SOIL TYPES SHOWN ON THIS PLAN WERE IDENTIFIED BY MICHAEL CUOMO (MAINE CERTIFIED SOIL SCIENTIST #211) IN APRIL, 2000.

Michael Cuomo 10 Jan 2018
 MICHAEL CUOMO, MAINE CERTIFIED SOIL SCIENTIST #211



THIS MAP COMPLIES WITH THE STANDARDS FOR CLASS "B" HIGH INTENSITY SOIL SURVEY. SEE REPORT DATED 14 APRIL 2000 FOR DESCRIPTION METHODS OF SOIL.



4.1 HIGH INTENSITY SOIL SURVEY
 THE HOMESTEAD
 459 US ROUTE 1 KITTERY, MAINE

FOR: LANDMARK HILL, LLC
 79 CONGRESS ST
 PORTSMOUTH, NH 03801

ATTAR ENGINEERING, INC.
 CIVIL • STRUCTURAL • MARINE
 1284 STATE ROAD - ELIOT, MAINE 03903
 PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 100'	APPROVED BY: <i>[Signature]</i> 10/20/18	DRAWN BY: BRN
DATE: 12/20/2017		REVISION : DATE --:--
JOB NO: C052-17	CAD FILE: MBRIGHAM LBASE	SHEET 4.1

NO.	DESCRIPTION	DATE

EROSION & SEDIMENTATION CONTROL NOTES

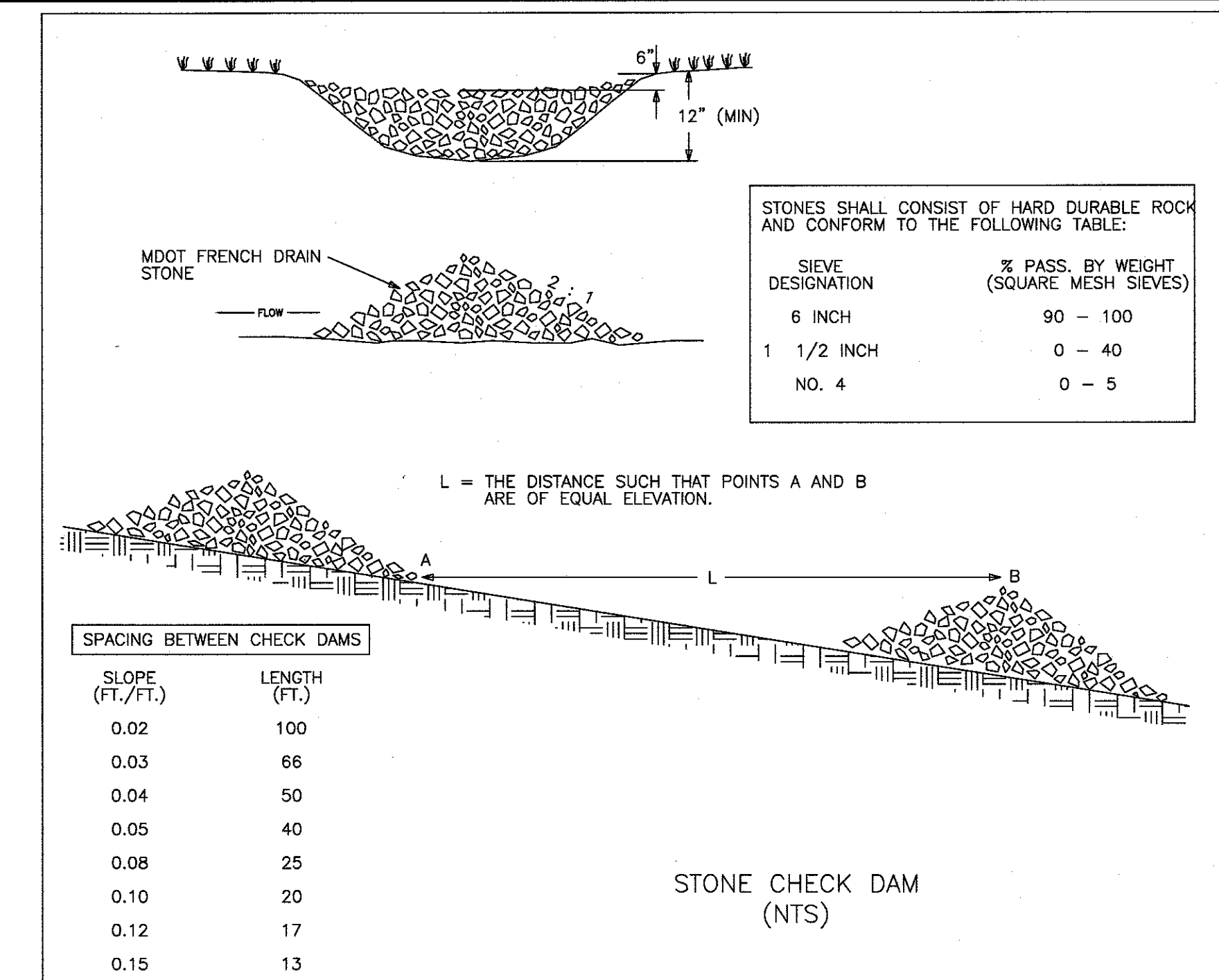
- SILTATION FENCE OR HAY BALE BARRIERS WILL BE INSTALLED DOWNSLOPE OF ALL STRIPPING OR CONSTRUCTION OPERATIONS. A DOUBLE SILT FENCE BARRIER SHALL BE INSTALLED DOWNSLOPE OF ANY SOIL MATERIAL STOCKPILES. SILT FENCES SHALL BE INSPECTED AFTER EACH RAIN EVENT AND DAILY DURING PROLONGED RAIN. SILT AND SOIL PARTICLES ACCUMULATING BEHIND THE FENCE SHALL BE REMOVED AFTER EACH SIGNIFICANT RAIN EVENT AND IN NO INSTANCE SHOULD ACCUMULATION EXCEED 1/2 THE HEIGHT OF THE FENCE. TORN OR DAMAGED AREAS SHALL BE REPAIRED.
- TEMPORARY AND PERMANENT VEGETATION AND MULCHING IS AN INTEGRAL COMPONENT OF THE EROSION AND SEDIMENTATION CONTROL PLAN. ALL AREAS SHALL BE INSPECTED AND MAINTAINED UNTIL THE DESIRED VEGETATIVE COVER IS ESTABLISHED. THESE CONTROL MEASURES ARE ESSENTIAL TO EROSION PREVENTION AND ALSO REDUCE COSTLY REWORK OF GRADED AND SHAPED AREAS.
- SEEDING, FERTILIZER AND LIME RATES AND TIME OF APPLICATION WILL BE DEPENDENT ON SOIL REQUIREMENTS. TEMPORARY VEGETATION SHALL BE MAINTAINED IN THESE AREAS UNTIL PERMANENT SEEDING IS APPLIED. ADDITIONALLY, EROSION AND SEDIMENTATION MEASURES SHALL BE MAINTAINED UNTIL PERMANENT VEGETATION IS ESTABLISHED.
- ALL LAWN AREA, OUTER POND SIDE SLOPES AND SWALES SHALL BE PERMANENTLY SEEDDED WITH THE FOLLOWING MIXTURE: 20 LB/ACRE CREEPING RED FESCUE, 2 LB/ACRE REDTOP AND 20 LB/ACRE TALL FESCUE FOR A TOTAL OF 42 LB/ACRE. FERTILIZER AND LIME RATES SHALL BE DEPENDENT ON SOIL TESTING. IN THE ABSENCE OF SOIL TESTS, FERTILIZE WITH 10-20-20 (N-P205-K201) AT 800 LB/ACRE AND LIME AT 3 TONS/ACRE. MULCH WITH HAY AT 70-90 LB/1000 S.F. 4" OF LOAM SHALL BE APPLIED PRIOR TO SEEDING.
- POND BOTTOMS AND INNER POND SIDESLOPES SHALL BE PERMANENTLY SEEDDED WITH THE FOLLOWING MIXTURE: 20 LB/ACRE CREEPING RED FESCUE, 8 LB/ACRE BIRDSFOOT TREFOL AND 20 LB/ACRE TALL FESCUE FOR A TOTAL OF 48 LB/ACRE. SEE THE ABOVE NOTE FOR FERTILIZER, LIME AND MULCHING RATES.
- TEMPORARY VEGETATION OF ALL DISTURBED AREAS, MATERIAL STOCKPILES AND OTHER SUCH AREAS SHALL BE ESTABLISHED BY SEEDING WITH EITHER WINTER RYE AT A RATE OF 112 LB/ACRE OR ANNUAL RYEGRASS AT A RATE OF 40 LB/ACRE. WINTER RYE SHALL BE USED FOR FERTILIZING AND ANNUAL RYEGRASS FOR SHORT DURATION SEEDING. SEEDING SHALL BE ACCOMPLISHED BEFORE OCTOBER 1.
- TEMPORARY SEEDING OF DISTURBED AREAS SHALL BE ACCOMPLISHED BEFORE OCTOBER 1. PERMANENT SEEDING SHALL BE ACCOMPLISHED BEFORE SEPTEMBER 15.
- ALL SEEDDED AREAS SHALL BE MULCHED WITH HAY AT A RATE OF 2 BALES (70-90 LB) PER 1000 S.F. OF SEEDDED AREA.
- SLOPES 2:1 OR STEEPER SHALL BE TREATED WITH POLYJUTE OPEN WEAVE GEOTEXTILE (OR EQUIVALENT) AFTER SEEDING. JUTE MATS SHALL BE ANCHORED PER MANUFACTURER'S SPECIFICATIONS.
- EXCESSIVE DUST CAUSED BY CONSTRUCTION OPERATIONS SHALL BE CONTROLLED BY APPLICATION OF WATER OR CALCIUM CHLORIDE.
- THE CONTRACTOR MAY OPT TO USE EROSION CONTROL MIX BERM AS A SEDIMENT BARRIER IN LIEU OF SILTATION FENCE OR HAY BALE BARRIERS WITH APPROVAL FROM THE INSPECTING ENGINEER.
- MINIMIZE DISTURBED AREAS AND PROTECT NATURAL DOWNGRADIENT BUFFER AREAS TO THE EXTENT PRACTICABLE. CONTROL STORMWATER VOLUME AND VELOCITY WITHIN THE SITE TO MINIMIZE SOIL EROSION. MINIMIZE THE DISTURBANCE OF STEEP SLOPES. CONTROL STORMWATER DISCHARGES, INCLUDING BOTH PEAK FLOW RATES AND VOLUME, TO MINIMIZE EROSION AT OUTLETS. THE DISCHARGE MAY NOT RESULT IN EROSION OF ANY OPEN DRAINAGE CHANNELS, SWALES, STREAM CHANNELS OR STREAM BANKS, UPLAND, OR COASTAL OR FRESHWATER WETLANDS OFF THE PROJECT SITE.

EROSION & SED. CONTROL NOTES (CONT.)

- WHENEVER PRACTICABLE, NO DISTURBANCE ACTIVITIES SHOULD TAKE PLACE WITHIN 50 FEET OF ANY PROTECTED NATURAL RESOURCE. IF DISTURBANCE ACTIVITIES TAKE PLACE BETWEEN 30 FEET AND 50 FEET OF ANY PROTECTED NATURAL RESOURCE, AND STORMWATER DISCHARGES THROUGH THE DISTURBED AREAS TOWARD THE PROTECTED NATURAL RESOURCE, PERIMETER EROSION CONTROLS MUST BE DOUBLED. IF DISTURBANCE ACTIVITIES TAKE PLACE LESS THAN 30 FEET FROM ANY PROTECTED NATURAL RESOURCE, AND STORMWATER DISCHARGES THROUGH THE DISTURBED AREAS TOWARD THE PROTECTED NATURAL RESOURCE, PERIMETER EROSION CONTROLS MUST BE DOUBLED AND DISTURBED AREAS MUST BE TEMPORARILY OR PERMANENTLY STABILIZED WITHIN 7 DAYS.
- PRIOR TO CONSTRUCTION, PROPERLY INSTALL SEDIMENT BARRIERS AT THE DOWNGRADIENT EDGE OF ANY AREA TO BE DISTURBED AND ADJACENT TO ANY DRAINAGE CHANNELS WITHIN THE DISTURBED AREA. SEDIMENT BARRIERS SHOULD BE INSTALLED DOWNGRADIENT OF SOIL OR SEDIMENT STOCKPILES AND STORMWATER PREVENTED FROM RUNNING ONTO THE STOCKPILE. MAINTAIN THE SEDIMENT BARRIERS BY REMOVING ACCUMULATED SEDIMENT, OR REMOVING AND REPLACING THE BARRIER, UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED. WHERE A DISCHARGE TO A STORM DRAIN INLET OCCURS, IF THE STORM DRAIN CARRIES WATER DIRECTLY TO A SURFACE WATER AND YOU HAVE AUTHORITY TO ACCESS THE STORM DRAIN INLET, YOU MUST INSTALL AND MAINTAIN PROTECTION MEASURES THAT REMOVE SEDIMENT FROM THE DISCHARGE.
- PRIOR TO CONSTRUCTION, PROPERLY INSTALL A STABILIZED CONSTRUCTION ENTRANCE (SCE) AT ALL POINTS OF EGRESS FROM THE SITE. THE SCE IS A STABILIZED PAD OF AGGREGATE, UNDERLAIN BY A GEOTEXTILE FILTER FABRIC, USED TO PREVENT TRAFFIC FROM TRACKING MATERIAL AWAY FROM THE SITE ONTO PUBLIC ROW'S. MAINTAIN THE SCE UNTIL ALL DISTURBED AREAS ARE STABILIZED.
- WITHIN 7 DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES IN AN AREA THAT WILL NOT BE WORKED FOR MORE THAN 7 DAYS, STABILIZE ANY EXPOSED SOIL WITH MULCH, OR OTHER NON-ERODIBLE COVER. STABILIZE AREAS WITHIN 75 FEET OF A WETLAND OR WATERBODY WITHIN 48 HOURS OF THE INITIAL DISTURBANCE OF THE SOIL OR PRIOR TO ANY STORM EVENT, WHICHEVER COMES FIRST.
- REMOVE ANY TEMPORARY CONTROL MEASURES, SUCH AS SILTATION FENCE, WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED. REMOVE ANY ACCUMULATED SEDIMENTS AND STABILIZE.
- IF THE AREA WILL NOT BE WORKED FOR MORE THAN ONE YEAR OR HAS BEEN BROUGHT TO FINAL GRADE, THEN PERMANENTLY STABILIZE THE AREA WITHIN 7 DAYS BY PLANTING VEGETATION, SEEDING, SOD, OR THROUGH THE USE OF PERMANENT MULCH, OR RIPRAP, OR ROAD SUB-BASE. IF USING VEGETATION FOR STABILIZATION, SELECT THE PROPER VEGETATION FOR THE LIGHT, MOISTURE, AND SOIL CONDITIONS; AMEND AREAS OF DISTURBED SUBSOILS WITH TOPSOIL, COMPOST, OR FERTILIZERS; PROTECT SEEDDED AREAS WITH MULCH OR, IF NECESSARY, EROSION CONTROL BLANKETS; AND SCHEDULE SODDING, PLANTING, AND SEEDING SO TO AVOID DIE-OFF FROM SUMMER DROUGHT AND FALL FROSTS. NEWLY SEEDDED OR SODDED AREAS MUST BE PROTECTED FROM VEHICLE TRAFFIC, EXCESSIVE PEDESTRIAN TRAFFIC, AND CONCENTRATED RUNOFF UNTIL THE VEGETATION IS WELL-ESTABLISHED WITH 90% COVER BY HEALTHY VEGETATION. IF NECESSARY, AREAS MUST BE REWORKED AND RESTABILIZED IF GERMINATION IS SPARSE, PLANT COVERAGE IS SPOTTY, OR TOPSOIL EROSION IS EVIDENT. ONE OR MORE OF THE FOLLOWING MAY APPLY TO A PARTICULAR SITE.
- FOR SEEDDED AREAS, PERMANENT STABILIZATION MEANS A 90% COVER OF THE DISTURBED AREA WITH MATURE, HEALTHY PLANTS WITH NO EVIDENCE OF WASHING OR RILLING OF THE TOPSOIL.
- FOR SODDED AREAS, PERMANENT STABILIZATION MEANS THE COMPLETE BINDING OF THE SOD ROOTS INTO THE UNDERLYING SOIL WITH NO SLUMPING OF THE SOD OR DIE-OFF.
- FOR MULCHED AREAS, PERMANENT MULCHING MEANS TOTAL COVERAGE OF THE EXPOSED AREA WITH AN APPROVED MULCH MATERIAL. EROSION CONTROL MIX MAY BE USED AS MULCH FOR PERMANENT STABILIZATION ACCORDING TO THE APPROVED APPLICATION RATES AND LIMITATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE HOUSEKEEPING PRACTICES DURING THE CONSTRUCTION OF THE PROJECT. THESE STANDARDS CAN BE FOUND IN THE FOLLOWING DOCUMENT: MDEP CHAPTER 500 (STORMWATER MANAGEMENT), APPENDIX C. HOUSEKEEPING. HOUSEKEEPING PRACTICES INCLUDE, BUT ARE NOT LIMITED TO, SPILL PREVENTION, GROUNDWATER PROTECTION, FUGITIVE SEDIMENT AND DUST, DEBRIS AND OTHER MATERIALS, EXCAVATION DEWATERING, AUTHORIZED NON-STORMWATER DISCHARGES AND UNAUTHORIZED NON-STORMWATER DISCHARGES.

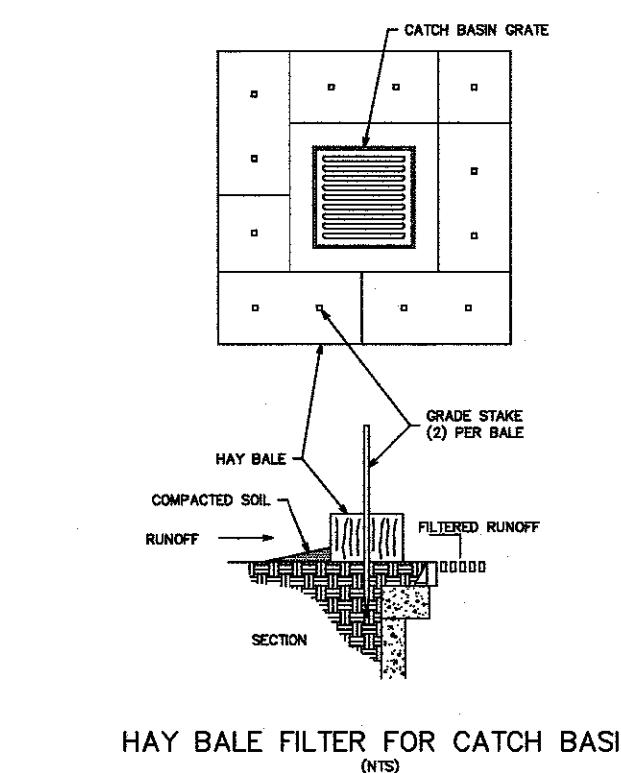
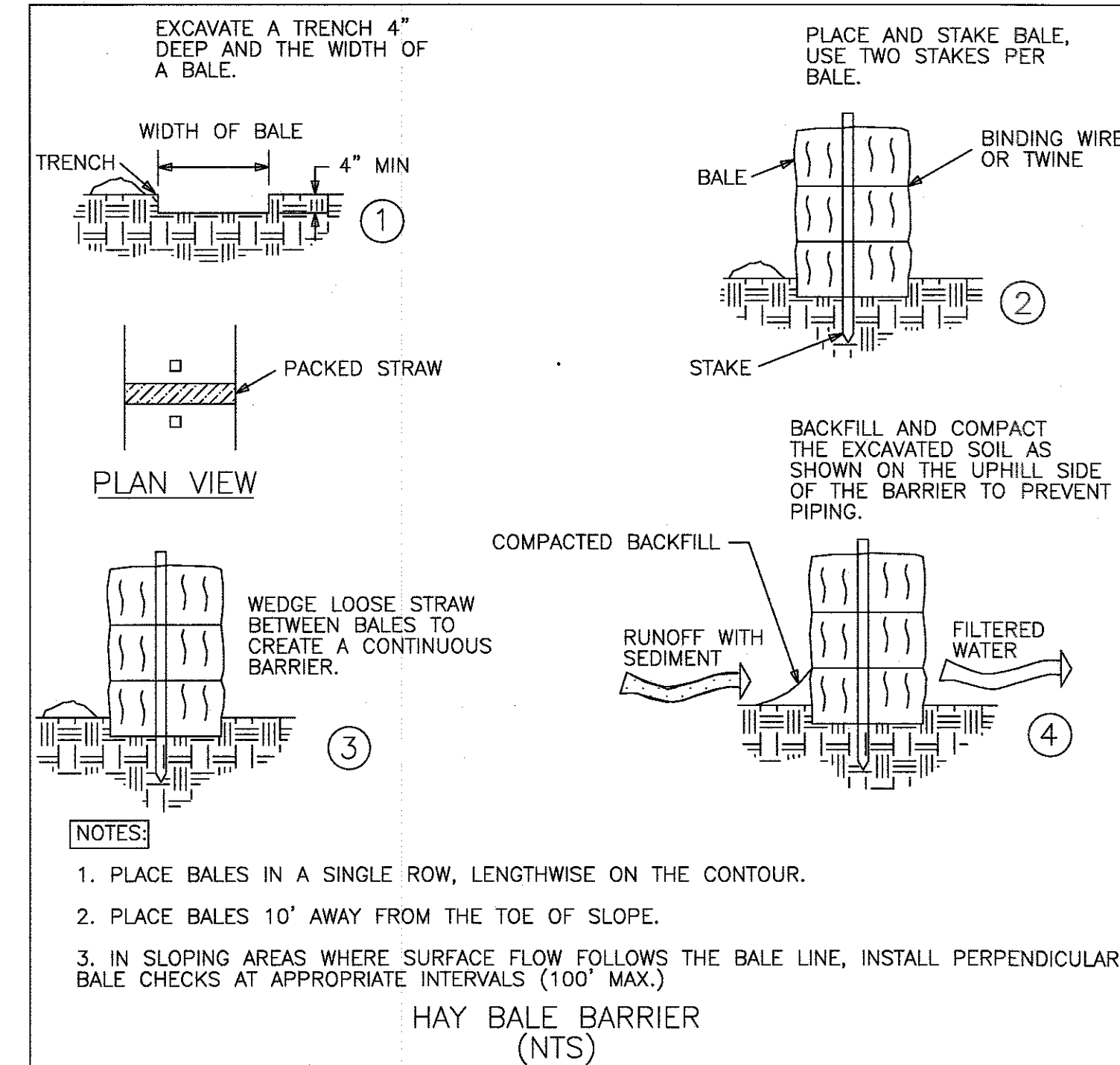
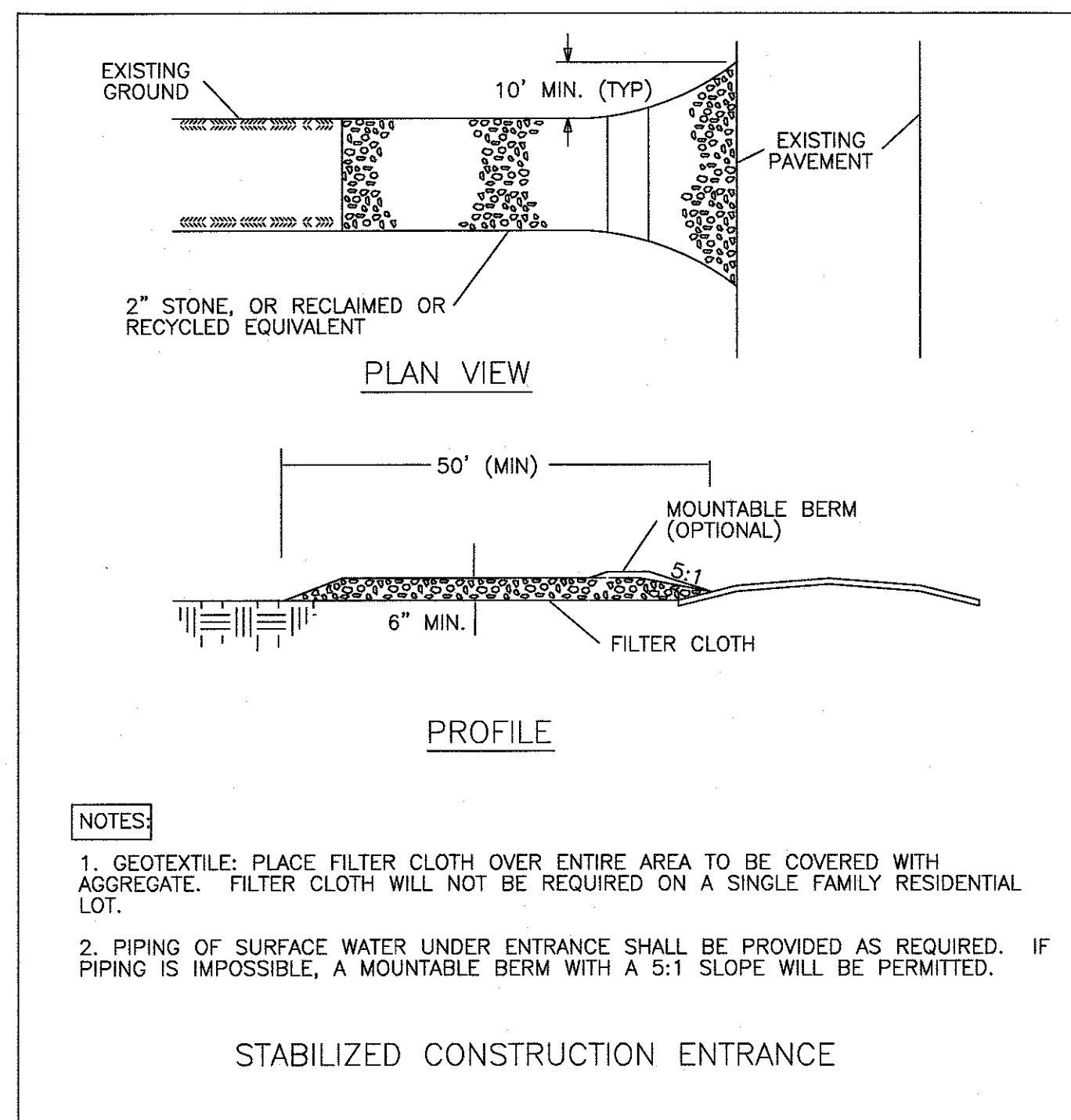
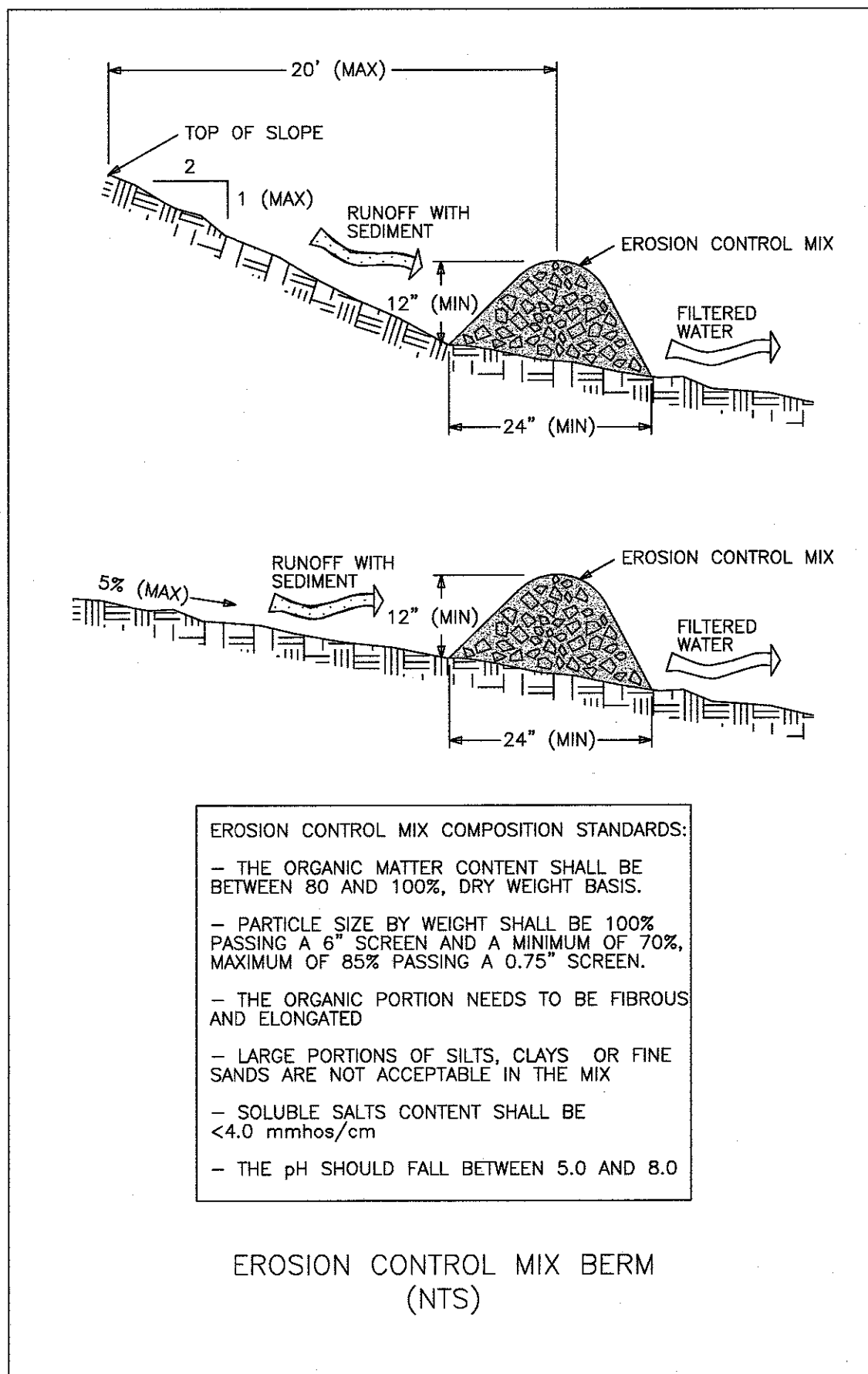
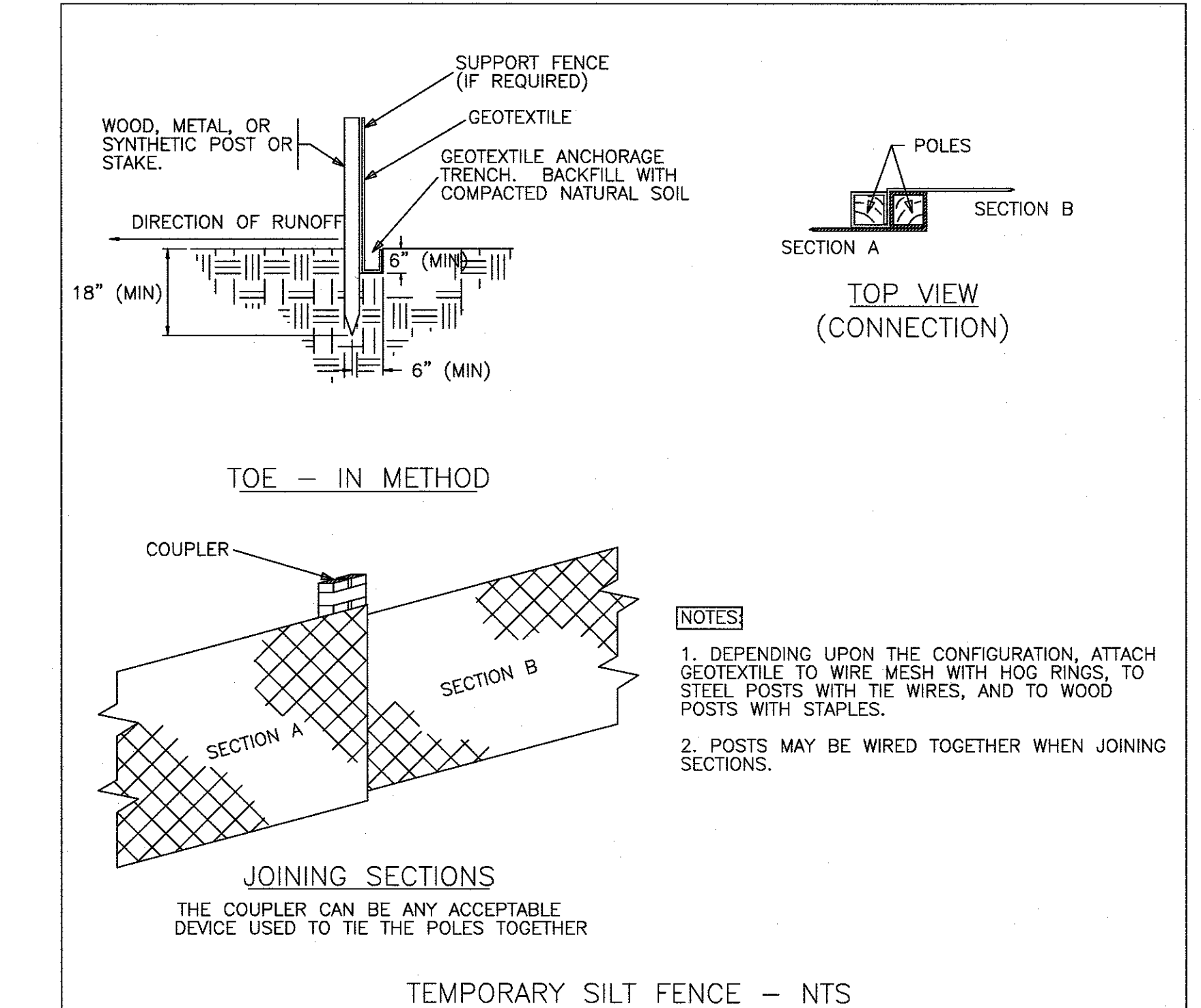
WINTER CONSTRUCTION NOTES

- NOVEMBER 1 - APRIL 15
- AN AREA SHALL BE CONSIDERED STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH HAY AT A RATE OF 100 LB/1000 S.F. OR DORMANT SEEDDED, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE. IN ALL CASES, MULCH SHALL BE APPLIED SO THAT THE SOIL SURFACE IS NOT VISIBLE THROUGH THE MULCH.
 - FROM OCTOBER 15 TO APRIL 1, LOAM AND SEED WILL NOT BE REQUIRED. DURING PERIODS OF TEMPERATURES ABOVE FREEZING, DISTURBED AREAS SHALL BE FINE GRADED AND PROTECTED WITH MULCH OR TEMPORARILY SEEDDED AND MULCHED UNTIL PERMANENT SEEDING CAN BE APPLIED. AFTER NOVEMBER 1, DISTURBED AREAS MAY BE LOAMED, FINE GRADED AND DORMANT SEEDDED AT A RATE 200-300% HIGHER THAN THE SPECIFIED PERMANENT SEEDING RATE. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, DISTURBED AREAS SHALL BE GRADED BEFORE FREEZING AND TEMPORARILY STABILIZED WITH MULCH. DISTURBED AREAS SHALL NOT BE LEFT OVER THE WINTER OR FOR ANY OTHER EXTENDED PERIOD OF TIME UNLESS STABILIZED WITH MULCH.
 - FROM NOVEMBER 1 TO APRIL 15 ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING, ASPHALT EMULSION CHEMICAL, TRACK OR WOOD CELLULOSE FIBER. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH SLOPES GREATER THAN 3% SLOPES EXPOSED TO DIRECT WINDS AND FOR SLOPES GREATER THAN 8% MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15%. AFTER OCTOBER 1, THE SAME APPLIES TO ALL SLOPES GREATER THAN 8%.
 - SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
 - FOR WINTER STABILIZATION, HAY MULCH SHALL BE APPLIED AT TWICE THE STANDARD TEMPORARY STABILIZATION RATE. AT THE END OF EACH CONSTRUCTION DAY, AREAS THAT HAVE BEEN BROUGHT TO FINAL GRADE SHALL BE STABILIZED. MULCH SHALL NOT BE SPREAD ON TOP OF SNOW.
 - ALL AREAS WITHIN 75 FEET OF A PROTECTED NATURAL RESOURCE SHALL BE PROTECTED WITH A DOUBLE ROW OF SEDIMENT BARRIERS.
 - ALL VEGETATED DITCH LINES THAT HAVE NOT BEEN STABILIZED BY NOVEMBER 1, OR WILL BE WORKED DURING THE WINTER CONSTRUCTION PERIOD, SHALL BE STABILIZED WITH AN APPROPRIATE STONE LINING BACKED BY AN APPROPRIATE GRAVEL BED OR GEOTEXTILE UNLESS SPECIFICALLY RELEASED FROM THIS STANDARD BY THE MDEP.
 - MULCH NETTING SHALL BE USED TO ANCHOR MULCH ON ALL SLOPES GREATER THAN 8% UNLESS EROSION CONTROL BLANKETS OR EROSION CONTROL MIX IS BEING USED ON SUCH SLOPES.

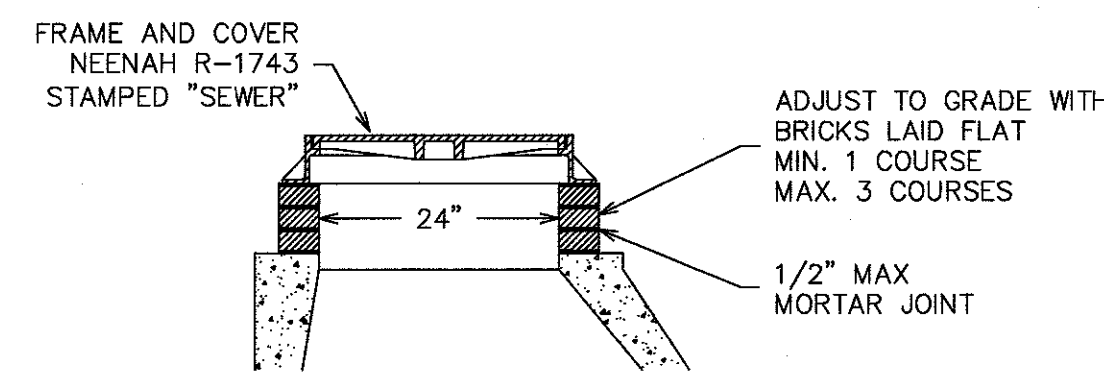


E&S INSPECTION/MAINTENANCE DURING CONSTRUCTION

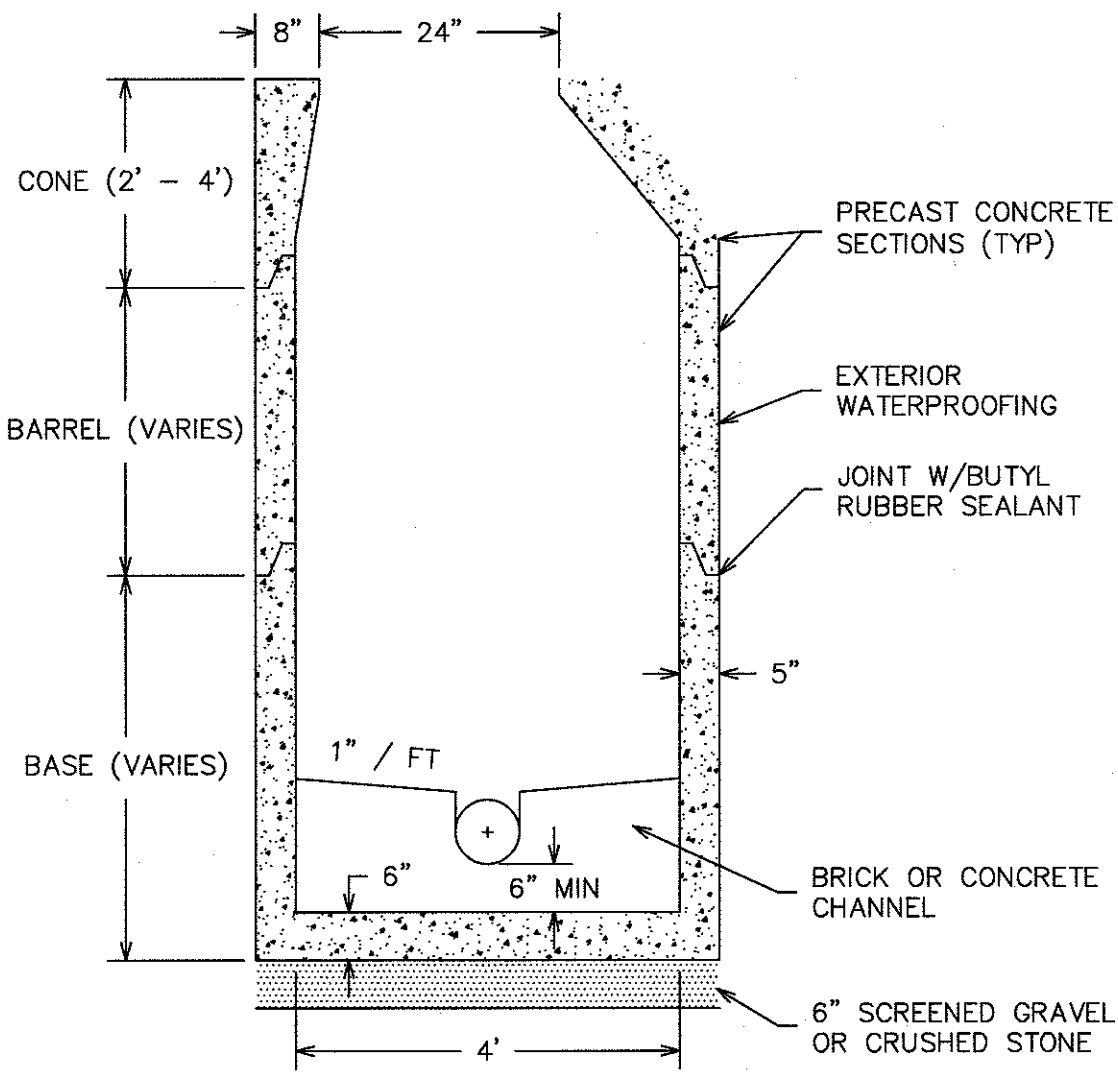
- INSPECTION AND CORRECTIVE ACTION.** INSPECT DISTURBED AND IMPERVIOUS AREAS, EROSION CONTROL MEASURES, MATERIALS STORAGE AREAS THAT ARE EXPOSED TO PRECIPITATION, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE. INSPECT THESE AREAS AT LEAST ONCE A WEEK AS WELL AS BEFORE AND WITHIN 24 HOURS AFTER A STORM EVENT (RAINFALL), AND PRIOR TO COMPLETING PERMANENT STABILIZATION MEASURES. A PERSON WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING THE STANDARDS AND CONDITIONS IN THE PERMIT, SHALL CONDUCT THE INSPECTIONS.
- MAINTENANCE.** IF BEST MANAGEMENT PRACTICES (BMPs) NEED TO BE REPAIRED, THE REPAIR WORK SHOULD BE INITIATED UPON DISCOVERY OF THE PROBLEM BUT NO LATER THAN THE END OF THE NEXT WORKDAY. IF ADDITIONAL BMPs OR SIGNIFICANT REPAIR OF BMPs ARE NECESSARY, IMPLEMENTATION MUST BE COMPLETED WITHIN 7 CALENDAR DAYS AND PRIOR TO ANY STORM EVENT (RAINFALL). ALL MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION UNTIL AREAS ARE PERMANENTLY STABILIZED.
- DOCUMENTATION.** KEEP A LOG (REPORT) SUMMARIZING THE INSPECTIONS AND ANY CORRECTIVE ACTION TAKEN. THE LOG MUST INCLUDE THE NAME(S) AND QUALIFICATIONS OF THE PERSON MAKING THE INSPECTIONS, THE DATE(S) OF THE INSPECTIONS, AND MAJOR OBSERVATIONS ABOUT THE OPERATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS, MATERIALS STORAGE AREAS, AND VEHICLES ACCESS POINTS TO THE PARCEL. MAJOR OBSERVATIONS MUST INCLUDE BMPs THAT NEED MAINTENANCE, BMPs THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION, AND LOCATION(S) WHERE ADDITIONAL BMPs ARE NEEDED. FOR EACH BMP REQUIRING MAINTENANCE, BMP NEEDING REPLACEMENT, AND LOCATION NEEDING ADDITIONAL BMPs, NOTE IN THE LOG THE CORRECTIVE ACTION TAKEN AND WHEN IT WAS TAKEN. THE LOG MUST BE MADE ACCESSIBLE TO DEPARTMENT STAFF AND A COPY MUST BE PROVIDED UPON REQUEST. THE PERMITTEE SHALL RETAIN A COPY OF THE LOG FOR A PERIOD OF AT LEAST THREE YEARS FROM THE COMPLETION OF PERMANENT STABILIZATION.



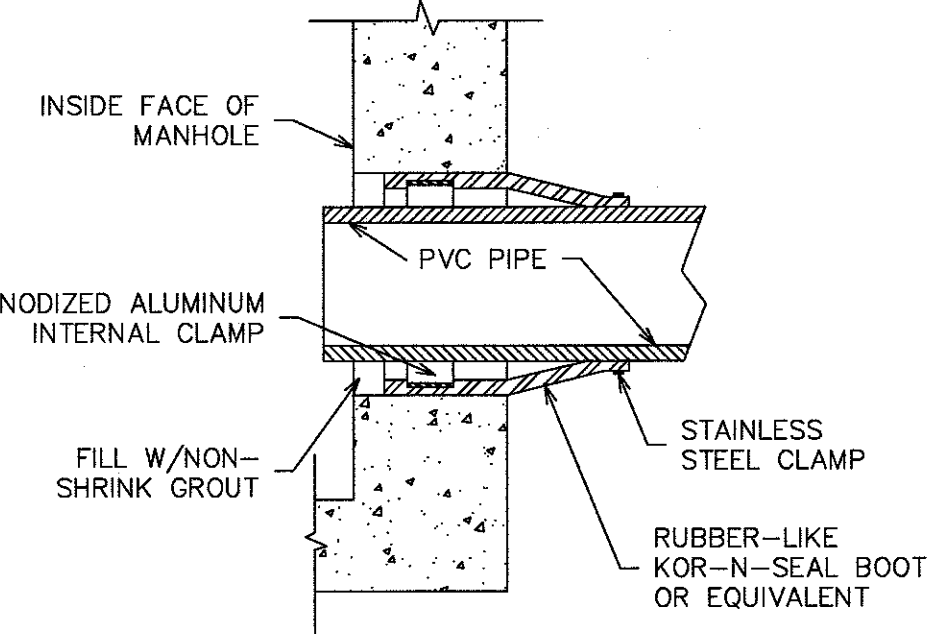
5.1		SITE DETAILS THE HOMESTEAD 459 U.S. ROUTE 1, KITTERY, MAINE	
FOR: LANDMARK HILL, LLC. 79 CONGRESS STREET PORTSMOUTH, NH 03801		ATTAR ENGINEERING, INC. CIVIL • STRUCTURAL • MARINE 1284 STATE ROAD - ELIOT, MAINE 03903 PHONE: (207)439-6023 FAX: (207)439-2128	
SCALE: AS SHOWN		APPROVED BY:	
DATE: 1/18/2018		DRAWN BY: MJS	
NO. DESCRIPTION DATE		REVISION DATE: K : 02/06/2020	
NO. DESCRIPTION DATE		JOB NO: C052-20 FILE: THE HOMESTEAD DET.DWG SHEET: 5.1	



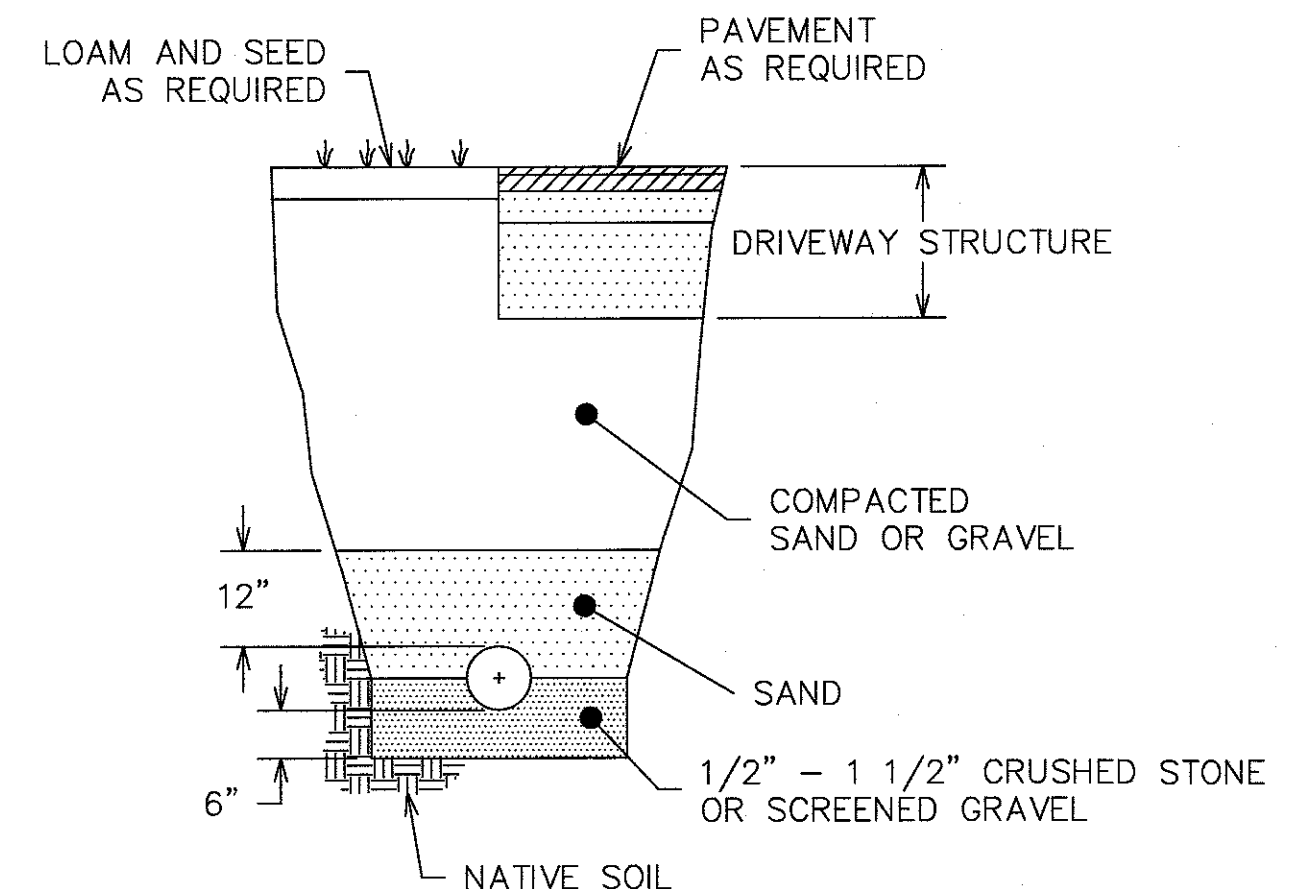
STANDARD COVER AND FRAME
SCALE: NTS



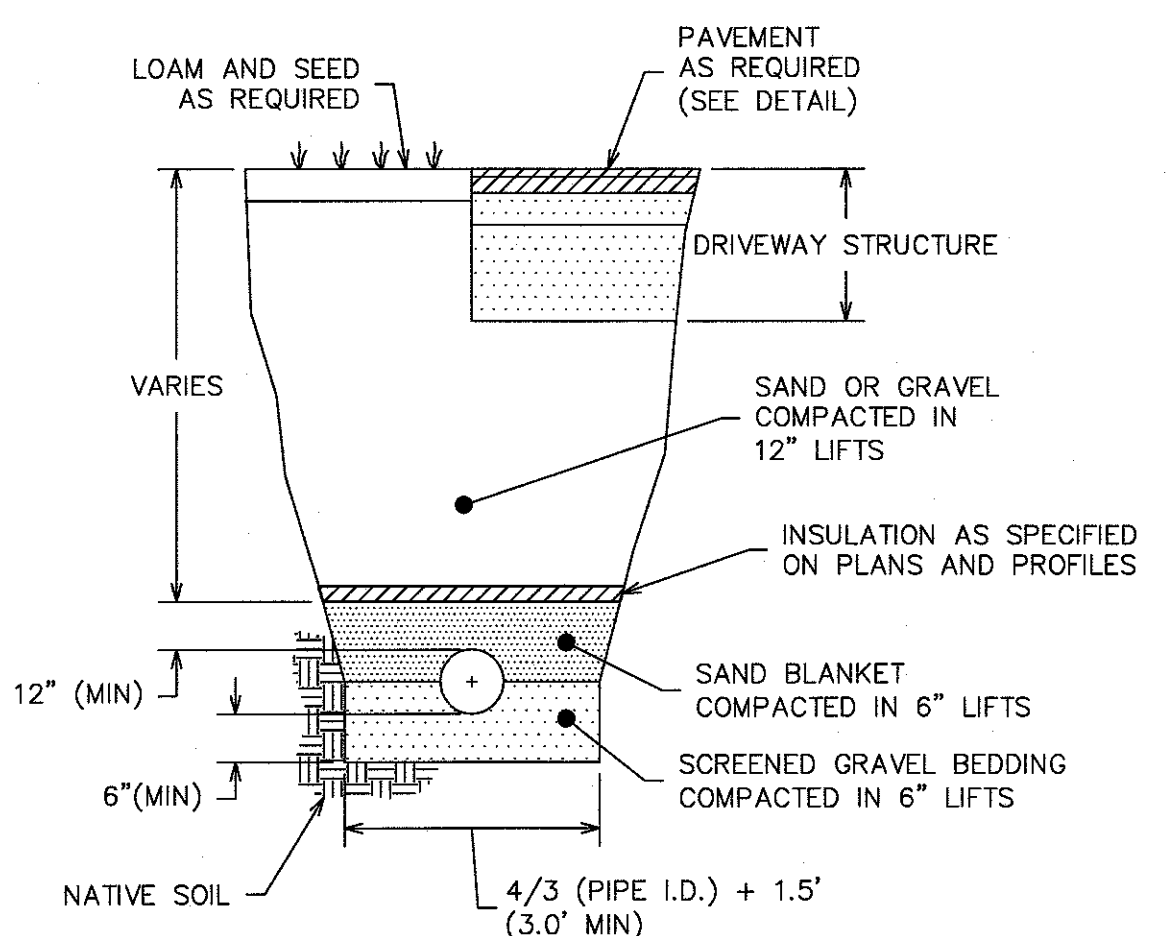
TYPICAL SANITARY MANHOLE
SCALE: NTS



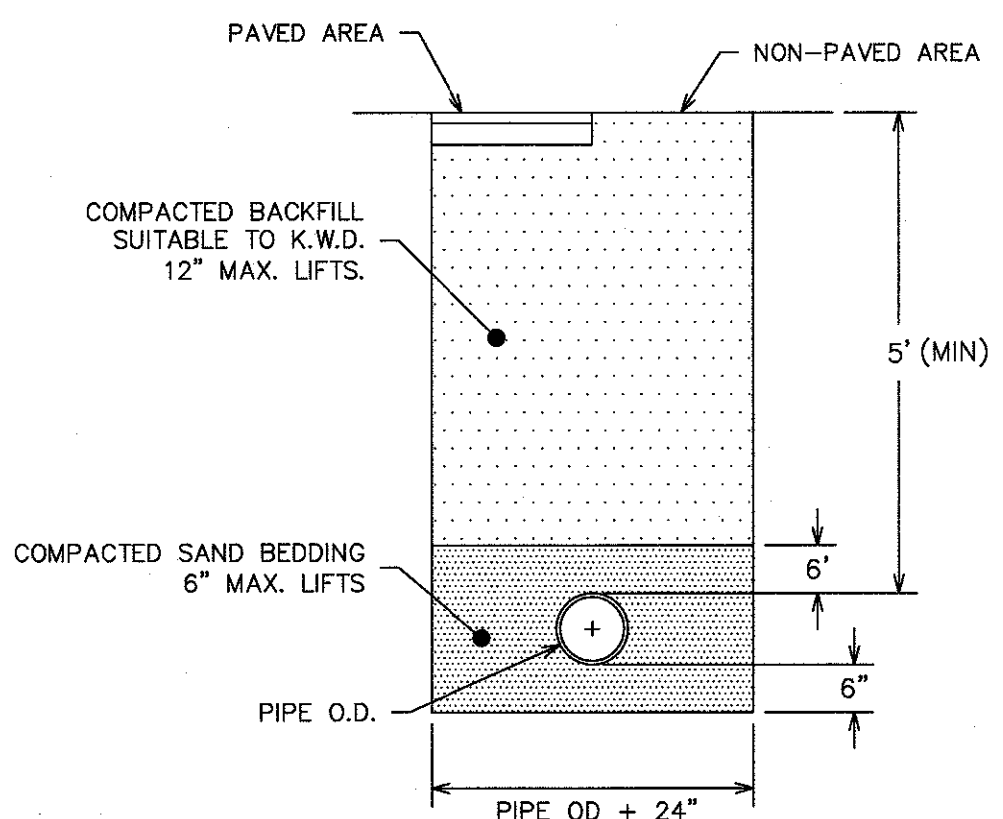
TYPICAL BOOT GASKET
SCALE: NTS



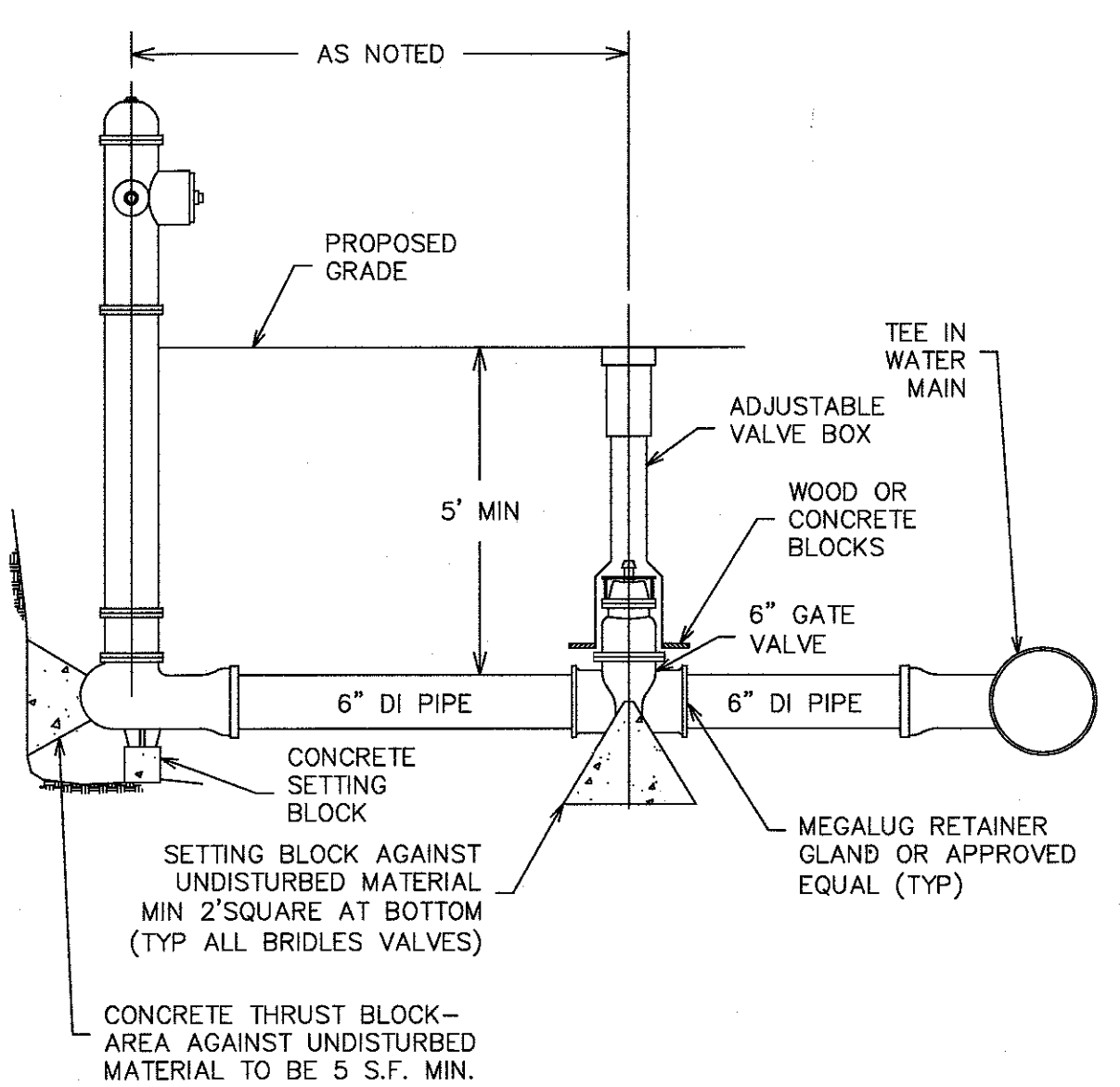
DRAINAGE PIPE TRENCH DETAIL
SCALE: NTS



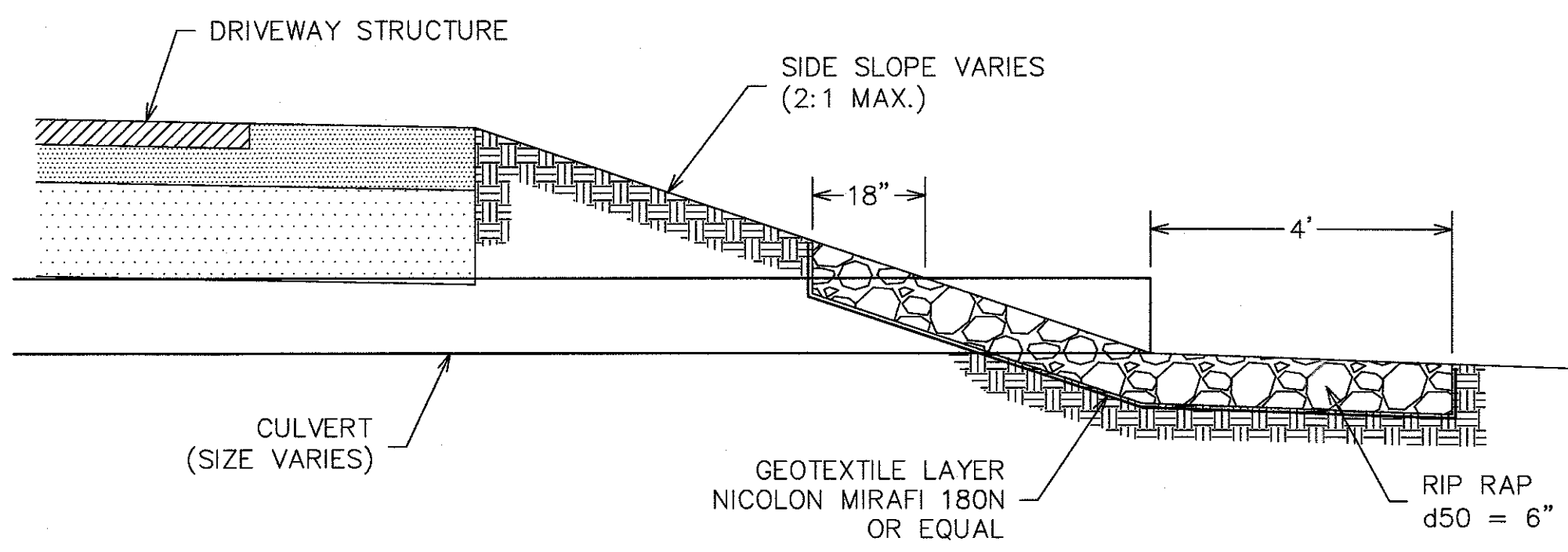
SEWER PIPE TRENCH DETAIL
SCALE: NTS



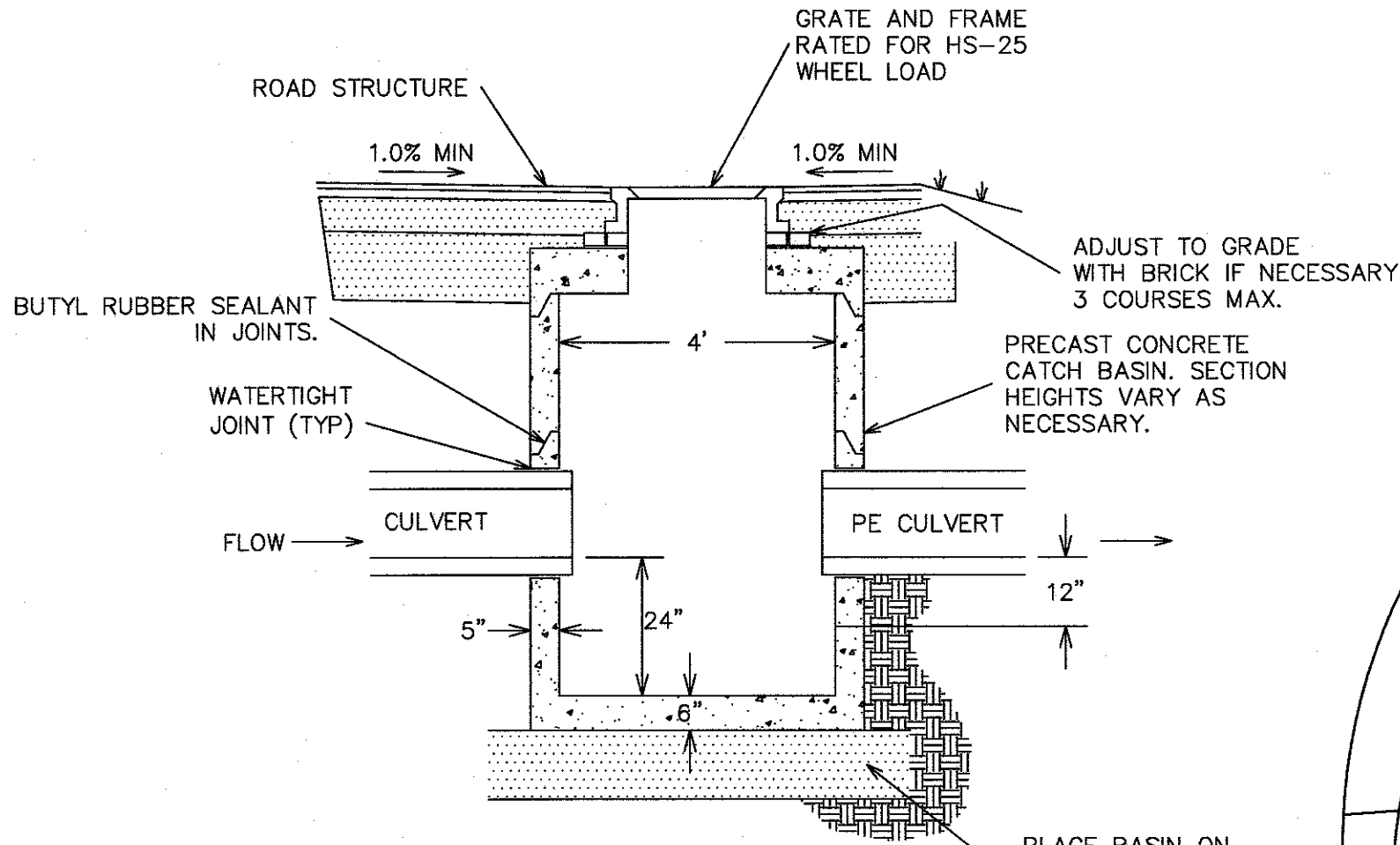
WATER LINE TRENCH DETAIL
(NTS)



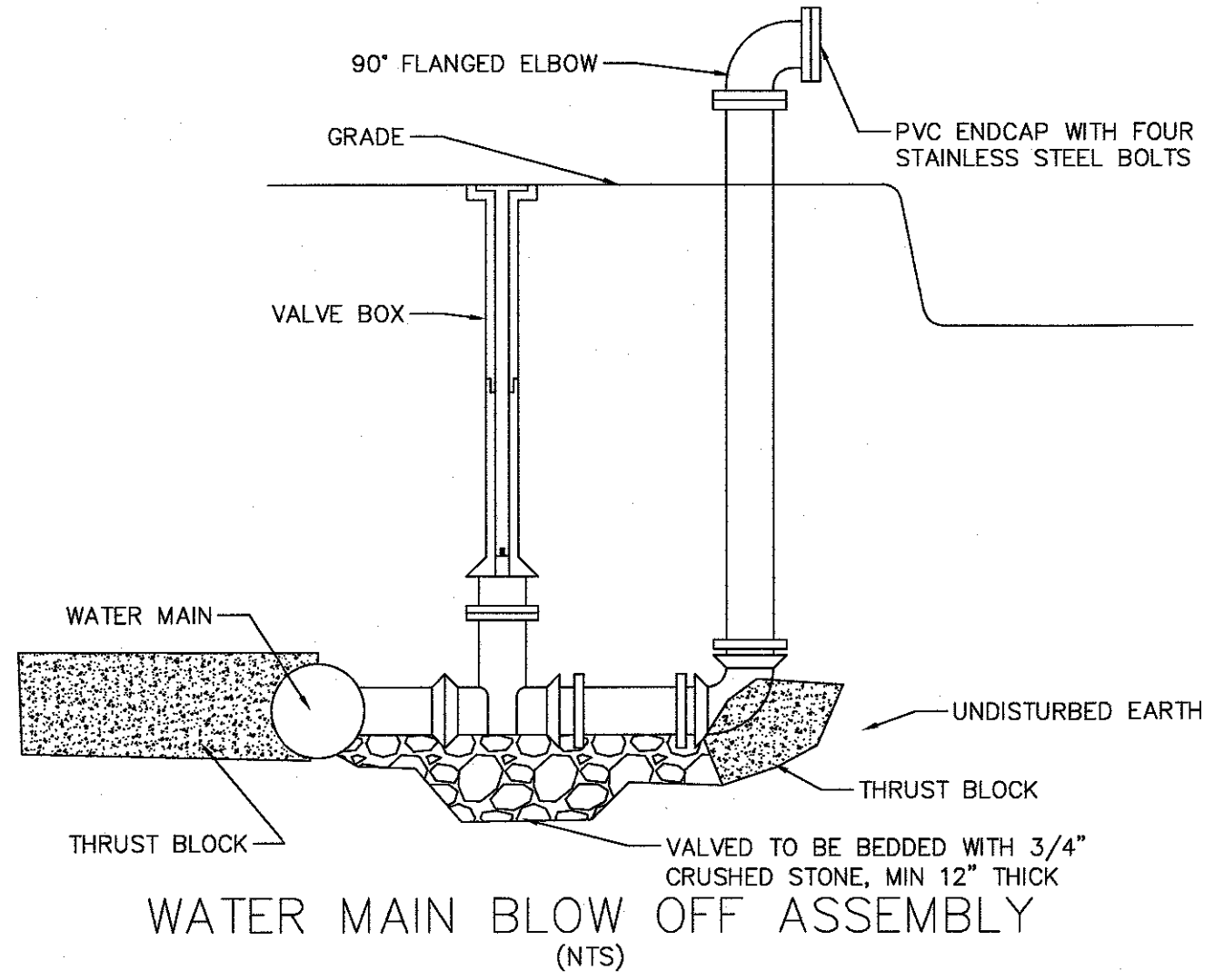
HYDRANT & VALVE DETAIL
NTS



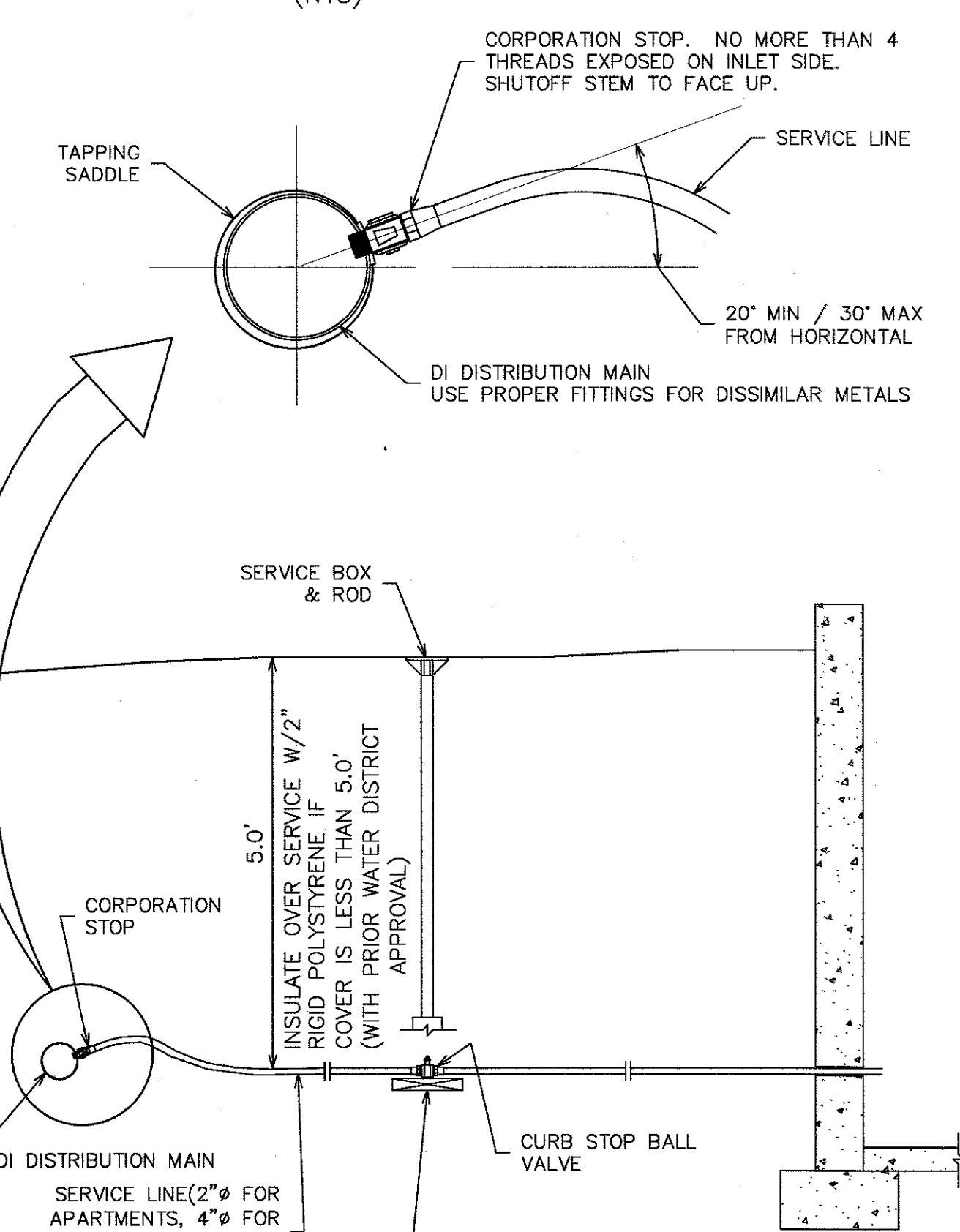
CULVERT INLET/OUTLET PROTECTION DETAIL
(NTS)



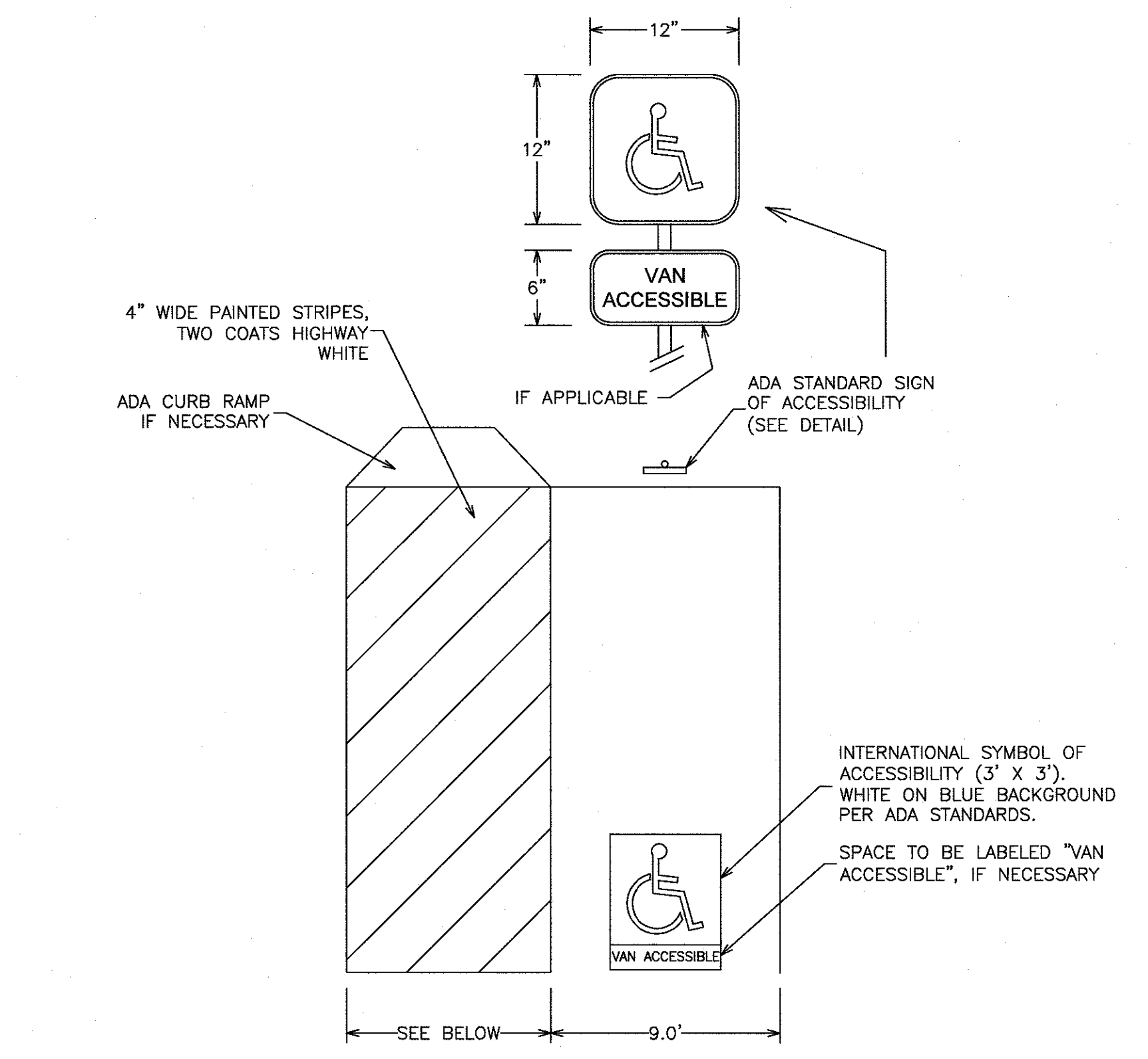
CATCH BASIN DETAIL
(NTS)



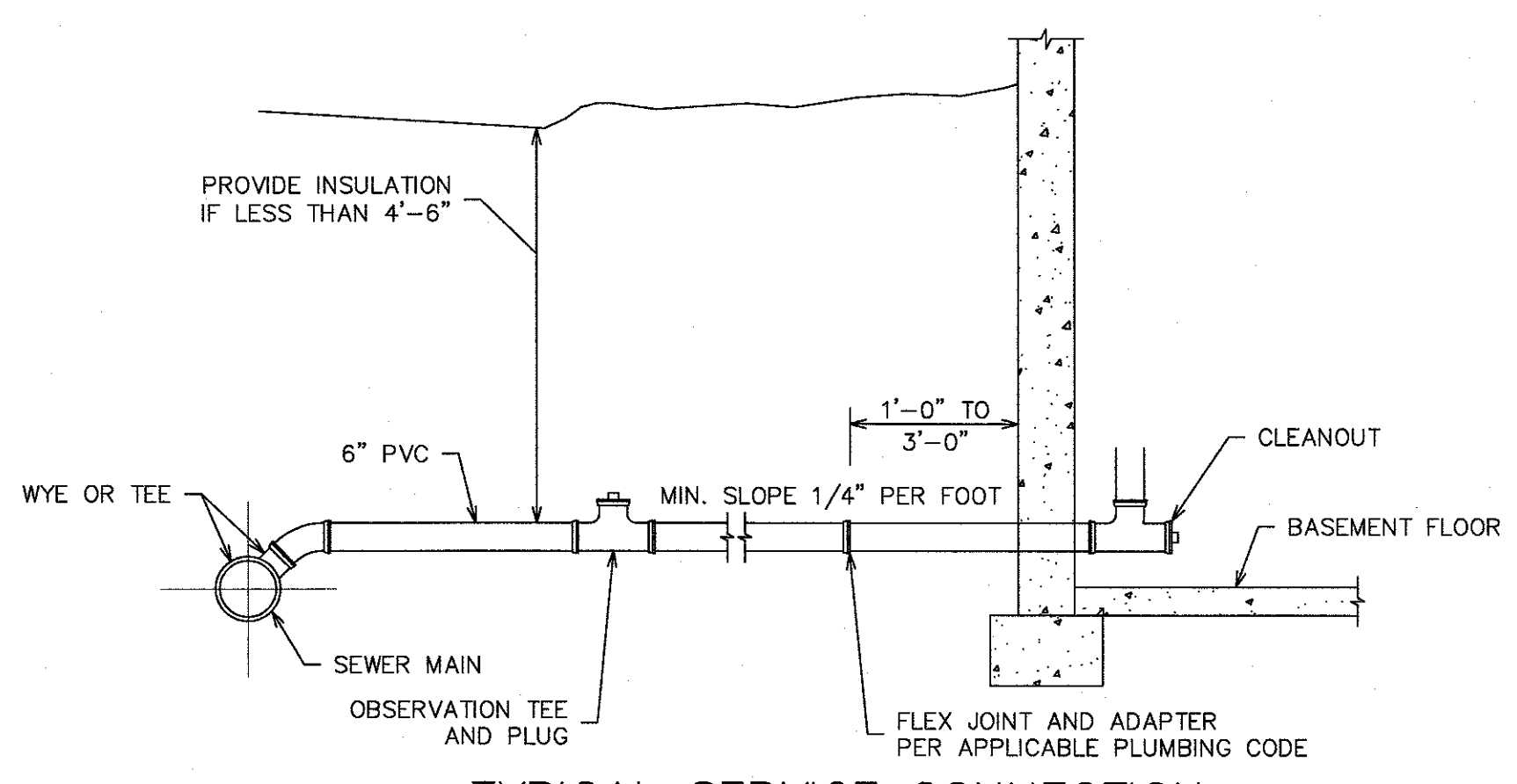
WATER MAIN BLOW OFF ASSEMBLY
(NTS)



WATER SERVICE DETAIL
(NTS)



ACCESSIBLE PARKING SPACE DETAIL

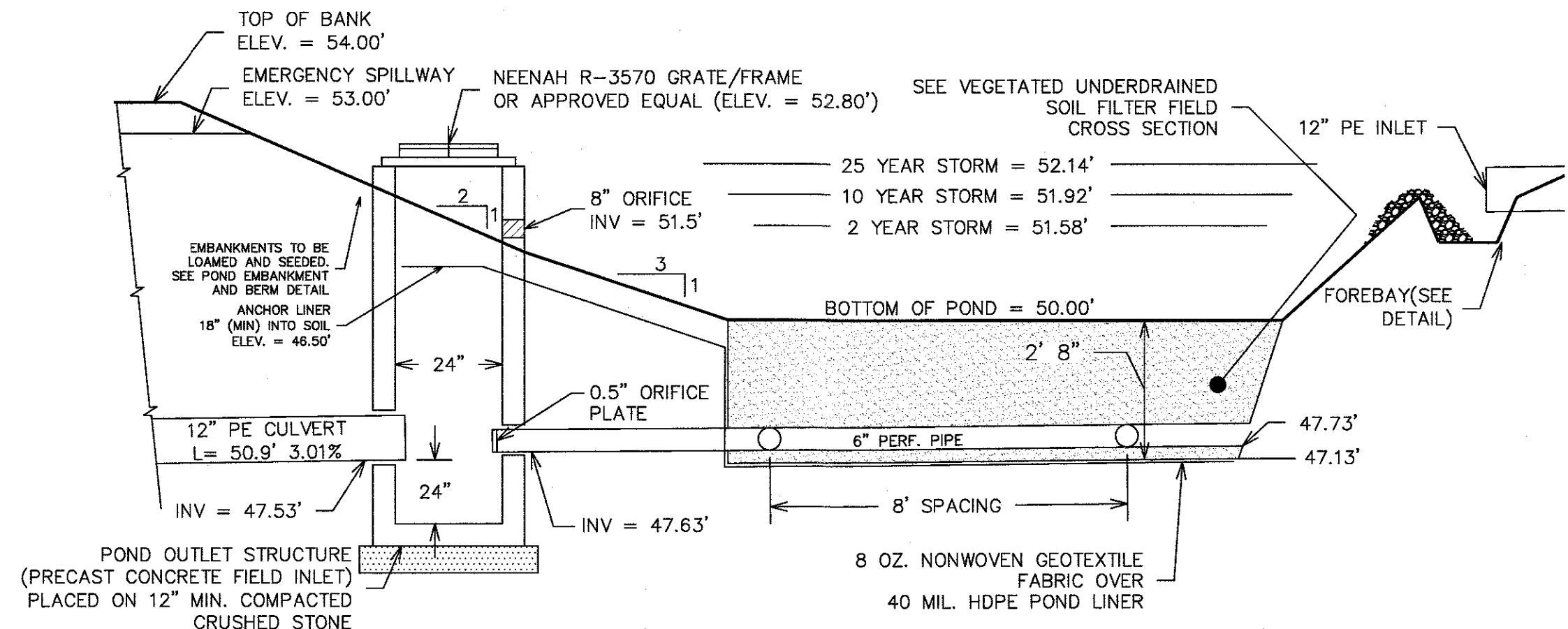


TYPICAL SERVICE CONNECTION AND LATERAL DETAIL
SCALE: NTS

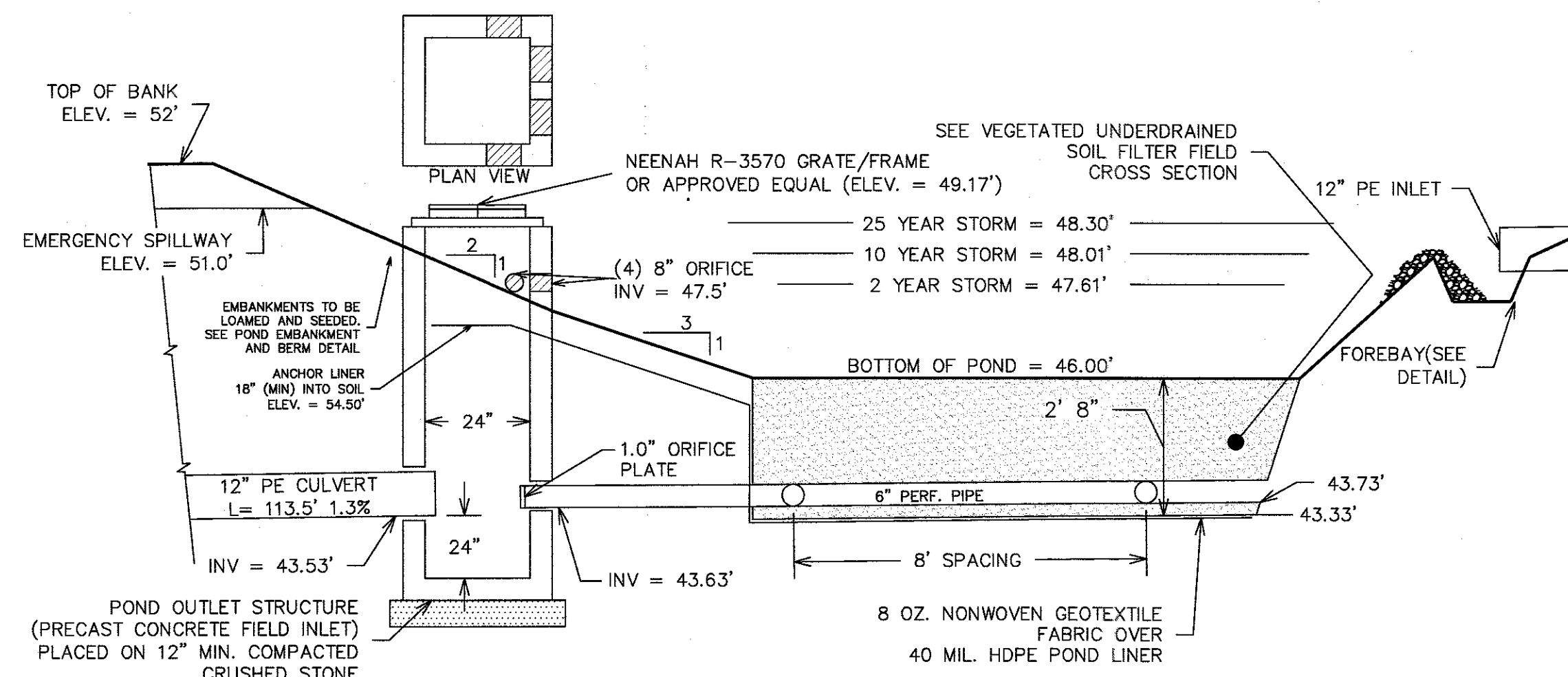
NOTE: SEWER MAY BE LOCATED BENEATH BASEMENT FLOOR

5.2	SITE DETAILS THE HOMESTEAD 459 U.S. ROUTE 1, KITTERY, MAINE	
	FOR: LANDMARK HILL, LLC. 79 CONGRESS STREET PORTSMOUTH, NH 03801	
	ATTAR ENGINEERING, INC. CIVIL • STRUCTURAL • MARINE 1284 STATE ROAD - ELIOT, MAINE 03903 PHONE: (207)439-6023 FAX: (207)439-2128	
	SCALE: AS SHOWN DATE: 1/18/2018 JOB NO: C052-20	APPROVED BY: FILE: THE HOMESTEAD DET.DWG

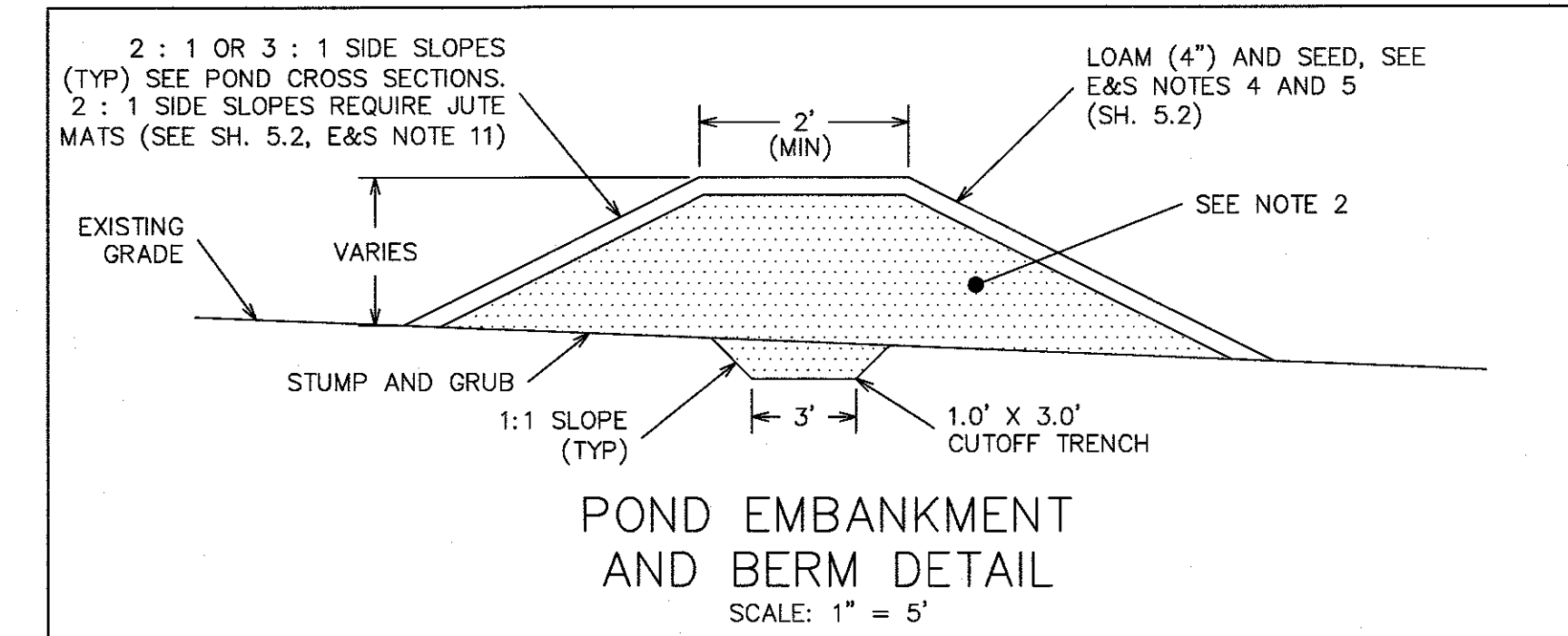
NO.	DESCRIPTION	DATE
K	MAJOR MODIFICATION	2/06/2020
J	FINAL PLAN REVISION	3/27/2020
I	FINAL PLAN SUBMISSION	01/24/2019
H	MDEP SUBMISSION	1/23/2019
-	SEE EARLIER PLANS FOR PREVIOUS REVISIONS	-



UNDERDRAINED SOIL FILTER POND 1P

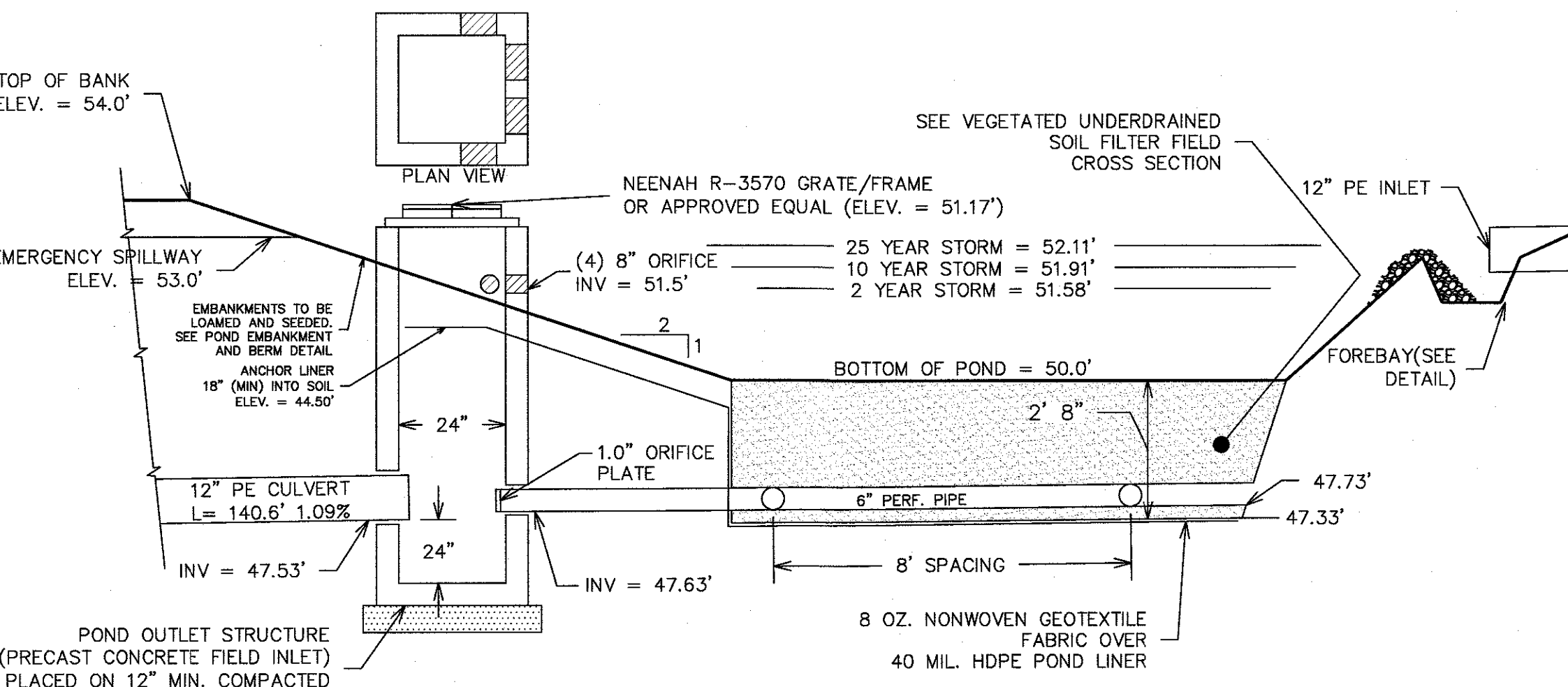


UNDERDRAINED SOIL FILTER POND 5P

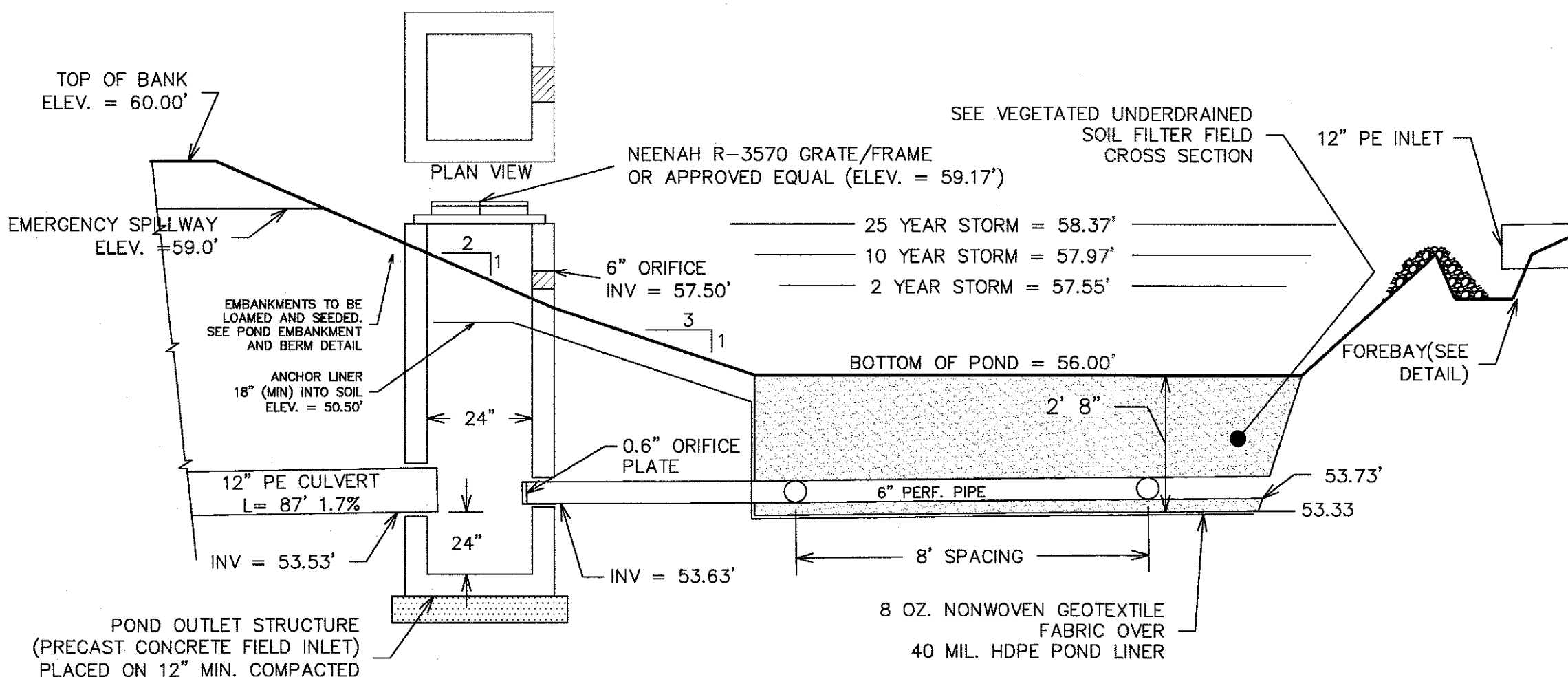


EMBANKMENT CONSTRUCTION NOTES

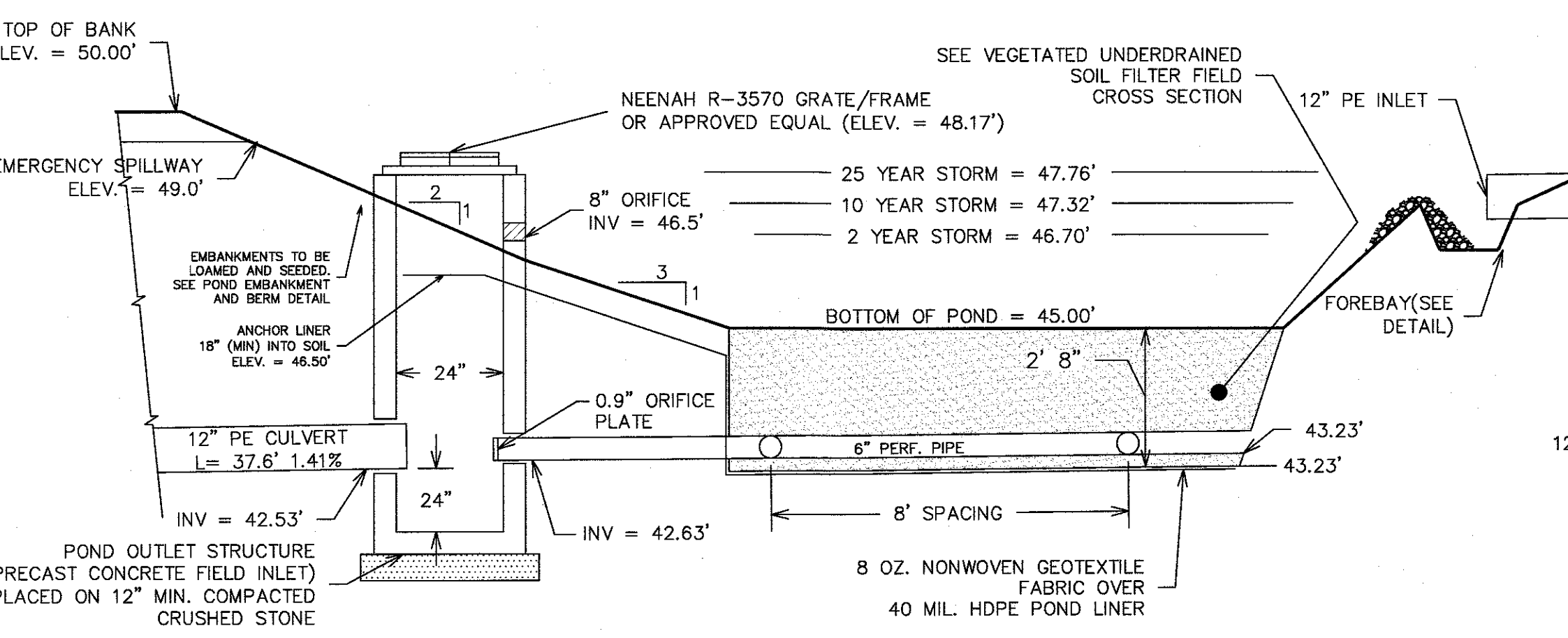
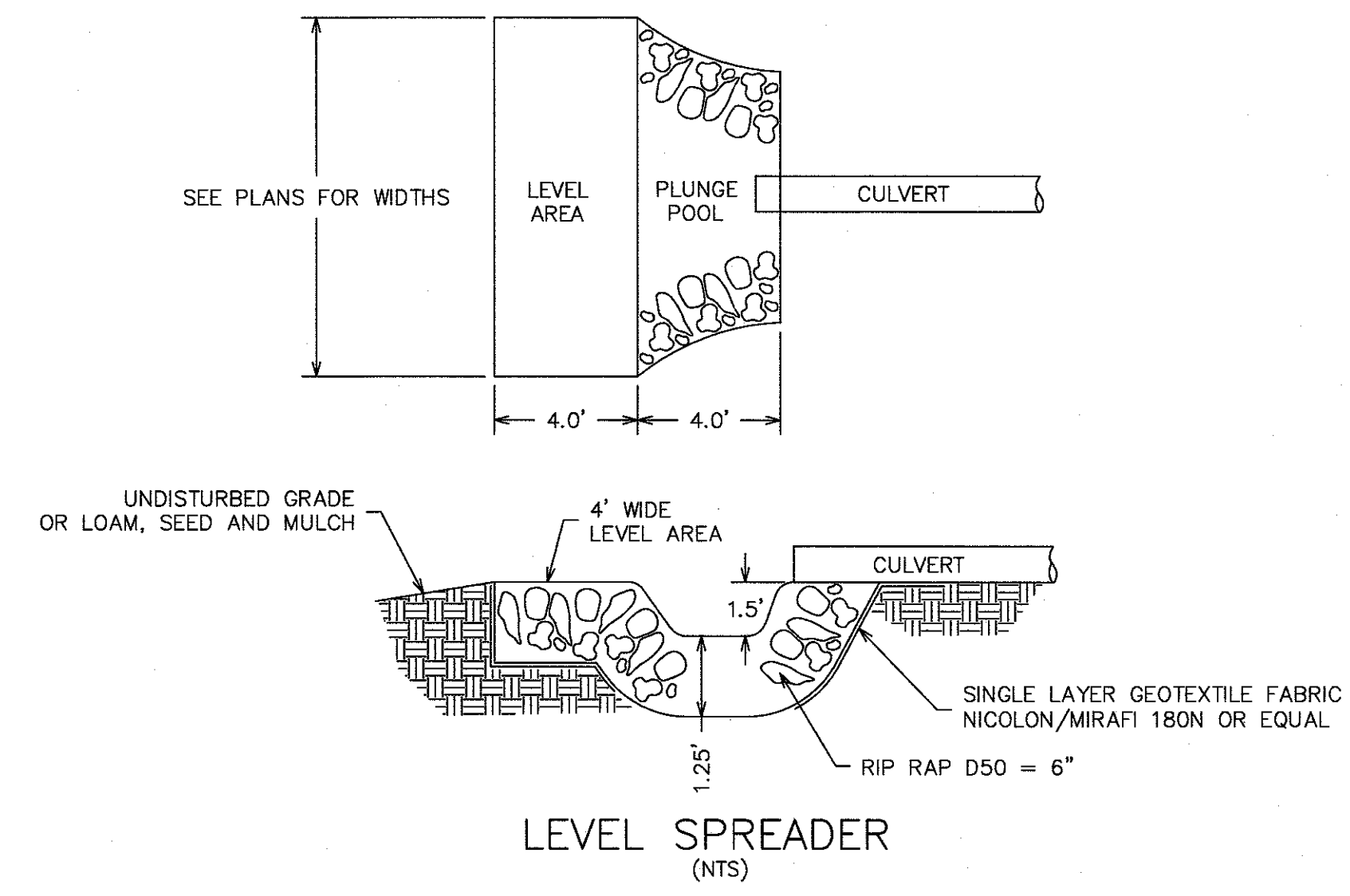
1. ALL ORGANIC MATERIAL, STUMPS, ROCKS AND BOULDERS SHALL BE REMOVED TO A MINIMUM DEPTH OF 24" BELOW SUBGRADE OF THE BASIN EMBANKMENT. ALL EXCAVATIONS BELOW THE BASIN EMBANKMENT SHALL HAVE A MINIMUM SLOPE OF 1H : 1V.
2. ALL BASIN EMBANKMENT FILL MATERIAL SHALL BE WELL GRADED BORROW WITH A MINIMUM OF 20% FINES CONTENT. EMBANKMENT FILL SHALL BE PLACED IN 12" (MAX.) LIFTS AND BE COMPACTED TO 95% MODIFIED PROCTOR. A CUTOFF TRENCH SHALL BE EXCAVATED AS SHOWN PRIOR TO CONSTRUCTION OF EMBANKMENT.
3. DETENTION BASIN AND ALL EXCAVATIONS SHALL BE KEPT FREE OF WATER DURING CONSTRUCTION.



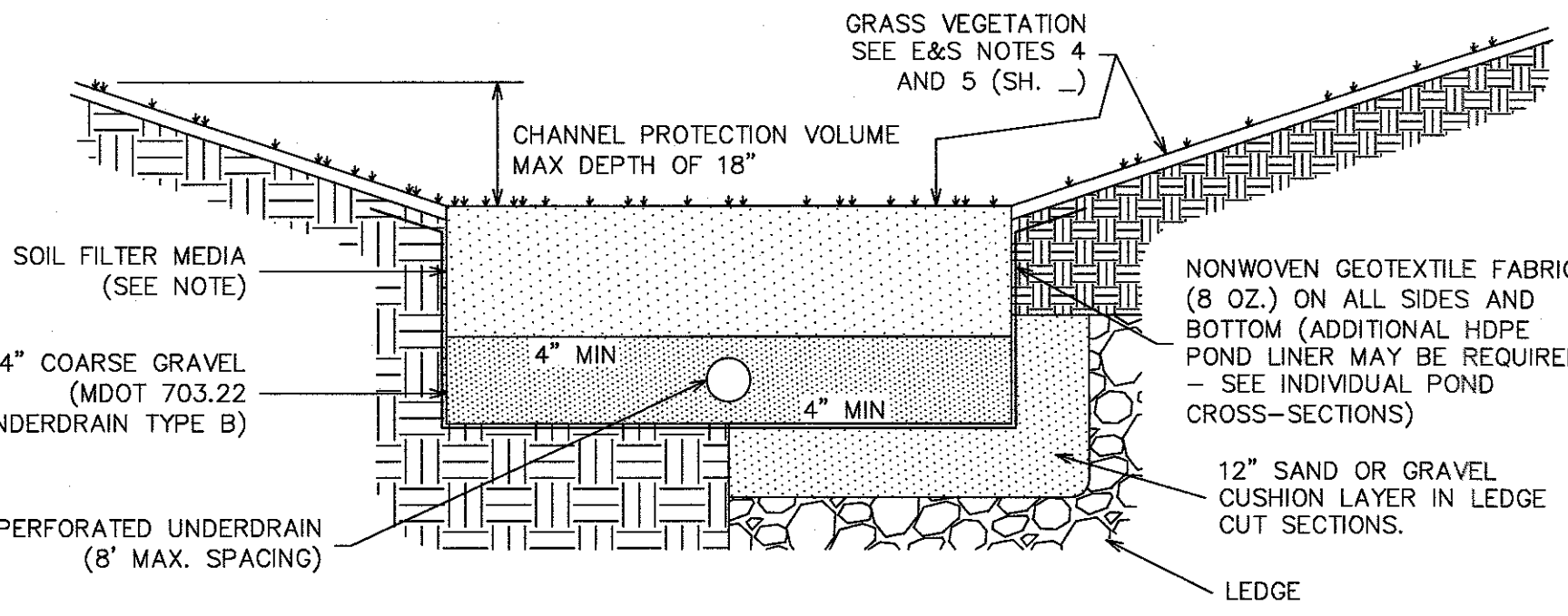
UNDERDRAINED SOIL FILTER POND 2P



UNDERDRAINED SOIL FILTER POND 7P



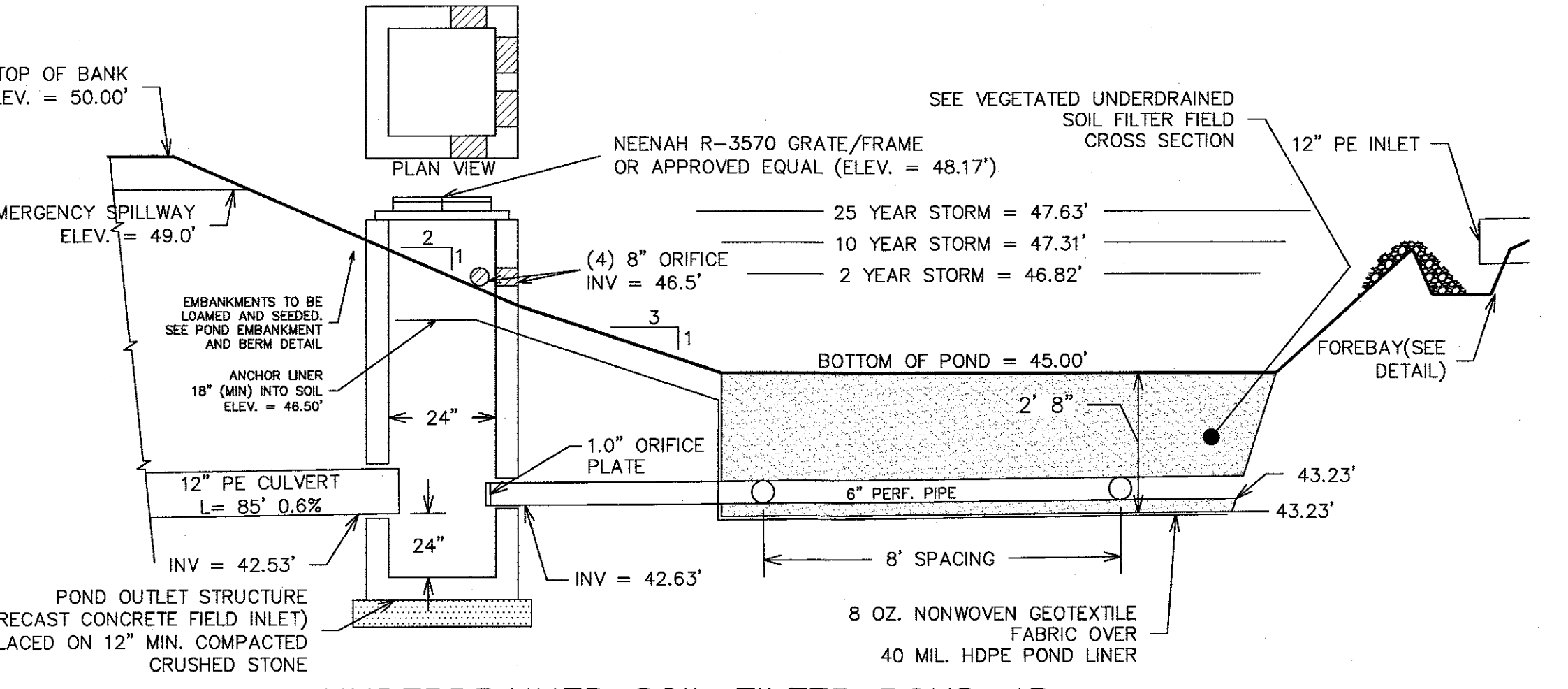
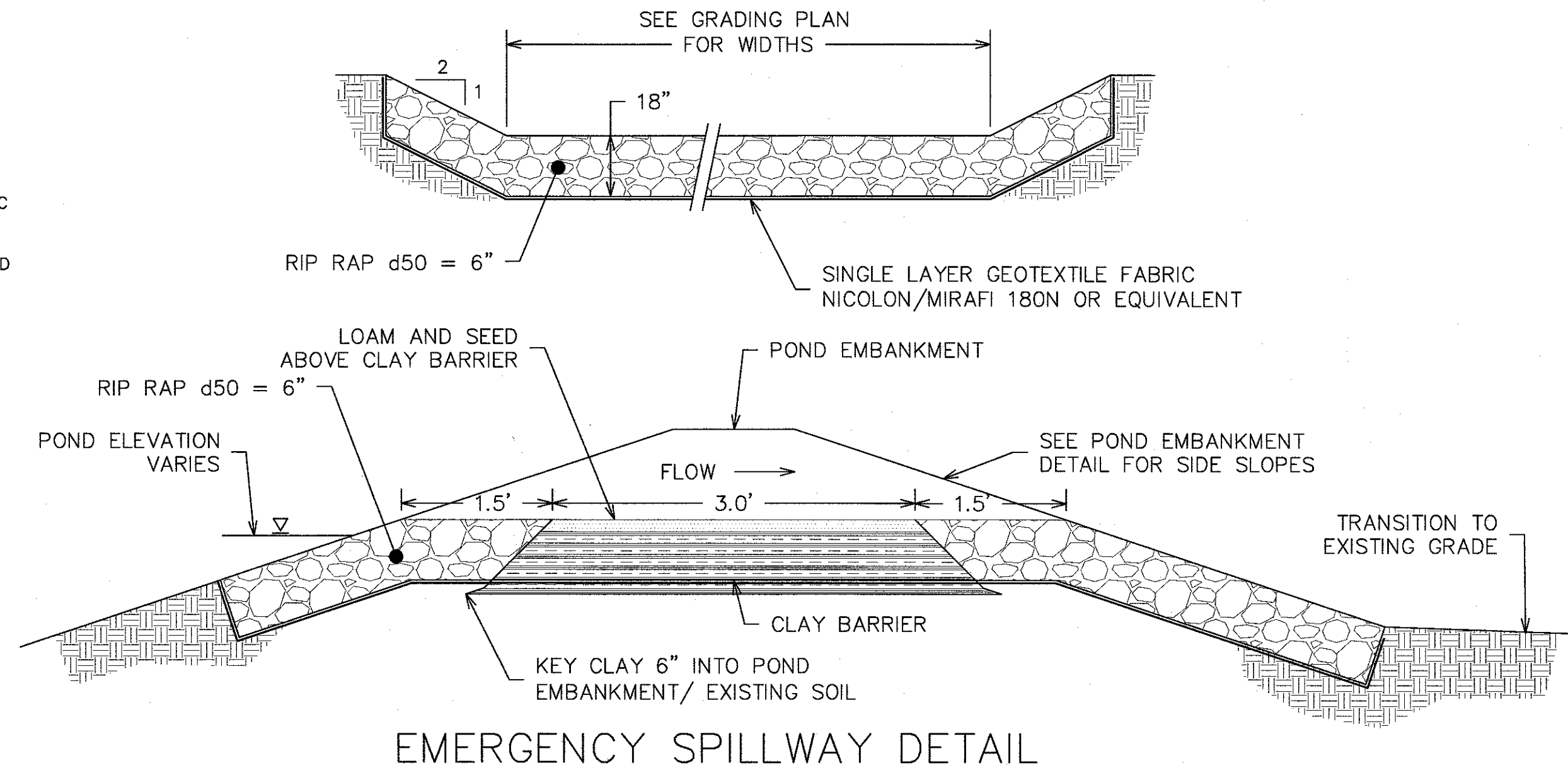
UNDERDRAINED SOIL FILTER POND 3P



VEGETATED UNDERDRAINED SOIL FILTER FIELD CROSS SECTION (APPLIES TO ALL USF PONDS) (NTS)

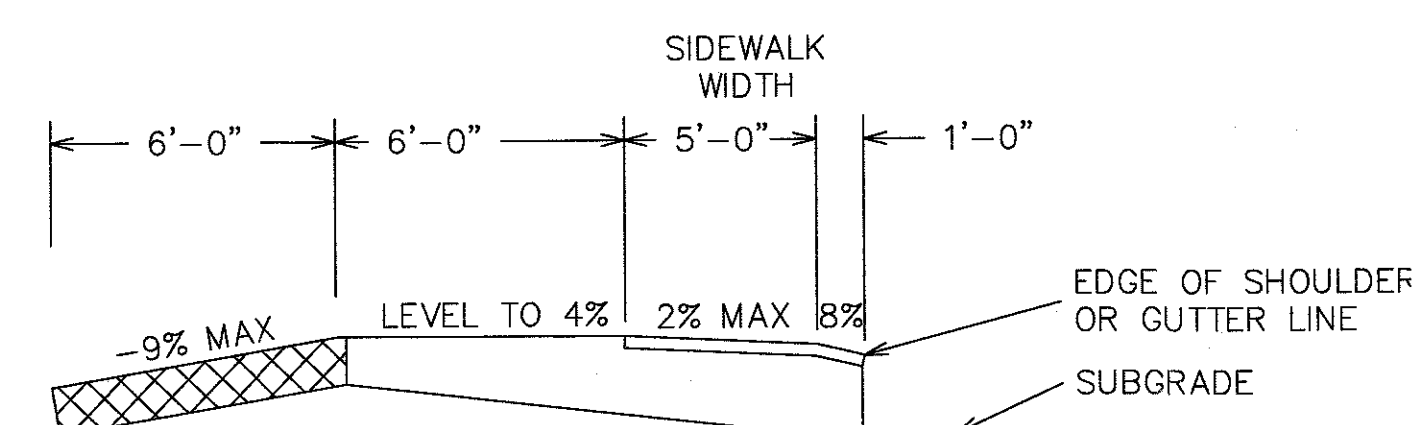
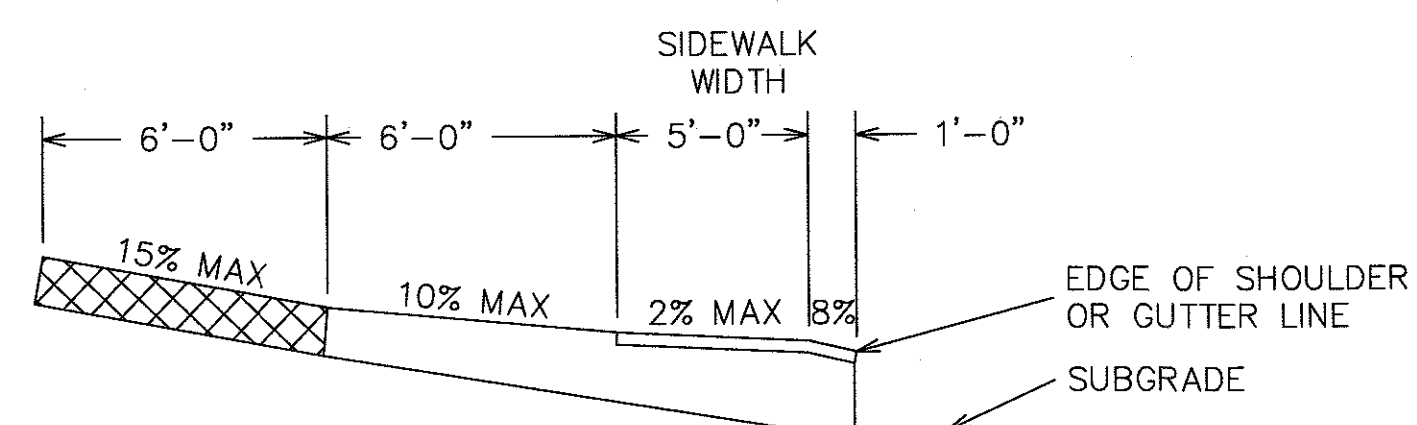
SOIL FILTER MEDIA NOTE:
 THE SOIL FILTER MEDIA SHALL CONSIST OF A SILTY SAND OR SOIL MIXTURE COMBINED WITH 20% - 25% FINE SHREDDED BARK OR WOOD FIBER MULCH. THE MIXTURE MUST HAVE NO LESS THAN 8% PASSING THE 200 SIEVE, AND A CLAY CONTENT OF LESS THAN 2% PRIOR TO CONSTRUCTION. THE CONTRACTOR MUST CHECK WITH THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR UPDATED SOIL FILTER MEDIA SPECIFICATIONS.

CONSTRUCTION OVERSIGHT REQUIRED:
 INSPECTION OF THE FILTER BASIN SHALL BE PROVIDED FOR EACH PHASE OF CONSTRUCTION BY THE DESIGN ENGINEER WITH REQUIRED REPORTING TO THE DEP. AT A MINIMUM, INSPECTIONS WILL OCCUR:
 - AFTER PRELIMINARY CONSTRUCTION OF THE FILTER GRADES AND ONCE THE UNDERDRAIN PIPES ARE INSTALLED BUT NOT BACKFILLED;
 - AFTER THE DRAINAGE LAYER IS CONSTRUCTED AND PRIOR TO THE INSTALLATION OF THE FILTER MEDIA;
 - AFTER THE FILTER MEDIA HAS BEEN INSTALLED AND SEEDED;
 - AFTER ONE YEAR TO INSPECT HEALTH OF THE VEGETATION AND MAKE CORRECTIONS; AND
 - ALL MATERIAL USED FOR THE CONSTRUCTION OF THE FILTER BASIN WILL BE APPROVED BY THE DESIGN ENGINEER AFTER TESTS BY A CERTIFIED LABORATORY SHOW THAT THEY ARE PASSING DEP SPECIFICATIONS.
 - CONTRACTOR SHALL COORDINATE INSPECTION SCHEDULE WITH INSPECTING ENGINEER PRIOR TO CONSTRUCTION.
 - HEAVY VEHICLES AND EQUIPMENT ARE PROHIBITED FROM DRIVING OVER ANY INFILTRATION BASIN.
 - NO SNOW SHALL BE STORED WITHIN THE AREA OF ANY UNDERDRAINED SOIL FILTER.

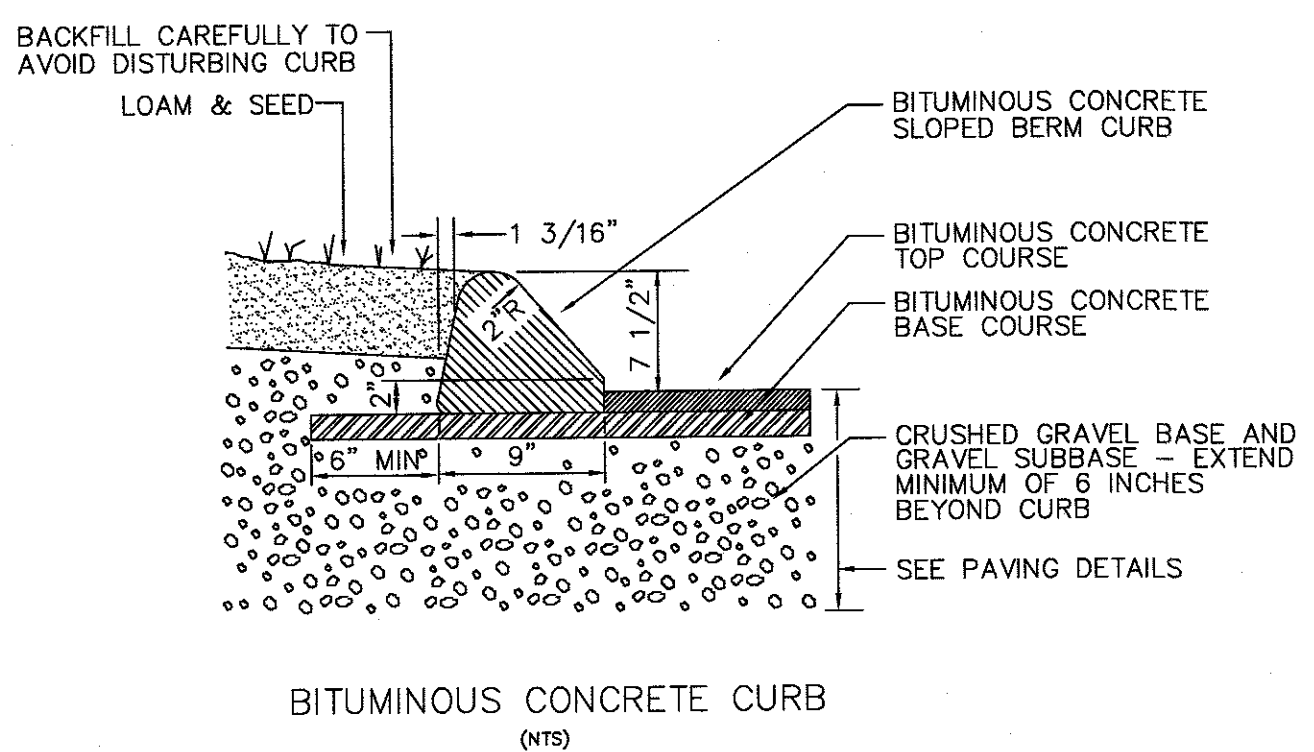


UNDERDRAINED SOIL FILTER POND 4P

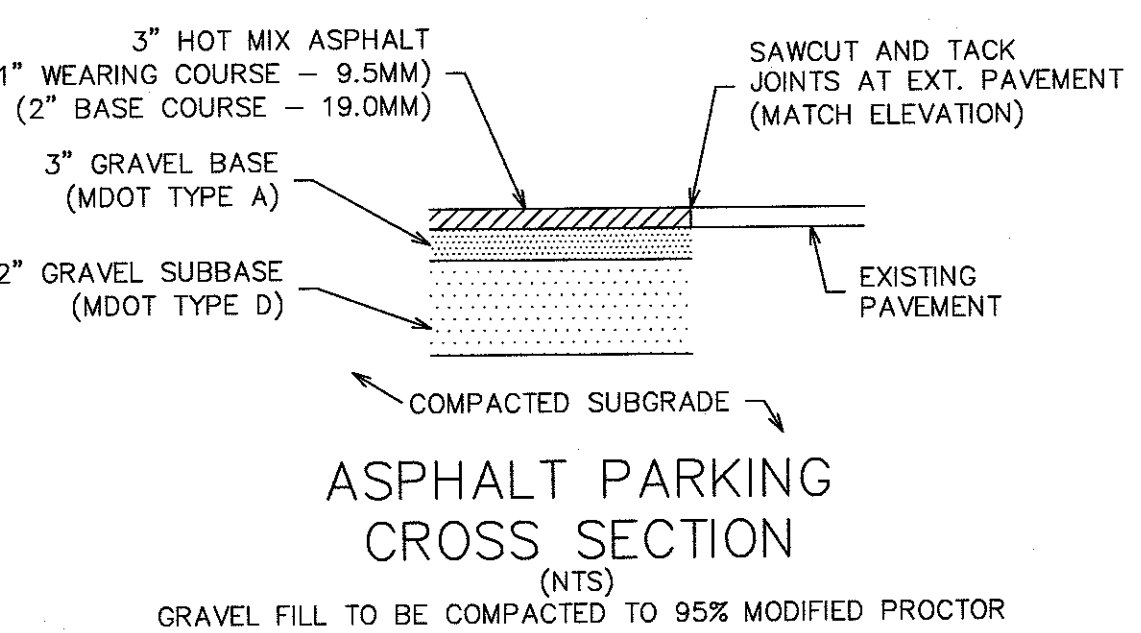
5.3		SITE DETAILS THE HOMESTEAD 459 U.S. ROUTE 1, KITTEERY, MAINE	
		FOR: LANDMARK HILL, LLC. 79 CONGRESS STREET PORTSMOUTH, NH 03801	
ATTAR ENGINEERING, INC. CIVIL • STRUCTURAL • MARINE 1284 STATE ROAD - ELIOT, MAINE 03903 PHONE: (207)439-6023 FAX: (207)439-2128			
SCALE: AS SHOWN	APPROVED BY:	DATE: 1/18/2018	DRAWN BY: BRN
NO.	DESCRIPTION	DATE	REVISION DATE: 2/6/20
K	MAJOR MODIFICATION	2/06/2020	
J	FINAL PLAN REVISION	3/27/2020	
I	FINAL PLAN SUBMISSION	01/24/2019	
H	MDEP SUBMISSION	1/23/2019	
-	SEE EARLIER PLANS FOR PREVIOUS REVISIONS	-	
JOB NO: C052-20		FILE: THE HOMESTEAD DET.DWG	SHEET: 5.3



ENTRANCES ON SIDEWALK SECTIONS
SCALE: (NTS)

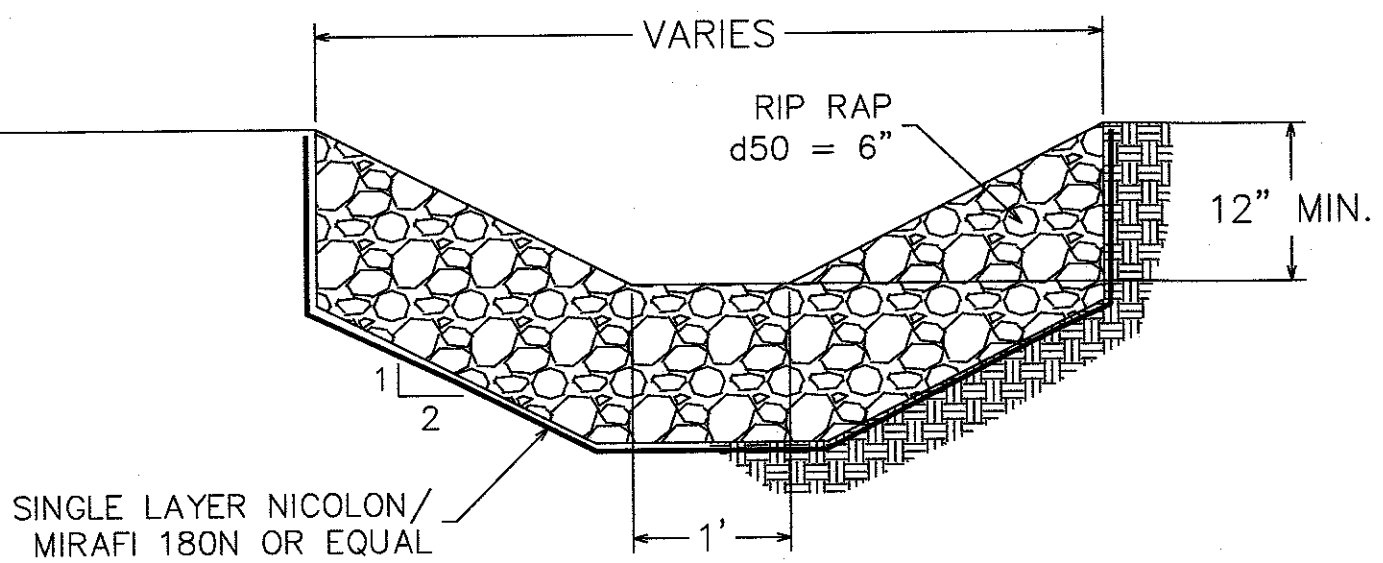


BITUMINOUS CONCRETE CURB
(NTS)

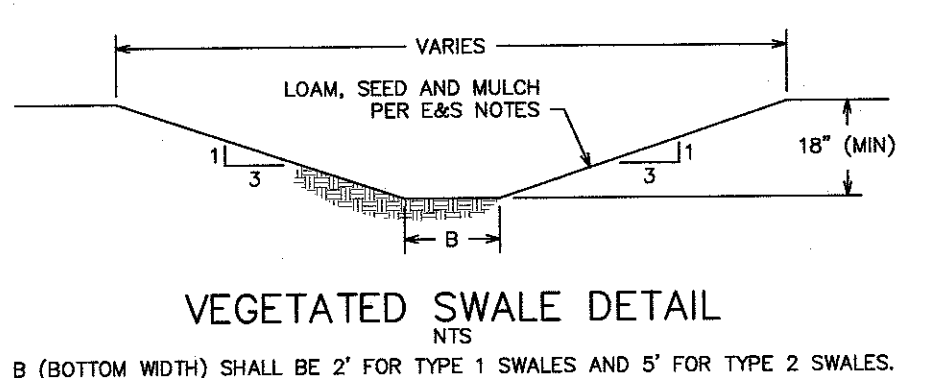


ASPHALT PARKING CROSS SECTION
(NTS)

GRAVEL FILL TO BE COMPACTED TO 95% MODIFIED PROCTOR

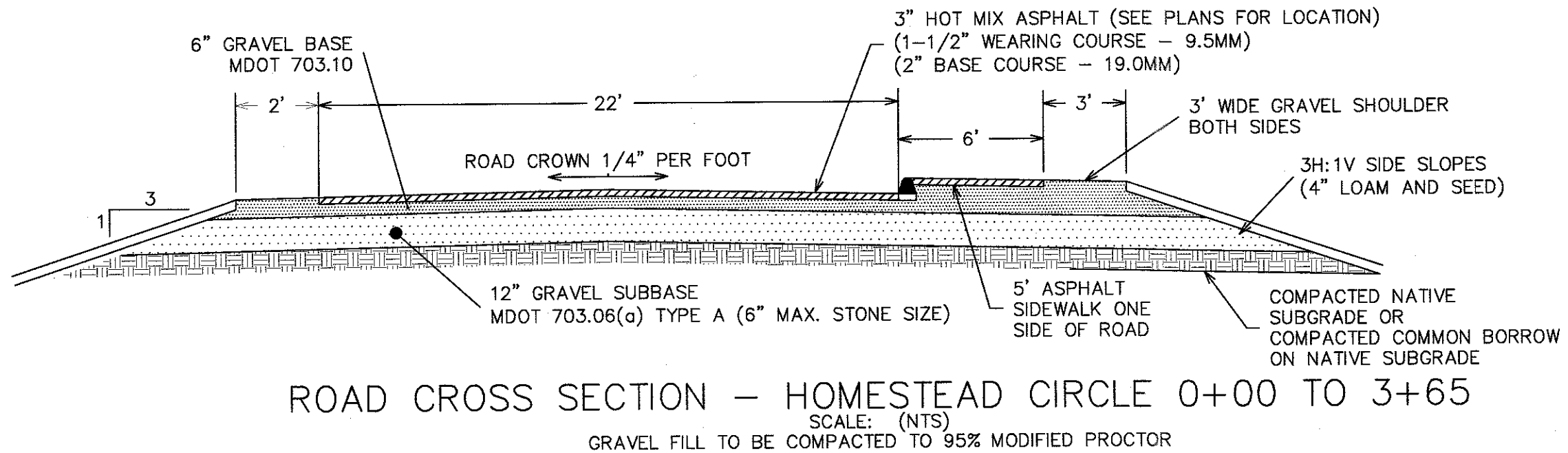


RIP RAP SWALE DETAIL
NTS



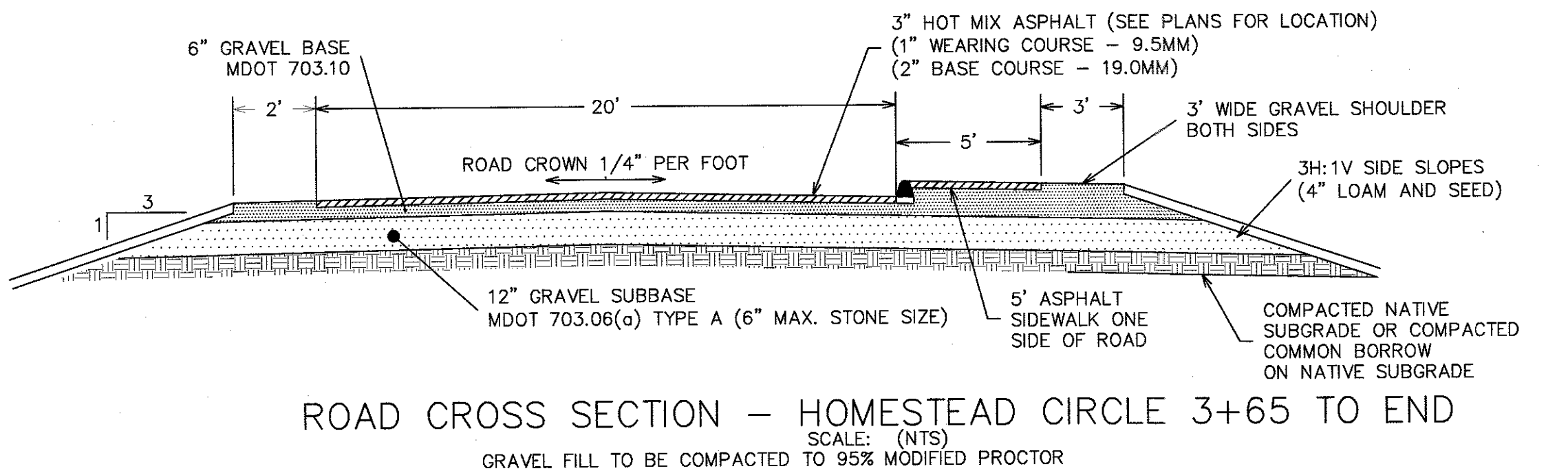
VEGETATED SWALE DETAIL
NTS

B (BOTTOM WIDTH) SHALL BE 2' FOR TYPE 1 SWALES AND 5' FOR TYPE 2 SWALES.



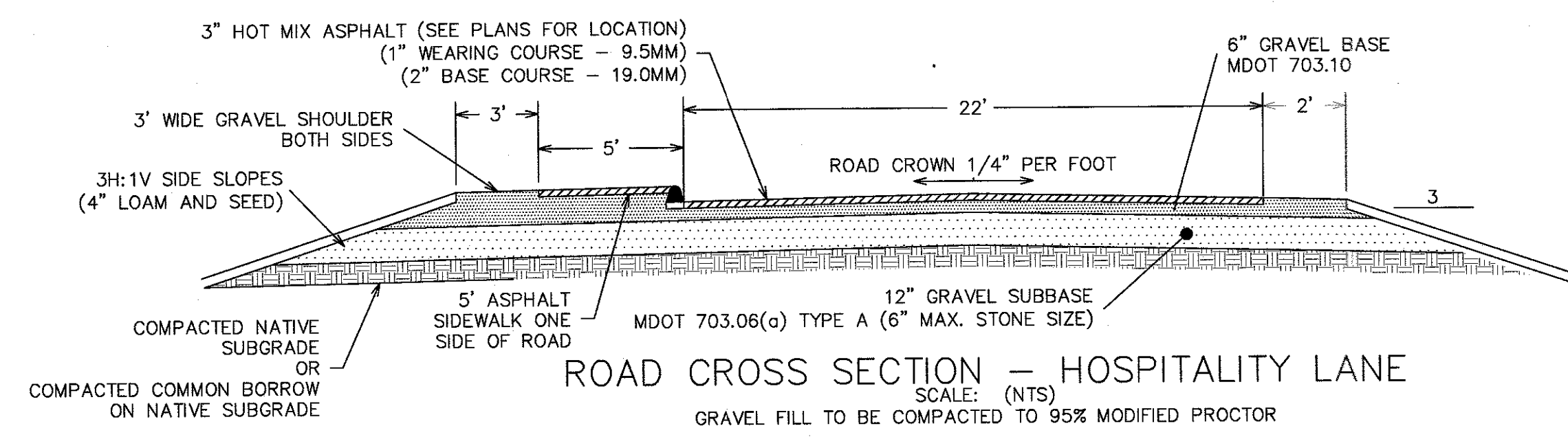
ROAD CROSS SECTION - HOMESTEAD CIRCLE 0+00 TO 3+65
SCALE: (NTS)

GRAVEL FILL TO BE COMPACTED TO 95% MODIFIED PROCTOR



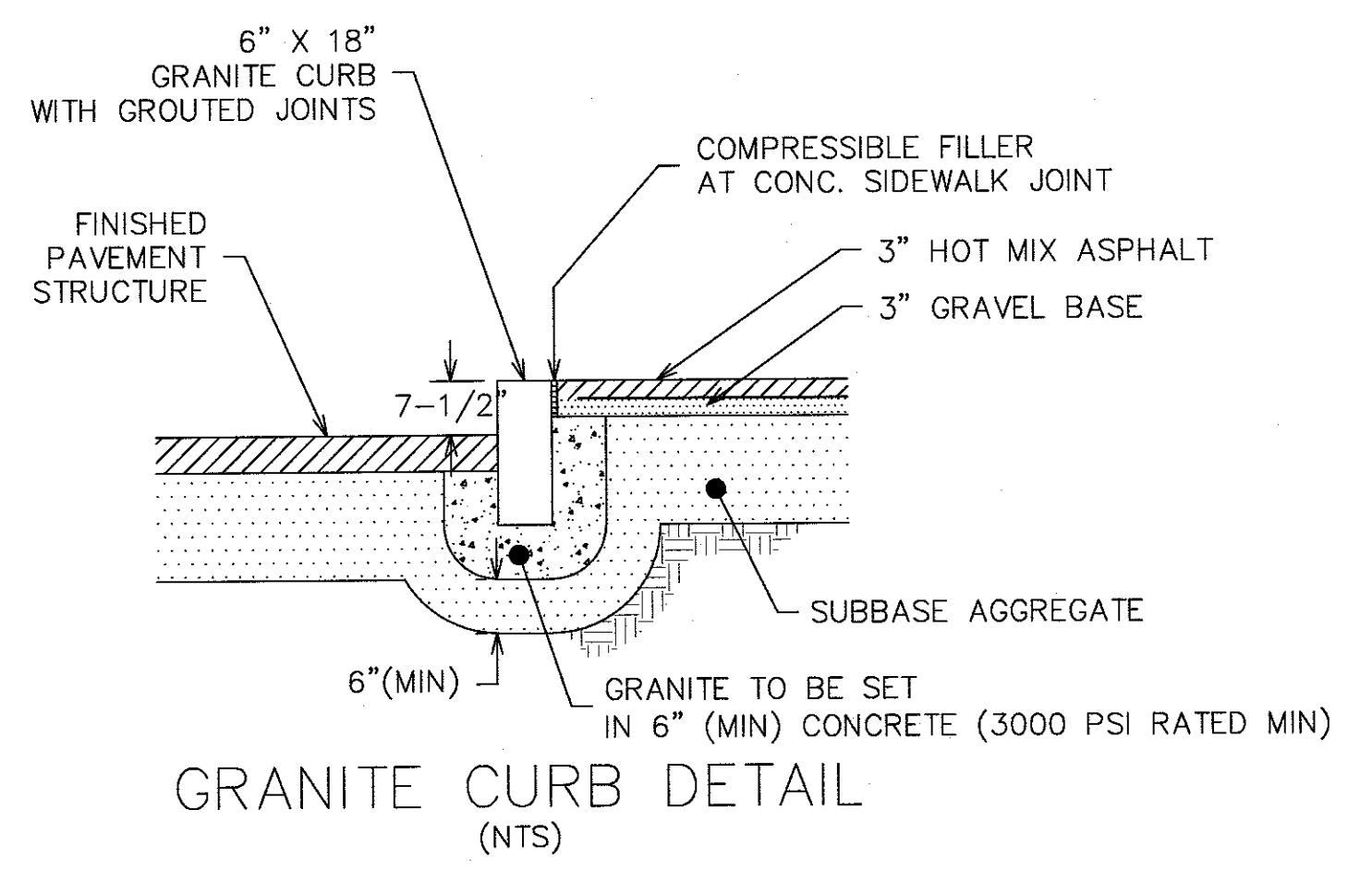
ROAD CROSS SECTION - HOMESTEAD CIRCLE 3+65 TO END
SCALE: (NTS)

GRAVEL FILL TO BE COMPACTED TO 95% MODIFIED PROCTOR

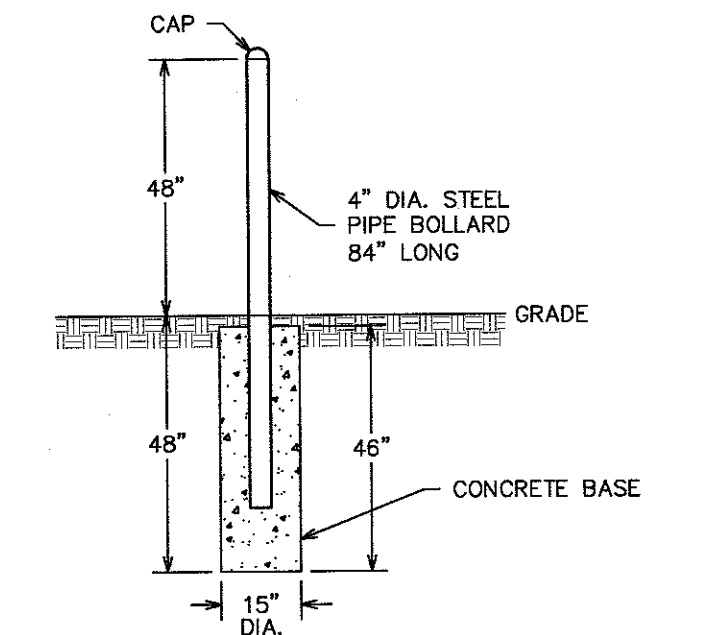


ROAD CROSS SECTION - HOSPITALITY LANE
SCALE: (NTS)

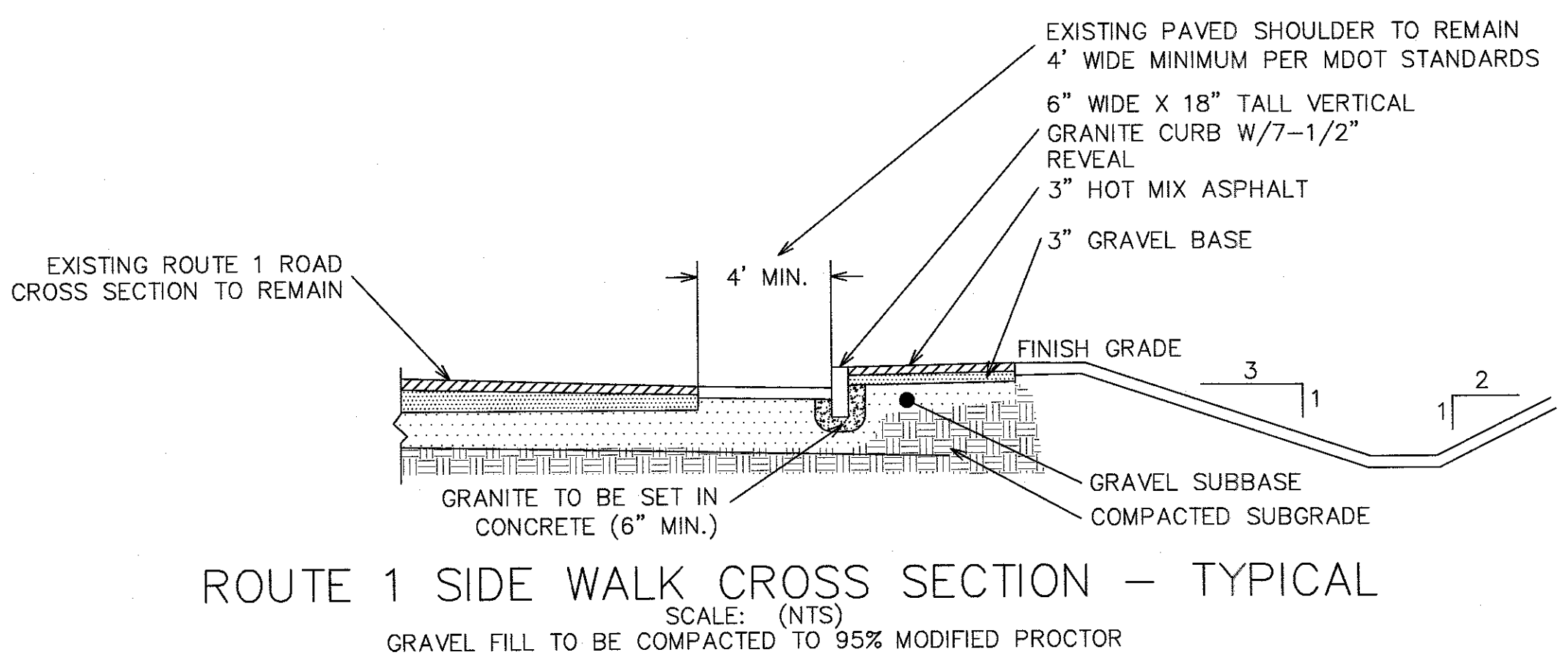
GRAVEL FILL TO BE COMPACTED TO 95% MODIFIED PROCTOR



GRANITE CURB DETAIL
(NTS)

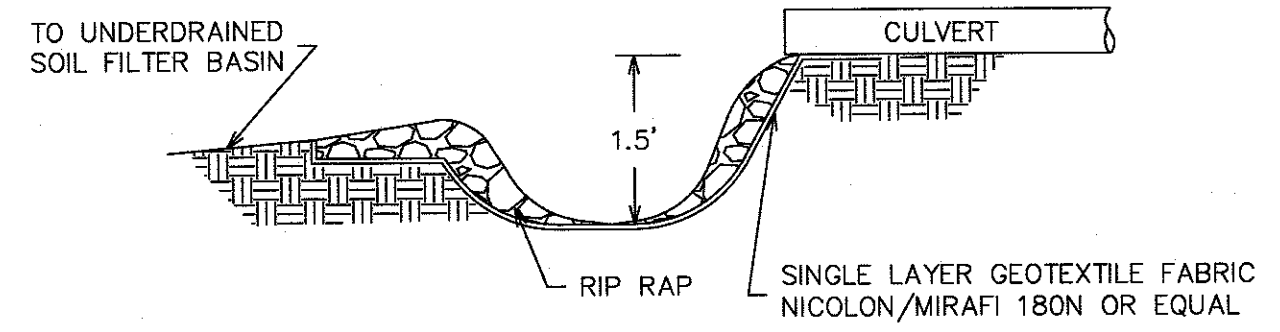


PROTECTIVE BOLLARD DETAIL
(NTS)



ROUTE 1 SIDE WALK CROSS SECTION - TYPICAL
SCALE: (NTS)

GRAVEL FILL TO BE COMPACTED TO 95% MODIFIED PROCTOR

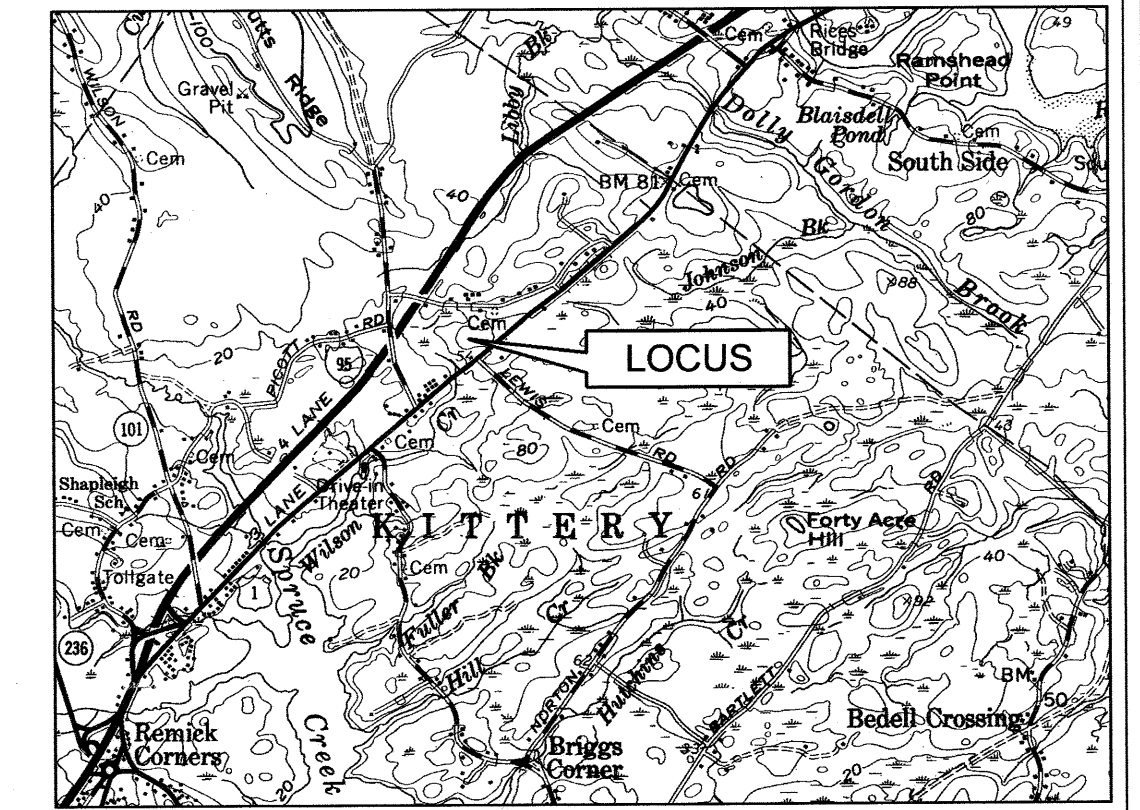


USF FOREBAY DETAIL
(NTS)

5.4	SITE DETAILS THE HOMESTEAD 459 U.S. ROUTE 1, KITTERY, MAINE	
	FOR: LANDMARK HILL, LLC. 79 CONGRESS STREET PORTSMOUTH, NH 03801	
		ATTAR ENGINEERING, INC. CIVIL • STRUCTURAL • MARINE 1284 STATE ROAD - ELIOT, MAINE 03903 PHONE: (207)439-6023 FAX: (207)439-2128
		SCALE: AS SHOWN DATE: 3/21/2019 JOB NO: C052-20

NO.	DESCRIPTION	DATE
K	MAJOR MODIFICATION	2/06/2020
J	FINAL PLAN REVISION	3/27/2020
I	FINAL PLAN SUBMISSION	
H	MDP SUBMISSION	1/23/2019
-	SEE EARLIER PLANS FOR PREVIOUS REVISIONS	

M.S.A.C. R.O.W. MAP
Y.C.R.D. PLAN BK. 23, PG. 49



VICINITY MAP

NOTES:

- The boundaries as delineated are the opinion of this surveyor and are based on record information and physical evidence. This plan does not purport title or ownership.
- Field measurements for this survey were made using a Leica total station with electronic data collection. The relative precision of the unadjusted control traverse is better than 1 in 15,000.
- The existence or non-existence, depth, size and location of underground utility lines, tanks, and structures was not verified by this survey. Any locations and sizes shown are approximate. Exact location should be further investigated before any excavation takes place on this lot.
- Property is subject to pole easements; Y.C.R.D. Book 1424, pg. 267.

REFERENCE PLANS:

- Plot Plan of Land of Kittery Convalescent Center; by Moulton Engineering Co.; dated March 17, 1976. Recorded at the Y.C.R.D. in Plan Book 80, page 1.
- Site Plan, Sentry Commons Health Care Facility; by ATTAR Engineering, Inc.; dated April 20, 2000, revised September 28, 2000.
- Standard Boundary Survey of Yankee Green Mobile Home Park; by Anderson-Livingston Engineers, Inc.; dated February 1995.
- MDOT Right of Way Plan, State Highway "A", Project No. FI-01-1(5); dated December 1951. Recorded at the Y.C.R.D. in Plan Book 23, page 36.
- ALTA/ACSM Land Title Survey for Sentry Commons, LLC; by Anderson-Livingston Engineers, Inc.; dated March 2001.
- Division of Land for David M. Sowerby; by Anderson-Livingston Engineers, Inc.; dated August 1997.

LINE	BEARING	DIST
L1	S 01°57'16" E	44.39
L2	S 28°20'00" E	19.58
L3	S 28°07'30" E	77.88
L4	S 81°12'20" W	3.43
L5	N 08°34'48" E	46.62
L6	N 05°11'57" W	63.24
L7	N 00°21'24" W	68.54
L8	N 08°09'53" E	66.69
L9	S 77°06'20" E	54.19
L10	S 13°48'22" W	50.12
L11	S 88°11'01" E	44.40
L12	N 11°00'33" E	42.51
L13	S 82°23'52" E	24.39
L14	N 82°23'52" W	43.83
L15	N 78°21'23" W	52.97
L16	N 77°06'20" W	59.39
L17	N 77°06'20" W	16.40
L18	N 55°38'01" W	21.06
L19	S 12°14'31" W	45.25
L20	N 79°30'24" W	36.02
L21	N 12°14'31" E	54.72

REFERENCE DEEDS:

- David M. Sowerby and Suzanne Sowerby to DSS Land Holdings, LLC; dated March 28, 1996. Recorded at the Y.C.R.D. in Book 7784, page 66.
- Arnold F. & Jean S. Dickinson to Sentry Commons, LLC; dated July 28, 2000. Recorded at the Y.C.R.D. in Book 10147, page 184.
- Marion D. Lucas to the State of Maine; dated April 24, 1952. Recorded at the Y.C.R.D. in Book 1205, page 527.
- Rose E. Adams to the State of Maine; dated March 13, 1952. Recorded at the Y.C.R.D. in Book 1204, page 324.

**SUBDIVISION PLAN
FOR
DSS LAND HOLDINGS, LLC
U.S. ROUTE ONE &
ADAMS ROAD
KITTERY, MAINE**

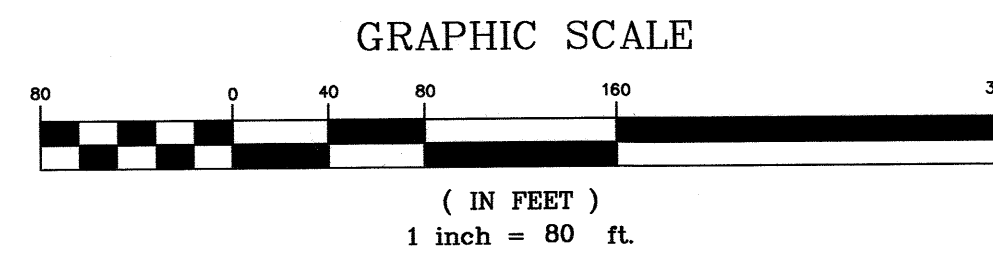
ANDERSON LIVINGSTON ENGINEERS, INC.
Suite 401 Cottage Place
433 II U.S. Route One
York, Maine 03909

Scale: 1 in = 80 ft.
Date: September 14, 2007
OWNER:
DSS Land Holdings, LLC
P.O. Box 242
York, ME 03909

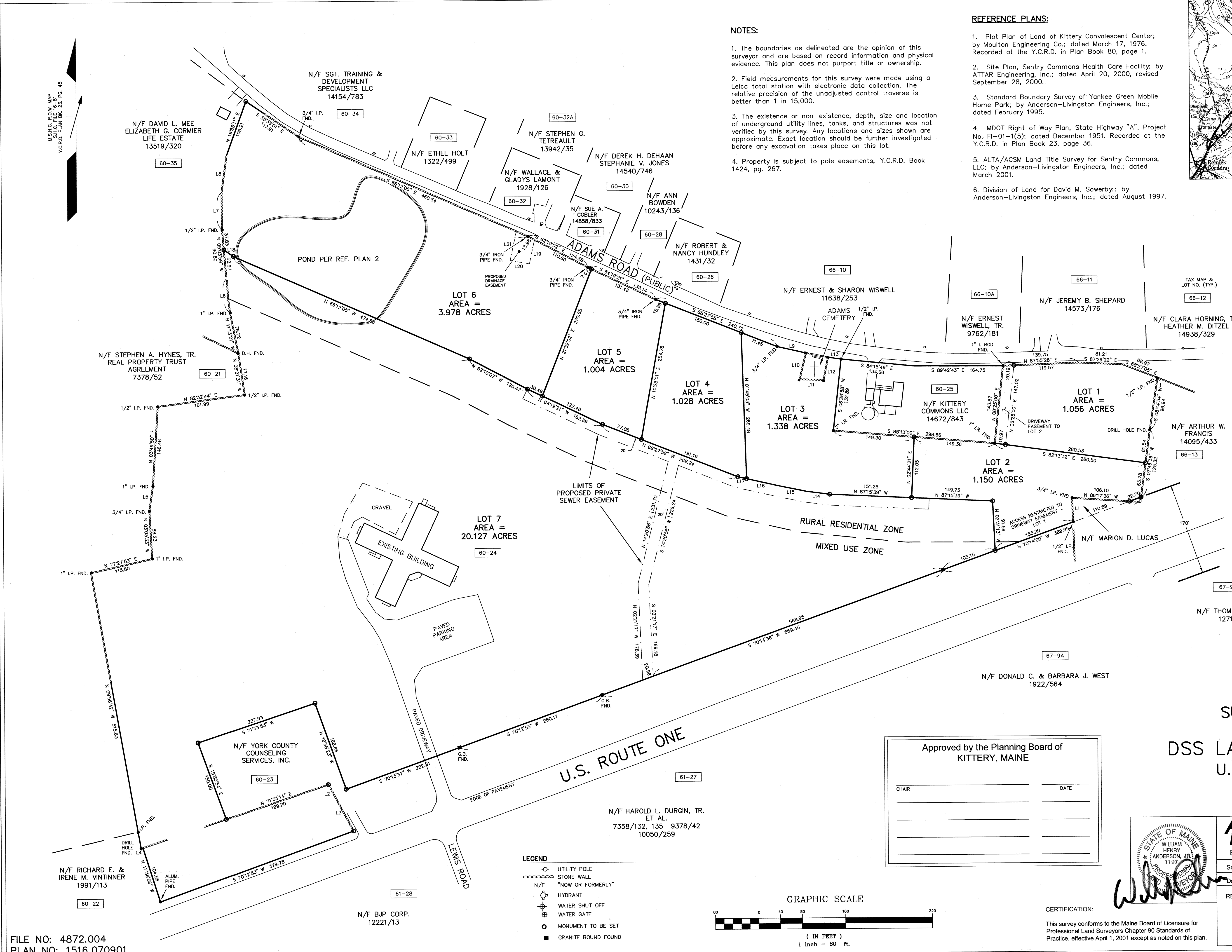
REVISIONS:
Sheet 1 of 1

Approved by the Planning Board of
KITTERY, MAINE

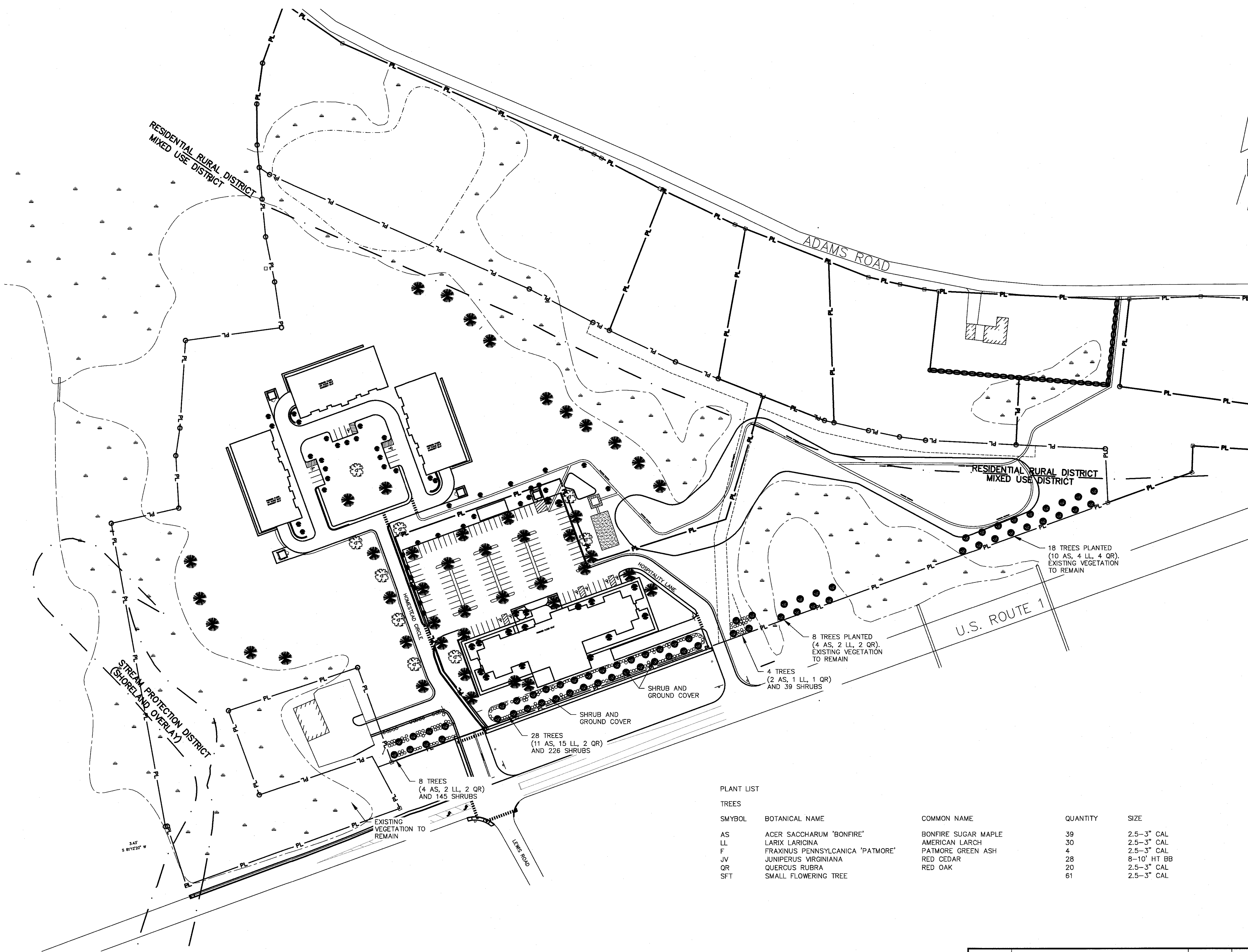
CHAIR	DATE



- LEGEND**
- UTILITY POLE
 - STONE WALL
 - N/F "NOW OR FORMERLY"
 - HYDRANT
 - WATER SHUT OFF
 - WATER GATE
 - MONUMENT TO BE SET
 - GRANITE BOUND FOUND



FILE NO: 4872.004
PLAN NO: 1516.070901



LANDSCAPING NOTES

- 1) THE CONTRACTOR SHALL FOLLOW BEST MANAGEMENT PRACTICES DURING CONSTRUCTION AND SHALL TAKE ALL MEANS NECESSARY TO STABILIZE AND PROTECT THE SITE FROM EROSION.
- 2) EROSION CONTROL SHALL BE IN PLACE PRIOR TO CONSTRUCTION.
- 3) EROSION CONTROL TO CONSIST OF HAY BALES AND EROSION CONTROL FABRIC SHALL BE STAKED IN PLACE BETWEEN THE WORK AND WATER BODIES, WETLANDS AND/OR DRAINAGE WAYS PRIOR TO ANY CONSTRUCTION.
- 4) THE CONTRACTOR SHALL VERIFY LAYOUT AND GRADES AND INFORM THE LANDSCAPE ARCHITECT OR CLIENT'S REPRESENTATIVE OF ANY DISCREPANCIES OR CHANGES IN LAYOUT AND/OR GRADE RELATIONSHIPS PRIOR TO CONSTRUCTION.
- 5) THE CONTRACTOR SHALL VERIFY EXACT LOCATION AND ELEVATION OF ALL UTILITIES WITH RESPECTIVE UTILITY OWNERS PRIOR TO CONSTRUCTION. CALL DIGSAFE AT 1-888-344-7233.
- 6) THE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR NOT LESS THAN TWO YEARS FROM THE TIME OF ACCEPTANCE.
- 7) ALL LANDSCAPING SHALL BE PROVIDED WITH EITHER OF THE FOLLOWING:
 - 7)1) AN UNDERGROUND SPRINKLER SYSTEM
 - 7)2) AN OUTSIDE HOSE ATTACHMENT WITHIN 150 FEET
- 8) TREES, GROUND COVER, AND SHRUB BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH ONE-YEAR-OLD, WELL-COMPOSTED, SHREDDED NATIVE BARK NOT LONGER THAN 4" IN LENGTH AND 1/2" IN WIDTH, FREE OF WOODCHIPS AND SAW DUST. MULCH FOR FERNS AND HERBACEOUS PERENNIALS SHALL BE NO LONGER THAN 1" IN LENGTH. TREES IN LAWN AREAS SHALL BE MULCHED IN A 5" DIAMETER MIN. SAUCER.
- 9) ALL DISTURBED AREAS WILL BE DRESSED WITH 4" OF TOPSOIL AND PLANTED AS NOTED ON THE PLANS OR SEEDED EXCEPT PLANT BEDS. PLANT BEDS SHALL BE PREPARED TO A DEPTH OF 12" WITH 75% LOAM AND 25% COMPOST.
- 10) NUMBER OF TREES AND PLANTS REQUIRED AT FRONTAGE:

	TREES	PLANTS
REQUIRED	60	375
PROPOSED	66	410
- 11) NUMBER OF TREES AND PLANTS REQUIRED AT PARKING:

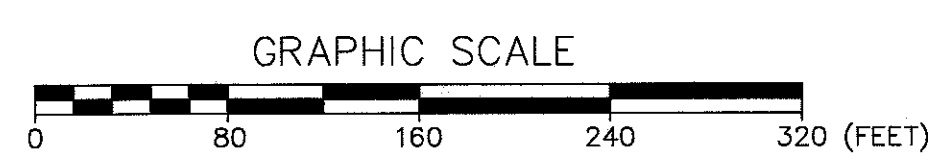
	TREES
REQUIRED	1 PER 8 SPACES (13)
PROPOSED	38
- 12) LANDSCAPED BUFFER TREES TO BE PLANTED AT 25' CL SPACING.

PLANT LIST

TREES	SMYBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
AS		ACER SACCHARUM 'BONFIRE'	BONFIRE SUGAR MAPLE	39	2.5-3" CAL
LL		LARIX LARICINA	AMERICAN LARCH	30	2.5-3" CAL
F		FRAXINUS PENNSYLVANICA 'PATMORE'	PATMORE GREEN ASH	4	2.5-3" CAL
JV		JUNIPERUS VIRGINIANA	RED CEDAR	28	8-10' HT BB
QR		QUERCUS RUBRA	RED OAK	20	2.5-3" CAL
SFT		SMALL FLOWERING TREE		61	2.5-3" CAL

LEGEND

NEW SETBACK	UNDER GROUND UTILITIES	UGU	DRAINAGE STRUCTURE	⊙
DESIGNATED OPEN SPACE	SEWER MANHOLE	⊙	WATER VALVE	⊕
PROPERTY LINE	EXISTING WATER LINE	EW	WATER SHUT OFF	⊖
EXISTING CONTOUR	EXISTING SEWER LINE	ES	HYDRANT	⊕
PROPOSED CONTOUR	UTILITY POLE	○		
PROPOSED WATER MAIN	IRON PIN	○		
PROPOSED WATER SERVICE	STONE MONUMENT	⊞		
PROPOSED SEWER LINE				



6.2 LANDSCAPING PLAN
THE HOMESTEAD
459 US ROUTE 1 KITTERY, MAINE

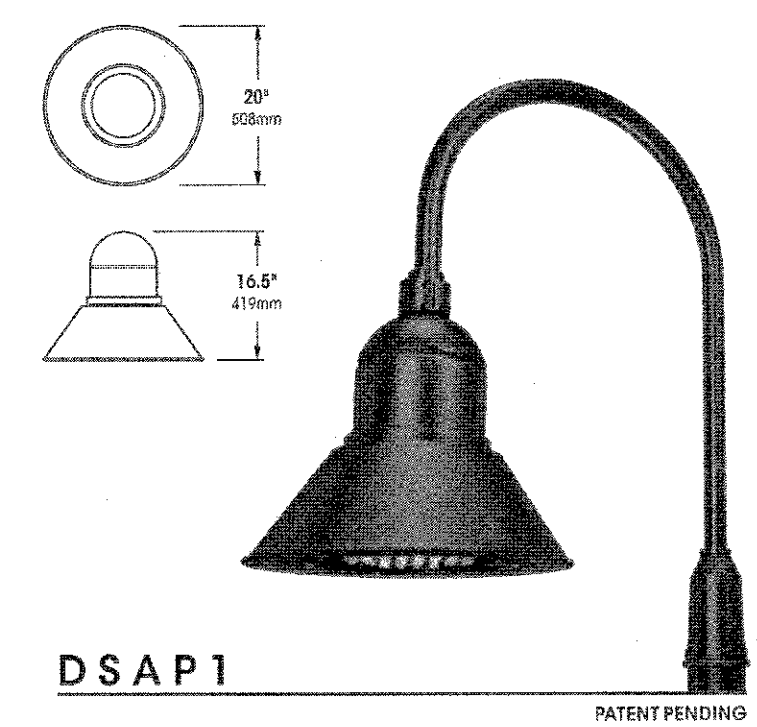
FOR: LANDMARK HILL, LLC
79 CONGRESS ST
PORTSMOUTH, NH 03801

ATTAR ENGINEERING, INC.
CIVIL • STRUCTURAL • MARINE
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE:	APPROVED BY:	DRAWN BY:
1" = 80'		BRN
DATE:		REVISION : DATE
02/08/2018		J: 11/21/2019

NO.	DESCRIPTION	DATE
J	HOTEL REVISION	11/21/2019
I	FINAL PLAN REVISION	03/27/2019
H	FINAL PLAN SUBMISSION	01/24/2019
G	PRELIMINARY PLAN REVISION	5/08/2018
F	PRELIMINARY PLAN REVISION	4/19/2018
D	PRELIMINARY PLAN REVISION	03/27/2018
C	SW POND ADJUSTMENT	02/08/2018
B	SW POND ADJUSTMENT	02/06/2018
A	PRELIMINARY PLAN REVISION	1/18/2018
	REVISIONS	

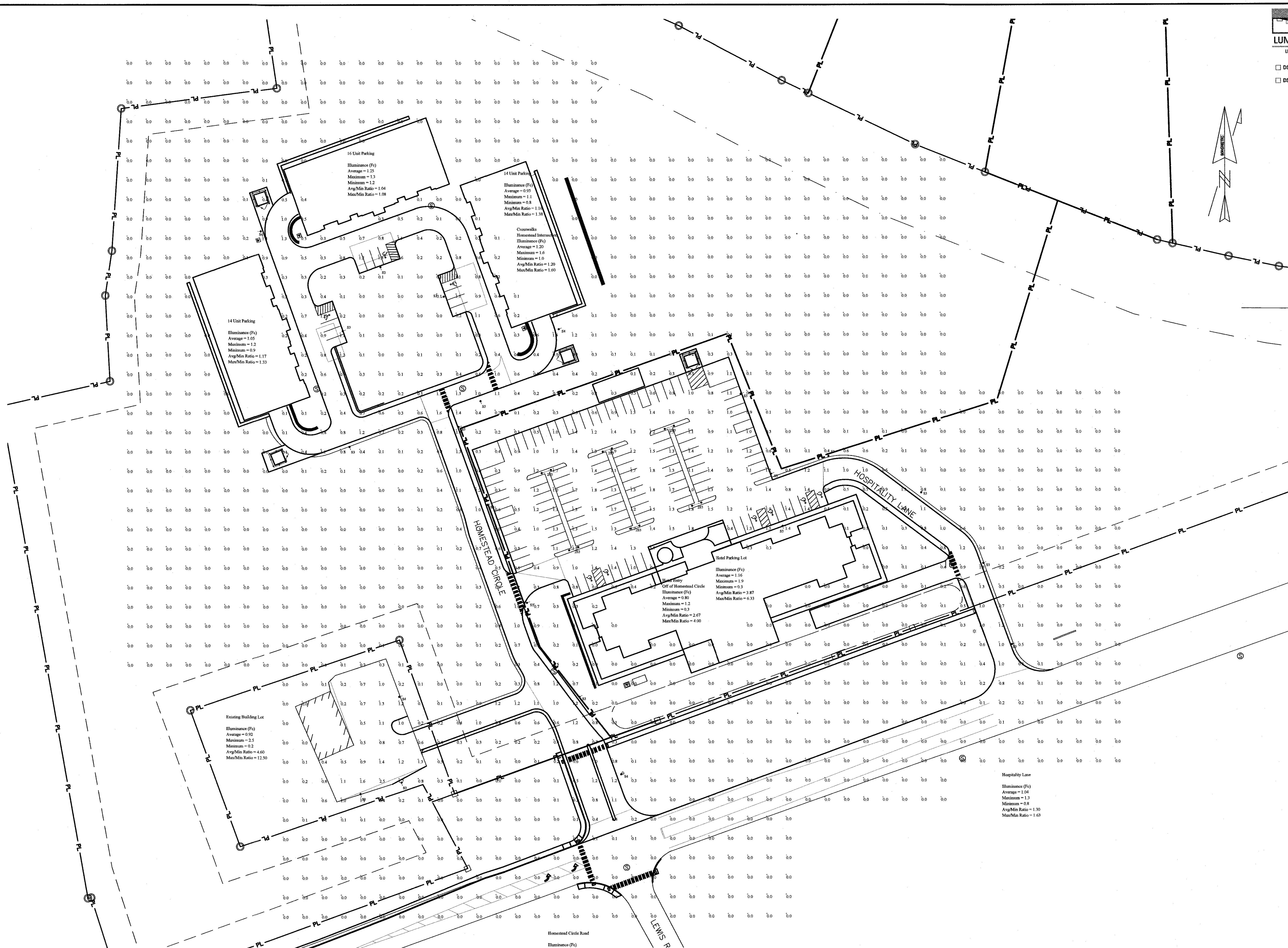
SPECIFYING ORDERING INFORMATION					
LUMINAIRE	OPTICS	LED	MOUNTING	FINISH	OPTIONS
LUMINAIRE <input type="checkbox"/> DSAP1 <input type="checkbox"/> DSAP25	OPTICS V-LED TYPE <input type="checkbox"/> VLED-II (open) <input type="checkbox"/> VLED-III (open) <input type="checkbox"/> VLED-IV (open) <input type="checkbox"/> VLED-VSR (open)	# of LED'S DRIVE CURRENT COLOR VOLTAGE <input type="checkbox"/> DSAP1 700mA <input type="checkbox"/> NW (4000K) <input type="checkbox"/> DSAP25 525mA <input type="checkbox"/> CW (5000K) <input type="checkbox"/> DSAP25 350mA <input type="checkbox"/> WW (6000K) OTHER LED COLORS AVAILABLE CONSULT FACTORY VOLTAGE <input type="checkbox"/> 120 <input type="checkbox"/> 208 <input type="checkbox"/> 240 <input type="checkbox"/> 277 <input type="checkbox"/> 347 <input type="checkbox"/> 480	MOUNTING ARM MOUNT <input type="checkbox"/> XPD <input type="checkbox"/> XPK WALLMOUNT <input type="checkbox"/> WM	FINISH TEXTURED FINISH <input type="checkbox"/> BLACK RAL-9005-F <input type="checkbox"/> WHITE RAL-9003-F <input type="checkbox"/> GREY RAL-7004-F <input type="checkbox"/> DARK BRONZE RAL-8019-F <input type="checkbox"/> GREEN RAL-6005-F	OPTIONS <input type="checkbox"/> HOUR SIDE SHIELDED REFLECTOR (RFB-10) ... RFB-10D <input type="checkbox"/> PHOTO CELL VOLTAGE SENSITIVE (PCV) ... PCV-F <input type="checkbox"/> MESH LOCK PHOTO CELL VOLTAGE SENSITIVE (PCV) ... PCV-F <input type="checkbox"/> MESH LOCK (PCV) ONLY ... MESH <input type="checkbox"/> SINGLE RISE (20V, 277V) ... SF <input type="checkbox"/> DOUBLE RISE (20V, 240V) ... DF



DSAP1

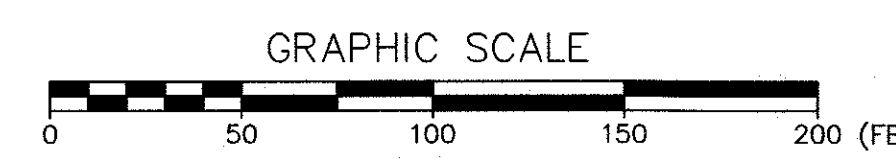
GENERAL NOTES

1. PHOTOMETRIC PLAN AND LIGHTING FIXTURES/SPECIFICATIONS PREPARED BY:
 CHARRON, INC.
 P.O. BOX 4550
 MANCHESTER, NH 03108

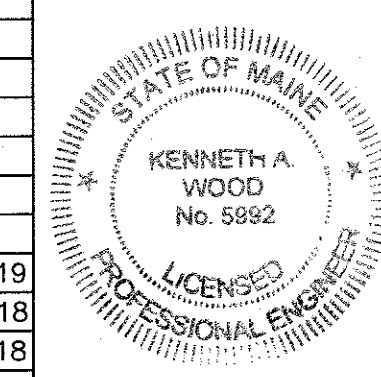


Symbol	Qty	Label	Arrangement	Description
	6	2S3	BACK-BACK	2 @ 180 DEG -DSAP1-III-48VLED-NW-525mA-HS / XPD1 / RNTS204-11-PT27 @ 20' AFG
	19	S3	SINGLE	DSAP1-III-48VLED-NW-525mA-HS / XPD1 / RNTS204-11-PT27 @ 20' AFG
	4	S4	SINGLE	DSAP1-IV-48VLED-NW-525mA-HS / XPD1 / RNTS204-11-PT27 @ 20' AFG

Commercial Drive and Parking
 Illuminance (Fc)
 Average = 0.80
 Maximum = 1.7
 Minimum = 0.2
 Avg/Min Ratio = 4.00
 Max/Min Ratio = 8.50



NO.	DESCRIPTION	DATE
D	FINAL PLAN SUBMISSION	1/24/2019
C	PRELIMINARY PLAN REVISION	5/08/2018
B	PRELIMINARY PLAN REVISION	4/19/2018
A	PRELIMINARY PLAN REVISION	3/27/2018
NO.	DESCRIPTION	DATE



8.1

PHOTOMETRIC PLAN
 THE HOMESTEAD
 459 U.S. ROUTE 1, KITTEERY, MAINE

FOR:
 LANDMARK HILL, LLC.
 79 CONGRESS STREET
 PORTSMOUTH, NH 03801

ATTAR ENGINEERING, INC.
 CIVIL • STRUCTURAL • MARINE
 1284 STATE ROAD - ELIOT, MAINE 03903
 PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 50'
 DATE: 4/11/2018
 JOB NO: CO52-18

APPROVED BY:

DRAWN BY:
 BRN
 REVISION DATE:
 D:1/24/2019
 SHEET: 8.1