

## Town of Kittery Planning Board Meeting May 13, 2021

### **459 U.S. Route 1—Major Modification Review to a Master Site Development Plan and Subdivision / Site Plan**

Action: Accept or deny plan as complete; continue to a subsequent meeting; approve or deny plan; Pursuant to §16.10.9.3 *Modifications to approved plan* of the Town of Kittery Land and Use Development Code, owner/applicant Middlesex Land Holdings, LLC requests the review and consideration of a major modification to both an approved Master Site Development and Subdivision plan proposing to reduce the residential dwelling unit count from 44 (32 age-restricted; 12 non-age-restricted) to 32 (16 age-restricted; 16 non-age-restricted) dwelling units within 8 buildings and make associated improvements on real property with an address of 459 U.S. Route 1, Tax Map 60, Lot 24, in the Mixed-Use (MU) Zone.

#### 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	APPROVED
NO	Sketch Plan Acceptance/Approval	October 22, 2020; December 10, 2020	APPROVED
NO	Major Modification	April, 8 2021 (cont.) set for April 22, 2021	PENDING
<b>Applicant:</b> Prior to the signing of the approved Plan any <b>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.</b> <u>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.</u>			

#### April 8, 2021 PRN

#### Project Introduction

Before the Planning Board (“Board”) is a major modification application to the master site development and subdivision/site plan stemming from a sketch review approval from the Planning Board at their December 10, 2020 meeting prior thereto, the Planning Board approved a modified plan on February 27, 2020. The original approval comprised a 112 room hotel parallel to U.S. Route 1 and 44 dwelling units (32 age-restricted; 12 non-age-restricted) located in the lot’s rear section along with shared access ways, utilities, open space, stormwater and pedestrian infrastructure. Given recent market changes, demand shifts and the cost of construction materials, the applicant developing the residential lot is proposing to amend the approved plans to reduce the number of dwelling units and reconfigure stormwater infrastructure and other site elements that accommodate the new design and use. Moreover, considering the number of buildings are expanding from four (4) to eight (8), the applicant has submitted new architectural plans for the Board to review. The current modification plan appears to make slight changes within the lot containing the hotel as described herein.

#### Staff Commentary and Analysis

The significant elements changing in this current plan rendition are the quantity and design of the residential units and buildings as well as some minor stormwater, vehicular and communal infrastructure. It appears the dwelling unit count will reduce from 44 to 32 dwelling units, yet still maintaining its mixed-use residential characteristics by remaining both elderly and non-age-restricted housing. While the total unit count is reducing, the non-age-restricted dwelling units is increase by four (4) units. The density

calculations appear to comply with §16.3.2.13 D. Note 2 & 3 *Standards*<sup>1</sup>. Other improvements incorporated into the plan are a 448-sf community center along the entrance way into the residential development and a community garden next to the grilling pick nick area abutting the hotel parking lot. As for the utilities and road infrastructure, they have change slightly in configuration to accommodate the new type of buildings being proposed. There appears to be no issues with their current arrangement or architectural elements, but concerning the site's water infrastructure, the Board should inquire whether the unit owners on the northern side of the middle buildings will have access to their water meters as it appears the water pipes enter into the southernmost units only.

As stated previously, the architecture of the buildings is changing. It is unclear who will have access to the ground floor space of the perimeter buildings. The Board should have the applicant explain the layout of the new buildings to understand more precisely the areas of ownership. As for traffic volume, it appears the reduction of units corresponds with a decrease in vehicular volume, totaling 162 trips (dwelling units only) per day. This is a 28 trip reduction from the originally approved plan. A major element that appears to be missing from the plan are areas dedicated for snow storage, albeit Note 10 on sheet one states that all snow that cannot be stored in their designated locations will be trucked off site. The Board should have the applicant demonstrate their intended locations to determine adequacy of storage space.

As for community amenities, it appears that the volleyball/badminton court and pavilion abutting the hotel parking lot were deleted from the proposed plan and replaced with an expanded grill space and a new community garden. The Board should inquire the reasons for their removal and in what way the proposed layout will achieve better community interaction and placemaking than from what was previously approved. There appears to be an addition of a storage unit off the hotel parking lot as well. The Board should inquire why it was added, who will benefit from it use, and determine if it's appropriate for that location and the site in general. Moreover, it appears a patio was added to the pool area of the hotel.

As regards landscaping, the residential area of the plan has change. It appears the landscaping satisfies the requirements of the ordinance, but the Board should inquire into the intended species designated as "small flowering trees" and determine if the proposed trees will be appropriate for the site. As for stormwater, it appears to satisfy the local and state requirements. That being said, the Board is still waiting on CMA's report to confirm this.

The Technical Review Committee reviewed this project and had no major issues with the proposed amendments. The one issue that did arise during the review was the timing on the infrastructure installation. The Town recently has been made aware that MaineDOT will be paving US Route 1 starting in 2022. Given the situation, it is imperative that all utility and infrastructure work be installed prior to the repaving of US Route 1 as a 5-year no disturbance moratorium will be placed onto US Route 1. Given the situation, the Technical Review Committee has recommended that all infrastructure that will affect US Route 1 shall be installed prior to the issuance of a Certificate of Occupancy of any of the dwelling units.

Another issue that has emerged is the current permit's status. The Board should inquire when the applicants intend on finishing all the site work, as there is a two-year time requirement to finish all work after the

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<sup>1</sup> **NOTE 2:** For dwelling units that are part of a mixed-use building and are connected to the public sewerage system, one dwelling unit is allowed for each 10,000 square feet of buildable land area. Within the Resource Protection and Shoreland Overlay Zones, one dwelling unit is allowed for each 40,000 square feet of land area within these zones. If the parking for the residential units is encompassed within the building, the minimum required buildable land area per dwelling unit is reduced to 7,500 square feet, except in the Resource Protection and Shoreland Overlay Zones where the area per dwelling unit remains 40,000 square feet.

**NOTE 3:** For elderly housing dwelling units that are connected to the public sewerage system, one dwelling unit is allowed for each 15,000 square feet of buildable land area. Within the Resource Protection and Shoreland Overlay Zones, one dwelling unit is allowed for each 40,000 square feet of land within these zones. If the parking for the elderly units is encompassed within the building, the minimum required buildable land area per dwelling unit is reduced to 10,000 square feet, except in the Resource Protection and Shoreland Overlay Zones where the area per dwelling unit remains 40,000 square feet.

demolishing activity has commenced. The Board should consider extending the permit so that the applicant does not have to come back for an extension request.

Overall, the density and use intensity appears to have decreased with the proposed application and the net residential calculations appear to be in compliance. After the Board receives clarification and satisfactory answers on the above-mentioned issues, or any other issues that may arise during the course of this review, the Board should consider motion to vote on the application.

#### **April 15, 2021 Update:**

On April 15, 2021, the Planning Department around 5:00 pm received an updated plan set from the applicant. Typically, this would not meet the Board's submission deadline, however, given that the Board continued the application to this meeting, the application needed to be on the agenda. Included in the Board's packets are an updated plan set and CMA's review letter of the initial plan set.

On April 7, 2021, CMA Engineer Inc. submitted their review on the proposed amendments, commenting that the proposed amendments by in large appeared to be acceptable and compliant with the Land Use and Development Code. The areas of most concern in their analysis were relative to the stormwater amendments and the adequacy of the roadway. While, generally, the proposed amendments to the stormwater infrastructure appeared to be acceptable, some attributes and calculations for certain sized storm events were absent from the updated analysis. As regards the roadway, it appears its design is acceptable to accommodate the proposed amount traffic, albeit there is some concern about its design from CMA due to incomplete information. The Board should have the applicant provide the missing stormwater information for further review by CMA in order to determine compliance and suitability and decide if more information on the roadway is needed.

#### **May 6, 2021 Update:**

Board has updated plans—they were provided in the April 22, 2021 meeting packets.

At the April 22, 2021 meeting, the applicant was requested by the Planning Board to submit a revised homeowner's association condominium documentation describing the division of responsibility to maintain the stormwater infrastructure, procedures on snow removal, and other shared responsibilities between the HOA and the hotel. Moreover, the application was requested to submit a final master site development plan depicting all the changes proposed. As of May 5, 2021, nothing was submitted for review and planning staff inquired with the applicant whether they wanted to continue the application to a following meeting. In response, the applicant would like to continue the application, but wants the chance to speak to the Board in order to obtain some clarification on a few items before an act to continue the meeting is made.

#### **Planning Board Procedural Steps and Considerations**

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At this juncture, considering nothing more has been submitted for review that was requested at the Board's April 22, 2021 meeting, a vote to continue the application to the May 27, 2021 or June 10, 2021 is recommended based upon time frame the applicant anticipates filing the requisite materials.

## **Recommended Motions**

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Below are recommended motions based upon how the Board would like to proceed:

### ***Continuing the modification plan application***

*Move to continue the Modification Plan application for a Master Site Development and Subdivision plan to the (May 27, 2021 or June 10 , 2021) meeting that proposes from owner/applicant Middlesex Land Holdings, LLC to reduce the residential dwelling unit count from 44 (32 age-restricted; 12 non-age-restricted) to 32 (16 age-restricted; 16 non-age-restricted) dwelling units within 8 buildings and make associated improvements on real property with an address of 459 U.S. Route 1, Tax Map 60, Lot 24, in the Mixed-Use (MU) Zone.*

### ***Vote to approve modification plans***

*Move to approve the Modification Plan application for a Master Site Development and Subdivision plan from owner/applicant Middlesex Land Holdings, LLC proposing to reduce the residential dwelling unit count from 44 (32 age-restricted; 12 non-age-restricted) to 32 (16 age-restricted; 16 non-age-restricted) dwelling units within 8 buildings and make associated improvements on real property with an address of 459 U.S. Route 1, Tax Map 60, Lot 24, in the Mixed-Use (MU) Zone.*

- 1. Applicant shall submit a revised master site development plan plat and subdivision plan set that incorporates all of the revisions requested by the Planning Board at their April 22, 2021 and May 13, 2021 meetings and satisfies all comments and issues raised by CMA Engineers Inc. in their most recent review letter, dated April 7, 2021.*
- 2. Prior to the issuance of any certification of occupancies for any of the proposed buildings, all infrastructure that affects US Route 1 must be installed.*
- 3. Prior to the issuance of a building permit, the applicant shall submit a revised homeowner's association condominium documentation and site maintenance agreement between the HOA and Hotel for review and approval by planning staff that incorporates the elements discussed at the April 22, 2021 and May 3, 2021 Planning Board meetings.*

**FINDINGS OF FACT**

**UNAPPROVED**

**For 459 Route 1**

**Subdivision / Site Plan Review Major Modification**

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

**WHEREAS:** Owner/applicant Middlesex Land Holdings, LLC proposes a plan amendment to an approved Master Site Development and Subdivision plan by reducing the residential dwelling unit count from 44 (32 age-restricted; 12 non-age-restricted) dwelling units to 32 (16 age-restricted; 16 non-age-restricted) dwelling units within 8 buildings and make associated improvements on real property with an address of 459 U.S. Route 1, Tax Map 60, Lot 24, in the Mixed-Use (MU) Zone.

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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.

Hereinafter the "Development,"

And pursuant to the Plan Review meetings conducted by the Planning Board as duly noted in the Plan Review Notes dated 5/13/2021;

And pursuant to the application, plans and other documents considered to be a part of the plan approval by the Planning Board in this finding consist of the following { *as noted in the Plan Review Notes prepared for 5/13/2021* } (hereinafter the "Plan"):

1. Major Plan Modification Application with Municipal Impact Statement, Attar Engineering, Inc., dated 3/12/2021
2. Response letter from Attar Engineering, Inc., dated 4/22/2021
3. Overall Site Plan and associated plan set, Sheets 1.1 – 1.5; Sheets 2.1, 3.1 & 3.2, 4.1; Attar Engineering, dated 1/18/2018; revised 02/21/2021
4. Site Details, Sheets 5.1 – 5.3; Attar Engineering, dated 1/18/2018; revised 02/21/2021; Sheets 6.1, Subdivision Plan, Anderson Livingston Engineers, Inc., dated September 14, 2007 & 6.2 Landscaping Plan, Attar Engineering, dated 02/08/2018; revised 02/21/2021; 8.1 Photometric Plan, Attar Engineering, dated 4/11/2018; revised 01/24/2019

5. Stormwater Management Study and Plans, Sheets 7.1 Stormwater: Existing Conditions & Sheet 7.2 Stormwater: Proposed Conditions, Attar Engineering, Inc., study dated January 24, 2019, plans dated 02/08/2018; last revised 3/16/2021
6. Building Design and Floor Plans – 12 Unit Multi-Family Residential Building, Gavin and Sullivan Architects, Inc., dated March 16, 2021
7. Master Site Development Plat, Attar Engineering, Inc., dated 2/21/2021
8. CMA Engineers Inc. Review Letter, dated 4/7/2021

**NOW THEREFORE**, based on the entire record before the Planning Board as and pursuant to the applicable standards in the Land Use and Development Code, the Planning Board makes the following factual findings as required by section §16.10.8.3.4 and as recorded below:

<p><b>FINDINGS OF FACT</b></p> <p>Action by the Planning Board must be based upon findings of fact which certify or waive compliance with all the required standards of this Code, and which certify the development meets the following requirements:</p>
<p><b>A. Development Conforms to Local Ordinances.</b></p> <p><i>The proposed development conforms to a duly adopted comprehensive plan as per adopted provisions in the Town Code, zoning ordinance, subdivision regulation or ordinance, development plan or land use plan, if any. In making this determination, the municipal reviewing authority may interpret these ordinances and plans.</i></p> <p><b>Finding:</b> The proposed development conforms to the primary objective of the comprehensive plan for economic development as it seeks to redevelop an abandoned commercial property with mixed use. The site plan and subdivision plans comply with the provisions of Title 16.</p> <p><b>Conclusion:</b> This standard appears to be met.</p> <p style="text-align: right;"><b>Vote of __ in favor __ against __ abstaining</b></p>
<p><b>B. Freshwater Wetlands Identified.</b></p> <p><i>All freshwater wetlands within the project area have been identified on any maps submitted as part of the application, regardless of the size of these wetlands.</i></p> <p><b>Finding:</b> Wetlands have been delineated and are depicted on the overall site plan.</p> <p><b>Conclusion:</b> This standard appears to be met.</p> <p style="text-align: right;"><b>Vote of __ in favor __ against __ abstaining</b></p>
<p><b>C. River, Stream or Brook Identified.</b></p> <p><i>Any river, stream or brook within or abutting the proposed project area has been identified on any maps submitted as part of the application. For purposes of this section, “river, stream or brook” has the same meaning as in 38 M.R.S. §480-B, Subsection 9.</i></p> <p><b>Finding:</b> A small portion of Stream Protection District (Shoreland Overlay) is identified and depicted on the overall site plan.</p> <p><b>Conclusion:</b> This standard appears to be met.</p> <p style="text-align: right;"><b>Vote of __ in favor __ against __ abstaining</b></p>
<p><b>D. Water Supply Sufficient.</b></p>

<i>The proposed development has sufficient water available for the reasonably foreseeable needs of the development.</i>
<b>E. Municipal Water Supply Available.</b>
<i>The proposed development will not cause an unreasonable burden on an existing water supply, if one is to be used.</i>
<b>Finding:</b> The Kittery Water District has the capacity to supply municipal water service for both domestic and fire protection purposes to the proposed development.
<b>Conclusion:</b> This standard appears to be met.
<b>Vote of __ in favor __ against __ abstaining</b>
<b>F. Sewage Disposal Adequate.</b>
<i>The proposed development will provide for adequate sewage waste disposal and will not cause an unreasonable burden on municipal services if they are utilized.</i>
<b>Finding:</b> By letter from the Town's Superintendent of Wastewater Services, the Town sanitary sewer service is available for the proposed development and the sewer system will have the capacity and ability to handle the discharge flow estimates.
<b>Conclusion:</b> This standard appears to be met.
<b>Vote of __ in favor __ against __ abstaining</b>
<b>G. Municipal Solid Waste Disposal Available.</b>
<i>The proposed development will not cause an unreasonable burden on the municipality's ability to dispose of solid waste, if municipal services are to be used.</i>
<b>Finding:</b> Solid waste disposal will either be by contracted curb-side pick-up or residents may elect to utilize the Town Resource Recovery Facility. The proposed development will not burden the facility.
<b>Conclusion:</b> This standard appears to be met.
<b>Vote of __ in favor __ against __ abstaining</b>
<b>H. Water Body Quality and Shoreline Protected.</b>
<i>Whenever situated entirely or partially within two hundred fifty (250) feet of any wetland, the proposed development will not adversely affect the quality of that body of water or unreasonably affect the shoreline of that body of water.</i>
<b>Finding:</b> A 100' setback from the northern wetland will become a no cut, no disturb area and will remain undeveloped and undisturbed in perpetuity, including no mowing or removal of any vegetation without a permit from the Code Enforcement Officer.
<b>Conclusion:</b> This standard appears to be met.
<b>Vote of __ in favor __ against __ abstaining</b>
<b>I. Groundwater Protected.</b>
<i>The proposed development will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater.</i>
<b>Finding:</b> The proposed development will be serviced by Town sewer. The runoff from developed areas on site will receive treatment in USF ponds prior to being discharged into on-site wetlands.

<u>Conclusion:</u> This standard appears to be met.
<b>Vote of __ in favor __ against __ abstaining</b>
<b>J. Flood Areas Identified and Development Conditioned.</b>
<i>All flood-prone areas within the project area have been identified on maps submitted as part of the application based on the Federal Emergency Management Agency's Flood Boundary and Floodway Maps and Flood Insurance Rate Maps, and information presented by the applicant. If the proposed development, or any part of it, is in such an area, the applicant must determine the one hundred (100) year flood elevation and flood hazard boundaries within the project area. The proposed plan must include a condition of plan approval requiring that principal structures in the development will be constructed with their lowest floor, including the basement, at least one foot above the one hundred (100) year flood elevation.</i>
<u>Finding:</u> There is no proposed development located within a flood prone area.
<u>Conclusion:</u> This standard appears to be met.
<b>Vote of __ in favor __ against __ abstaining</b>
<b>K. Stormwater Managed.</b>
<i>The proposed development will provide for adequate stormwater management.</i>
<u>Finding:</u> The use of Underdrained Soil Filter (USF) ponds to attenuate peak flows will result in no increases in peak runoff quantity from the proposed development. No adverse effects are anticipated on any downstream properties or drainage structures for the analyzed storm events. Runoff quality is addressed by use of USF ponds.
<u>Conclusion:</u> This standard appears to be met.
<b>Vote of __ in favor __ against __ abstaining</b>
<b>L. Erosion Controlled.</b>
<i>The proposed development will not cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy condition results.</i>
<u>Finding:</u> Best management practices will be employed as required by the Erosion & Sedimentation Control Plan.
<u>Conclusion:</u> This standard appears to be met.
<b>Vote of __ in favor __ against __ abstaining</b>
<b>M. Traffic Managed.</b>
<i>The proposed development will:</i> <ol style="list-style-type: none"> <li>1. Not cause unreasonable highway or public road congestion or unsafe conditions with respect to the use of the highways or public roads existing or proposed; and</li> <li>2. Provide adequate traffic circulation, both on-site and off-site.</li> </ol>
<u>Finding:</u> The applicant has provided a traffic analysis. <ol style="list-style-type: none"> <li>1. A traffic movement permit was previously issued by Maine Department of Transportation (MDOT) for 1,190 peak hour trips. The proposed amendment to the mixed-use development will reduce the traffic count further than was originally approved to 1,161</li> <li>2. The project roadways and drives are designed to accommodate the projected traffic numbers and provide adequate traffic circulation.</li> </ol>



<p><b>Conclusion:</b> This standard appears to be met.</p>
<b>Vote of __ in favor __ against __ abstaining</b>
<p><b>N. Water and Air Pollution Minimized.</b></p>
<p><i>The proposed development will not result in undue water or air pollution. In making this determination, the following must be considered:</i></p> <ol style="list-style-type: none"><li><i>1. Elevation of the land above sea level and its relation to the floodplains;</i></li><li><i>2. Nature of soils and sub-soils and their ability to adequately support waste disposal;</i></li><li><i>3. Slope of the land and its effect on effluents;</i></li><li><i>4. Availability of streams for disposal of effluents;</i></li><li><i>5. Applicable state and local health and water resource rules and regulations; and</i></li><li><i>6. Safe transportation, disposal and storage of hazardous materials.</i></li></ol>
<p><b>Finding:</b></p> <ol style="list-style-type: none"><li>1. The proposed development is located outside of a floodplain.</li><li>2-4. The proposed development will be serviced by Town sewer.</li><li>5. The proposed development will adhere to all applicable State regulations.</li><li>6. Not applicable to the proposed development.</li></ol>
<p><b>Conclusion:</b> This standard appears to be met.</p>
<b>Vote of __ in favor __ against __ abstaining</b>
<p><b>O. Aesthetic, Cultural and Natural Values Protected.</b></p>
<p><i>The proposed development will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, significant wildlife habitat identified by the department of inland fisheries and wildlife or the municipality, or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline.</i></p>
<p><b>Finding:</b> The property does not include any significant aesthetic, cultural or natural values that require protection.</p>
<p><b>Conclusion:</b> The requirement appears to be met.</p>
<b>Vote of __ in favor __ against __ abstaining</b>
<p><b>P. Developer Financially and Technically Capable.</b></p>
<p><i>Developer is financially and technically capable to meet the standards of this section.</i></p>
<p><b>Finding:</b> The developer has been involved with large-scale construction projects through completion. The developer will provide an inspection escrow in an amount suitable to cover the costs of on-site inspection by the Peer Review Engineer to ensure the proposed development is constructed according to the approved plan.</p>
<p><b>Conclusion:</b> This standard appears to be met.</p>
<b>Vote of __ in favor __ against __ abstaining</b>

**NOW THEREFORE** the Kittery Planning Board adopts each of the foregoing Findings of Fact and, based on these findings, determines that the proposed development will have no significant detrimental impact. The Kittery Planning Board hereby grants final approval, including approval for a special exception use request for the development at the above referenced property, including any waivers granted or conditions as noted.

Waivers:

1. None.

Conditions of Approval (to be added onto the final plan):

1. Applicant shall submit a revised master site development plan plat and subdivision plan set that incorporates all of the revisions requested by the Planning Board at their April 22, 2021 meeting and satisfies all comments and issues raised by CMA Engineers Inc. in their most recent review letter, dated April 7, 2021.
2. Prior to the issuance of any certification of occupancies for any of the proposed buildings, all infrastructure that affects US Route 1 must be installed.
3. Prior to the issuance of a building permit, the applicant shall submit a revised homeowner's association condominium documentation and site maintenance agreement between the HOA and Hotel for review and approval by planning staff that incorporates the elements discussed at the April 22, 2021 and May 3, 2021 Planning Board meetings.

Conditions of Approval (NOT to be depicted on the final plan):

1. Applicant shall submit a revised master site development plan plat and subdivision plan set that incorporates all of the revisions requested by the Planning Board at the April 22, 2021 and May 13, 2021 meetings and satisfies all comments and issues raised by CMA Engineers Inc. in their most recent review letter, dated April 7, 2021.
2. All Notices to Applicant contained in the Findings of Fact (dated: April 22, 2021).
3. Incorporate any plan revisions on the final plan as recommended by Staff, Planning Board, or Peer Review Engineer, and submit for Staff review prior to presentation of final plan. The amended subdivision plan must be submitted to Staff for review prior to recording with the York County Registry of Deeds within 90-days of approval.
4. Three (3) paper copy of the final plan (recorded plan if applicable) and any and all related state/federal permits or legal documents that may be required, must be submitted to the Town Planning Department. Date of Planning Board approval shall be included on the final plan in the Signature Block.
5. This approval by the Town Planning Board constitutes an agreement between the Town and the Developer, incorporating the Plan and supporting documentation, the Findings of Fact, and any Conditions of Approval.
6. All other prior approvals and conditions unless otherwise amended herein remain in effect.

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

**Vote of    in favor    against    abstaining**

APPROVED BY THE KITTERY PLANNING BOARD ON May 13, 2021

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Dutch Dunkelberger, Planning Board Chair

Per Title 16.6.2.A – An aggrieved party with legal standing may appeal a final decision of the Planning Board to the York County Superior Court in accordance with Maine Rules of Civil Procedures Section 80B, within forty-five (45) days from the date the decision by the Planning Board was rendered.



# ATTAR

ENGINEERING, INC

CIVIL • STRUCTURAL • MARINE

Bart McDonough, Town Planner  
Town of Kittery  
P.O. Box 808  
Kittery, Maine 03904

April 22<sup>th</sup>, 2021  
Project No.: C091-21

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

Dear Mr. McDonough:

The following is a response to the review letters sent to us from the Town of Kittery and CMA Engineers.

**Town of Kittery:**

Staff Commentary and Analysis

The Board should inquire whether the unit owners on the northern side of the middle buildings will have access to their water meters as it appears the water pipes enter into the southernmost units only.

As stated previously, the architecture of the buildings is changing. It is unclear who will have access to the ground floor space of the perimeter buildings. The Board should have the applicant explain the layout of the new buildings to understand more precisely the areas of ownership. **The basement of all perimeter buildings is divided up between all 4 units. As shown in the architectural drawings, each unit has a set of stairs down to the basement and each unit has a back door exiting the basement.** A major element that appears to be missing from the plan are areas dedicated for snow storage, albeit Note 10 on sheet one states that all snow that cannot be stored in their designated locations will be trucked off site. The Board should have the applicant demonstrate their intended locations to determine adequacy of storage space. **Plans have been updated to show 5 proposed locations for snow storage and Note 10 states any additional snow beyond capacity will be trucked off site.**

As for community amenities, it appears that the volleyball/badminton court and pavilion abutting the hotel parking lot were deleted from the proposed plan and replaced with an expanded grill space and a new community garden. The Board should inquire the reasons for their removal and in what way the proposed layout will achieve better community interaction and placemaking than from what was previously approved. **Community gardens are growing in popularity and are a great way to improve community interaction. The applicant feels the volleyball court will not be utilized.** There appears to be an addition of a storage unit off the hotel parking lot as well. The Board should inquire why it was added, who will benefit from its use, and determine if it's appropriate for that location and the site in general. Moreover, it appears a patio was added to the pool area of the hotel. **The storage unit and the patio were both included in the previously recorded plans dated 05/20/2020.**

As regards landscaping, the residential area of the plan has change. It appears the landscaping satisfies the requirements of the ordinance, but the Board should inquire into the intended species designated as “small flowering trees” and determine if the proposed trees will be appropriate for the site. **Plans have been updated to include the species of small flowering trees to be planted.**

The Board should have the applicant provide the missing stormwater information for further review by CMA in order to determine compliance and suitability and decide if more information on the roadway is needed. **A complete report including all missing stormwater information has been submitted to the town for review.**

### **CMA Engineers:**

#### **16.3.2.13 Mixed Use (MU)**

*D.2. In note 4 on Sheet 1.2, the applicant should list the provided setbacks, frontage, and lot size in addition to the required zoning information. (We note that this comment was included in our previous review from November 2018 and addressed in February 2020 but was not addressed in this submission).* **Note 4 has been updated to shown setbacks, frontage and lots size**

*We note that the applicant has requested a 50' Mixed Use zone boundary extension under 16.7.2.5. It appears that the applicant's justification is approvable if the board desires. We are unsure why the zone boundary extension is requested. (We note that this comment was included in our previous review from November 2018 and was not addressed).*

*The applicant has met all minimum dimensional standards.*

**The 50' zone extension was granted as part of the previous approval. At that time higher residential density was used. It was left on the plan for continuity purposes.**

#### **Article II. Conformity**

*16.7.2.5 The applicant has requested a 50' Mixed Use zone boundary extension. It appears that this request is supportable. We are not sure of the reason or motivation is for the extension. (We note that this comment was included in our previous review from November 2018 and was not addressed).* **Same as above. Shown for continuity purposes.**

#### **16.8 Design and Performance Standards-Built Environment**

#### **Article IV. Streets and Pedestrian Ways/Sidewalks Site Design Standards**

*The applicant has previously provided a traffic analysis. A traffic movement permit was previously issued by the Maine Department of Transportation (MaineDOT) for 619 peak hour trips. The proposed development will have less residential units (32 instead of 44) and, it is assumed, less trips. Does the Planning Board require an updated traffic analysis? **Agreed that there is less traffic for this proposal. We request the board consider using the existing traffic analysis provided during the previous approval as it is more conservative.***

*16.8.4.2.F. There are two proposed entrances within 1000' of each other. The applicant has applied for a waiver. Has the waiver been granted? **The entrances have not been changed since the previous approval.***

*16.8.4.3.F. The roadway appears to have been designed to minor street standards. Without an estimated average daily trip (ADT) specified, it is not possible to determine if this is correct, however we note that the proposed roadway design is likely fine for this development. (We note that this comment was included in our previous review from November 2018 and was not addressed).* **Expected Annual Average Daily Trips listed in Note 8 of Sheet 1.2. 1,161 trips per day for both uses. Once beyond the hotel residential uses are expected to generate 168 trips per day. We've designed the Homestead Circle entrance to the Primary Collector standard (801 to 3,000 trips) and once beyond the hotel entrance by the Minor Streets standard (35 to 200 trips).**

### Street Width Design:

a. *Right-of-way: The roadway appears to have been designed to minor street standards. Is a right-of-way required for this roadway?* **Both lots get their frontage from Route 1.**

*The previously proposed stormwater management system appears to limit post development flows to levels lower than pre-development flows for the 2, 10 and 25-year storms. The minor changes to the stormwater management system appear to still accommodate post design flows, however we have the following comments:*

- *There is no summary of the stormwater analysis-no discussion of existing and proposed conditions, no comparison of pre- and post-stormwater flows, etc. The applicant should provide a full stormwater analysis with a summary and discussion for review. **The stormwater report has been updated.***
- *The Stormwater Management Study only shows a full analysis for the 25-year storm in the post-development calculations and only a summary of the 2-year and 10-year storms. Full calculations should be provided for the 2-year storm as well. **The stormwater report has been updated.***
- *The applicant should either show a 25% surplus for future flows or demonstrate that there is no additional developable land upstream of the project. (We note that this comment was included in our previous review from November 2018 and was not addressed). **This only applies for projects not seeking MDEP review under chapter 500 or 502 as stated in 16.8.8.1.D. We are seeking such a review and need not provide a 25% surplus.***
- *In the drainage structure table, the invert out of CB 23 (57.0') and invert in of CB 21 (57.0') are the same, likewise with the invert out of CB 4 (58.0') and invert in of CB 22 (58.0'). Are these pipes not sloped? **The drainage structure table has been updated to include a slope for these pipes.***
- *Catch basins, 21, 22 and 23 do not appear to be included in the stormwater modelling. **The stormwater model has been updated to include catch basins 21, 22, and 23.***

### Article IX: Parking, Loading and Traffic

**16.8.9.4.B.** *Parking space dimensions should be indicated on the plans. (We note that this comment was included in our previous review from November 2018 and was not addressed).* **Plans updated to show typical parking dimensions.**

**16.8.9.4.D.1.1** *The applicant should show dimensions of the accessible parking spaces on the plans. (We note that this comment was included in our previous review from November 2018 and was not addressed).* **Plans updated to show typical parking dimensions for ADA Spaces.**

### Article X. Signs

*The Applicant should submit details of proposed signs for CEO approval.*

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,

Liam Cullinane  
Staff Engineer

cc: Middlesex Land Holdings, LLC  
David Trahan  
Jayesh Patel

2021-04-22 - C091-21 The Homestead Major Modification



**ATTAR**

ENGINEERING, INC

CIVIL • STRUCTURAL • MARINE

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Bart McDonough, Town Planner  
Town of Kittery  
P.O. Box 808  
Kittery, Maine 03904

April 14, 2021  
Project No.: C091-21

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

Dear Mr. McDonough:

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

The owner of portion of the property with the apartments at The Homestead has revised the layout and design of the apartments on lot 1 to 16 single family units (elderly) and 16 single family units (non-age-restricted) in 8 buildings. The location and design of ponds 1 and 2 have also been modified to provide a flatter grade for a yard behind the adjacent apartments.

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,

Liam Cullinane  
Staff Engineer

cc: Middlesex Land Holdings, LLC  
David Trahan  
Jayesh Patel

2021-04-14 - C091-21 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](http://www.kittery.org)



### APPLICATION: MAJOR MODIFICATION TO AN APPROVED PLAN- SITE PLAN

<b>FEE FOR SITE PLAN AMENDMENT REVIEW: (TITLE 16.10.9.3)</b>	<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: _____  ASA Fee Paid: (TITLE 3.3 TOWN CODE) \$ _____ 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	

<b>PROPERTY DESCRIPTION</b>	Parcel ID	Map	60	Lot	24	Zone(s):	MU, R-RL	Total Land Area (Square Feet) 876,427.2
	Physical Address	459 US Route 1					Base:	
						Overlay:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
						MS4:		

<b>PROPERTY OWNER'S INFORMATION</b>	Name	MIDDLESEX LAND HOLDINGS, LLC	Mailing Address	1 BRIDGEVIEW CIRCLE TYNGSBORO, MA 01879
	Phone			
	Fax			
	Email	davidtrahan@comcast.net dpremax@tiac.net		

<b>APPLICANT'S AGENT INFORMATION</b>	Name	Kenneth Wood, P.E.	Mailing Address	Attar Engineering 1284 State Road Eliot, ME 03903
	Phone	207-439-6023		
	Fax	207-439-2128		
	Email	Ken@attarengineering.com		

<b>PROJECT DESCRIPTION</b>	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 change the apartments on Lot 1 to 16 single family units (elderly) and 16 single family units (non-age restricted) in 8 buildings. The location and design of Pond 1 has changed and Pond 2 has been split into 2 separate ponds, Pond 2A and Pond 2B.

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:		Owner's Signature:	
Date:	3/10/2021	Date:	3/10/2021



## 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

	Ordinance Section	Describe why this request is being made.
<b>DESCRIPTION</b>	***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
<b>REVIEW</b>		<b>SERVICES</b>	
LEGAL FEES (TBD)		RECORDER	<b>\$35</b>
ENGINEERS REVIEW (TBD)		FACT FINDING (TBD)	
ABUTTER NOTICES		3 <sup>RD</sup> PARTY INSPECTIONS (TBD)	
POSTAGE	<b>\$20</b>	OTHER PROFESSIONAL SERVICES	<b>\$50</b>
LEGAL NOTICES		PERSONNEL	
ADVERTISING	<b>\$300</b>	SALARY CHARGES IN EXCESS OF 20 HOURS	
SUPPLIES			
OFFICE	<b>\$5</b>		
SUB TOTAL		SUB TOTAL	
		<b>TOTAL ASA REVIEW FEES</b>	

**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

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;



David Trahan

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



# ATTAR

ENGINEERING, INC

CIVIL • STRUCTURAL • MARINE

## MUNICIPAL IMPACT STATEMENT – THE HOMESTEAD SUBDIVISION April 14, 2021

The following “Impact Statements” are provided for the municipal impact analysis:

- The Homestead Subdivision consists of 16 Elderly (Over-55) and 16 single family apartments and a 112 room hotel. The single family units may have school-aged children which will utilize the municipal bus transportation service currently provided to residences in the area. However, a significant impact is not anticipated considering the relatively small (up to 8 families assuming 50% have school aged children) addition to the surrounding residential uses.
- Road maintenance will be the responsibility of the Homeowners Association; as noted on the plan the road will remain private.
- Solid waste disposal will either be by contracted curb-side pick up or residents may elect to use the municipal Transfer Station.
- Wastewater disposal shall be by the municipal system; a letter of capacity from the Sewer Department has been issued.
- Domestic water supply will be supplied by the Kittery Water District; a Letter of Capacity has been issued.
- Police, Fire, and Ambulance services will be required to in the event of any medical or fire emergencies. The Kittery Fire Chief has reviewed the plan.
- Stormwater Management will be accomplished with various stormwater quality and quantity control Best Management Practices. Maintenance will be provided by the Owners of the Apartments and the Hotel.
- No active recreation is proposed; passive recreation is allowed on site and a recreational area is designated on the plans.
- Investment costs for construction of the apartments is approximately \$8mil; the Hotel is approximately \$12.5mil for a total construction cost (structures) of \$20.5mil. Assuming these costs are comparable to the eventual assessed value tax revenue (at the current rate of \$16.80/thousand). The anticipated tax revenue of approximately \$344,400/Year will exceed the cost of any municipal services.

Please contact me for any additional information or clarifications required.

Sincerely,

Kenneth A. Wood, P.E.  
President



Google

43°07'40.88" N 70°43'17.41" W elev 41

© 2017 Google

95

992

Telletwood Ln

Felgenw...

Jakeson Rd

Lewis Rd

Zakayla Ln

Adams Rd

Old Cutts Rd

Cutts Rd

... Rd



# ATTAR

ENGINEERING, INC

CIVIL • STRUCTURAL • MARINE

## THE HOMESTEAD – MIXED USE DEVELOPMENT U.S. ROUTE 1, KITTERY, MAINE STORMWATER MANAGEMENT STUDY

Project No.: C091-21

April 14<sup>th</sup>, 2021

### ◆ **Scope**

This stormwater management plan has been prepared for The Homestead, a proposed Mixed-Use development, located on U.S. Route 1, Kittery, Maine. The entire parcel contains approximately 20 acres; the development will include residential units (elderly and single-family units) and a 4 story hotel. The project requires a Site Location of Development permit amendment from the Maine Department of Environmental Protection (MDEP) and must meet the Stormwater Management requirements for the Town of Kittery. The project will create approximately 8.22 acres of developed area and approximately 3.79 acres of impervious area.

### ◆ **Site and Watershed Description**

The project site is located in the Libby Brook and Johnson Brook watershed. Libby Brook is tributary to York River and ultimately, the Atlantic Ocean. Johnson Brook is tributary to Dolly Gordon Brook, York River and ultimately, the Atlantic Ocean. The York River and portions of Libby Brook and Dolly Gordon Brook are tidal. A 7½ minute series U.S.G.S. map of the project area is attached.

The existing site is developed with a 14,000 S.F. structure (abandoned nursing home) and associated driveways and parking. The remainder of the lot contains woodlands and wetlands.

As mentioned above, the site is located in the watershed of Libby Brook and Johnson Brook; approximately 75% of the site drains toward Libby Brook, which is located on the Northwest side of Interstate Route 95. Johnson Brook is located on the southeast side of U.S. Route 1. On-site runoff sheet flows across upland areas and several wooded wetlands prior to discharge toward the brooks. The Northwest portion of the site contains a portion of a small pond with associated wetlands. The topography of the site is gently rolling with several steeper slopes. The majority of grades on-site are from near level to 8%; some areas contain slopes ranging to 15%. A small portion of this site to the Southwest is subject to flooding. The 100 year flood zone, as determined by the Federal Emergency Management Agency (FEMA), is within the wetlands shown on the Site Plan. No development is proposed within the 100 year flood zone.

### ◆ **Soils/Hydrologic Soil Groups**

Soil types and their respective Hydrologic Soil Groups (HSG) were determined from a Class A High Intensity Soil Survey (HISS) prepared by Michael Cuomo, CSS, SE for this development. On site soil types consist of Biddeford Mucky Peat (Bm), Biddeford-Scantic (Bs), Dixfield (Dx), Elmwood (Em), Scantic (Sc), Lyman-Turbridge (LT), Swanton (Sw) and Westbury (Ws) soils. The Scantic, Biddeford, and Biddeford - Scantic soils are hydric, or wetland soils. Hydrologic Soil Groups (HSG's) range from "C" to "D" for these soil types. Off-site soil types and their HSG's were determined from the Soil Survey of York County, Maine.

#### ◆ **Methodology**

The stormwater quantity analysis will be conducted using the HydroCAD Stormwater Modeling System by Applied Microcomputer Systems. The analysis determines the “Existing Condition” and “Developed Condition” stormwater flows. Both cases are analyzed for the 2, 10 and 25-year, 24-hour frequency storm events. The Existing Condition analyzes the site as it currently exists and the Developed Condition models the site with the proposed improvements described above.

#### ◆ **Water Quantity Analysis**

##### Existing Condition

The site was divided into three subcatchments (SC) for the Existing Condition analysis. SC 1 is tributary to a wetland and property line at the west side of the site (Analysis Point 1). SC 2 is tributary to a wetland and existing pond at the north part of the site (Analysis Point 2). SC 2 also includes off-site areas that were part of a 2008 subdivision which created residential lots along Adams Road. This area is assumed to be undeveloped for the Existing Condition analysis. SC 3 is tributary to a wetland on the Southeast part of the site, adjacent to Route 1 (Analysis Point 3).

AP's 1 and 2 are tributary to Libby Brook. AP 3 flows to Johnson Brook.

The AP's were selected to provide convenient points to compare Existing Condition flows to Developed Condition flows.

##### Developed Condition

The Developed Condition analysis consists of 35 subcatchments. Other features such as ponds and reaches were added to account for on-site routing and detention of stormwater. Seven underdrained soil filter ponds (USF's) are proposed to provide both stormwater detention and treatment. Calculations are provided to show the required Channel Protection Volume (CPV) and area for each USF. All Developed Condition flows were routed to the Analysis Points described above.

##### Changes in Stormwater Flows

Tables showing Existing Condition peak flows, Developed Condition peak flows and the change in peak flow from Existing Condition to Developed Condition are presented on a separate page.

The analysis indicates a decrease in peak flow at all analysis points (AP's 1-3) for all storm events (2, 10 and 25-year).

Runoff from the USF ponds will be routed through outlet structures, pipes and level spreaders prior to discharge to undisturbed, on-site areas.

#### ◆ **Water Quality**

In accordance with the MDEP *Chapter 500* General Standards, runoff from developed areas on the site will receive treatment in USF ponds prior to being discharged into on-site wetlands. Approximately 98.6% of the impervious area and 92.9% of the developed area will be treated, exceeding the MDEP General Standards requirements of 95% and 80%, respectively. Treatment calculations and USF sizing calculations are included in this report.

◆ **Summary**

The use of USF ponds to attenuate peak flows will result in no increase in peak runoff quantity from the proposed development. No adverse effects are anticipated on any downstream properties or drainage structures for the analyzed storm events. Runoff quality is addressed by the use of Underdrained Soil Filter Ponds.

Sincerely;

Brian Nielsen, E.I.T.  
Staff Engineer

TREATMENT CALCULATIONS

New Impervious Area to be Treated @95% 173,585 sf  
 New Developed Area to be Treated @80% 395,836 sf

3.98 Acres  
 9.09 Acres

AMENDED DEVELOPED CONDITIONS:

AREA	IMP. (ft <sup>2</sup> )					LA. (ft <sup>2</sup> )					DEV. (ft <sup>2</sup> )				
	Ext.	Created Require to Treat	Total (Hydro CAD)	Treated	Not Treated	Ext. (HCAD)	Created Require to Treat	Total (Hydro CAD)	Treated	Not Treated	Ext.	Created Require to Treat	Total (Hydro CAD)	Treated	Not Treated
1S		2,329		0	2,329		14,675		0	14,675	2,329	17,004	0	0	17,004
2S		0		0	0		8,939		0	8,939	0	8,939	0	0	8,939
3S		4,970		4,970	0		13,420		13,420			18,390	0	18,390	0
4S		4,901		4,901	0		2,875		2,875			7,776		7,776	
5S		6,472		6,472	0		5,650		5,650	0		12,122	0	12,122	0
6S		13,087		13,087	0		28,196		28,196	0		41,283	0	41,283	0
7S		7,607		7,607	0		4,618		4,618	0		12,225	0	12,225	0
8S		7,315		7,315	0		2,360		2,360	0		9,675	0	9,675	0
9S		7,841		7,841	0		14,899		14,899	0		22,740		22,740	0
10S		9,014		9,014	0		31,124		31,124	0		40,138		40,138	0
13S		3732		3732	0		13795		13795	0		17527		17527	0
14S		3000		3000	0		15527		15527	0		18527		18527	0
15S		3166		3166	0		933		933	0		4099		4099	0
16S		1162		1162	0		2704		2704	0		3866		3866	0
17S		4541		4541	0		100		100	0		4641		4641	0
18S		4581		4581	0		200		200	0		4781		4781	0
19S		4703		4703	0		200		200	0		4903		4903	0
20S		5929		5929	0		100		100	0		6029		6029	0
21S		5335		5335	0		100		100	0		5435		5435	0
22S		7186		7186	0		1214		1214	0		8400		8400	0
23S		6723		6723	0		1182		1182	0		7905		7905	0
24S		11269		11269	0		1611		1611	0		12880		12880	0
25S		400		400	0		14483		14483	0		14883		14883	0
26S		3890		3890	0		10525		10525	0		14415		14415	0
27S		5983		5983	0		0		0	0		5983		5983	0
28S		8752		8752	0		0		0	0		8752		8752	0
29S		5044		5044	0		0		0	0		5044		5044	0
30S		7604		7604	0		8654		8654	0		16258		16258	0
31S		4791		4791	0		9724		9724	0		14515		14515	0
32S		58		0	58		2133		0	2133		2191		0	2191
33S		4925		4925	0		1934		1934	0		6859		6859	0
34S		2095		2095	0		0		0	0		2095		2095	0
35S		5180		5180	0		10,376		10,376	0		15556		15556	0
<b>TOTAL</b>	<b>0</b>	<b>173,585</b>	<b>0</b>	<b>171,198</b>	<b>2,387</b>	<b>0</b>	<b>222,251</b>	<b>0</b>	<b>196,504</b>	<b>25,747</b>	<b>0</b>	<b>395,836</b>	<b>0</b>	<b>367,702</b>	<b>28,134</b>

NEW

AREA	IMP. (ft <sup>2</sup> )	DEV (ft <sup>2</sup> )
Total Area	171198	367702
Total Acres	3.93	8.44
% Treated=	98.6%	92.9%

95% IMP. AND 80% DEV IS REQUIRED

\*BIORETENTION - MAX 1 ACRE SUBCATCHMENT, BOP<2000 S.F.



The Homestead - BMP Calculations						USF	
POND SIZING CALCULATIONS							
AREA	IMP. (ft <sup>2</sup> )	LA. (ft <sup>2</sup> )	RA. (ft <sup>2</sup> )	BMP	CPV (ft <sup>3</sup> )	P. POOL (ft <sup>3</sup> )	CHECK
<b>Pond 1</b>							
				USF			
3S	0	0			0		
7S	7,607	4,618			788		
Total	7,607	4,618	0		0	788	
5% Impervious + 2% Landscaped Area = 473							
5% Impervious + 2% Remaining Area = 473							
Provided CPV = 2,182							
Provided Area = 1094							
OK							
OK							
<b>Pond 2A</b>							
				USF			
4S	4,901	2,875			504		
10S	9,014	31,124			1,789		
Total	13,915	33,999	0		0	2,293	
5% Impervious + 2% Landscaped Area = 1,376							
5% Impervious + 2% Remaining Area = 1,376							
Provided CPV = 2,622							
Provided Area = 1393							
OK							
OK							
<b>Pond 2B</b>							
				USF			
9S	7,841	14,899			1,150		
8S	7,315	2,360			688		
Total	15,156	17,259	0		0	1,838	
5% Impervious + 2% Landscaped Area = 1,103							
5% Impervious + 2% Remaining Area = 1,103							
Provided CPV = 3,451							
Provided Area = 1205							
OK							
OK							
<b>Pond 3</b>							
				Soil Filter			
5S	6,472	5,650			728	N/A	
6S	13,087	28,196			2,030		
16S	1,162	2,704			187		
17S	4,541	100			382		
18S	4,581	200			388		
19S	4,703	200			399		
20S	5,929	100			497		
Total	40,475	37,150	0		4,611	N/A	0.00
5% Impervious + 2% Landscaped Area = 2,767							
5% Impervious + 2% Remaining Area = 2,767							
Provided CPV = 5,266							
Provided Area = 2,818							
OK							
OK							
<b>Pond 4</b>							
				USF			
13S	3732	13795			771		
21S	5,335	100			448		
22S	7,186	1,214			639		
23S	6,723	1,182			600		
24S	11,269	1,611			993		
25S	400	14,483			516		
		0			0		
Total	34,645	32,385	0		3,967	N/A	0.00
5% Impervious + 2% Landscaped Area = 2,380							
5% Impervious + 2% Remaining Area = 2,380							
Provided CPV = 4,417							
Provided Area = 2,508							
OK							
OK							
<b>Pond 5</b>							
				Soil Filter			
14S	3,000	15,527			768		
25S	3,166	933			295		
26S	3,890	10,525			675		
27S	5,983	0			499		
28S	8,752	0			729		
32S	5,044	0			420		
33S	4,925	1,934			475		
34S	2,095	0			175		
35S	5,180	10,376			778		
Total	42,035	39,295			4,813	N/A	
5% Impervious + 2% Landscaped Area = 2,888							
5% Impervious + 2% Remaining Area =							
Provided CPV = 6,409							
Provided Area = 3,544							
OK							
OK							
<b>Pond 7</b>							
				Soil Filter			
30S	7,604	8,654			922		
31S	4,791	9,724			723		
Total	12,395	18,378			1,646	N/A	0.00
5% Impervious + 2% Landscaped Area = 987							
5% Impervious + 2% Remaining Area = 987							
Provided CPV = 2,488							
Provided Area = 1,126							
OK							
OK							

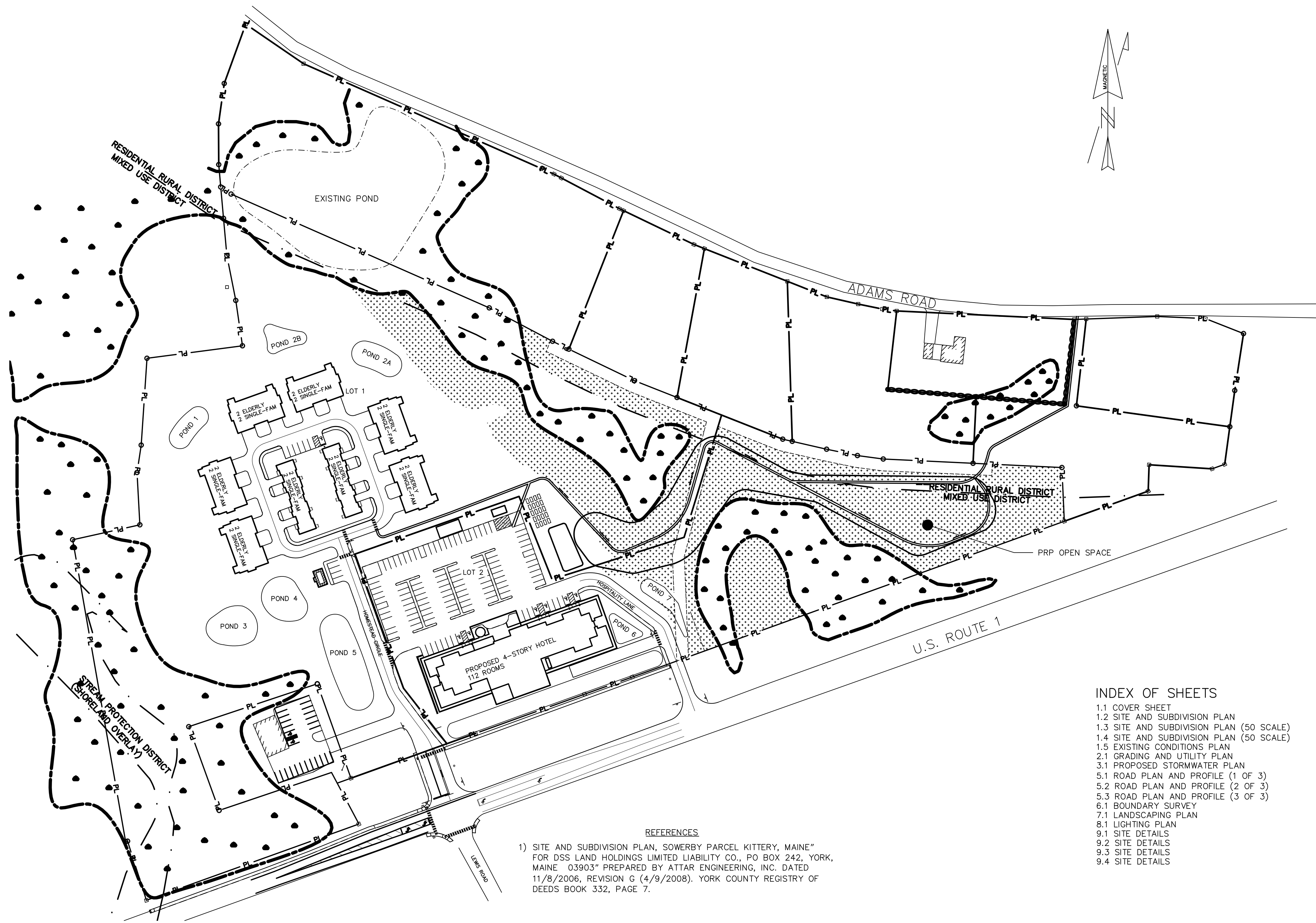
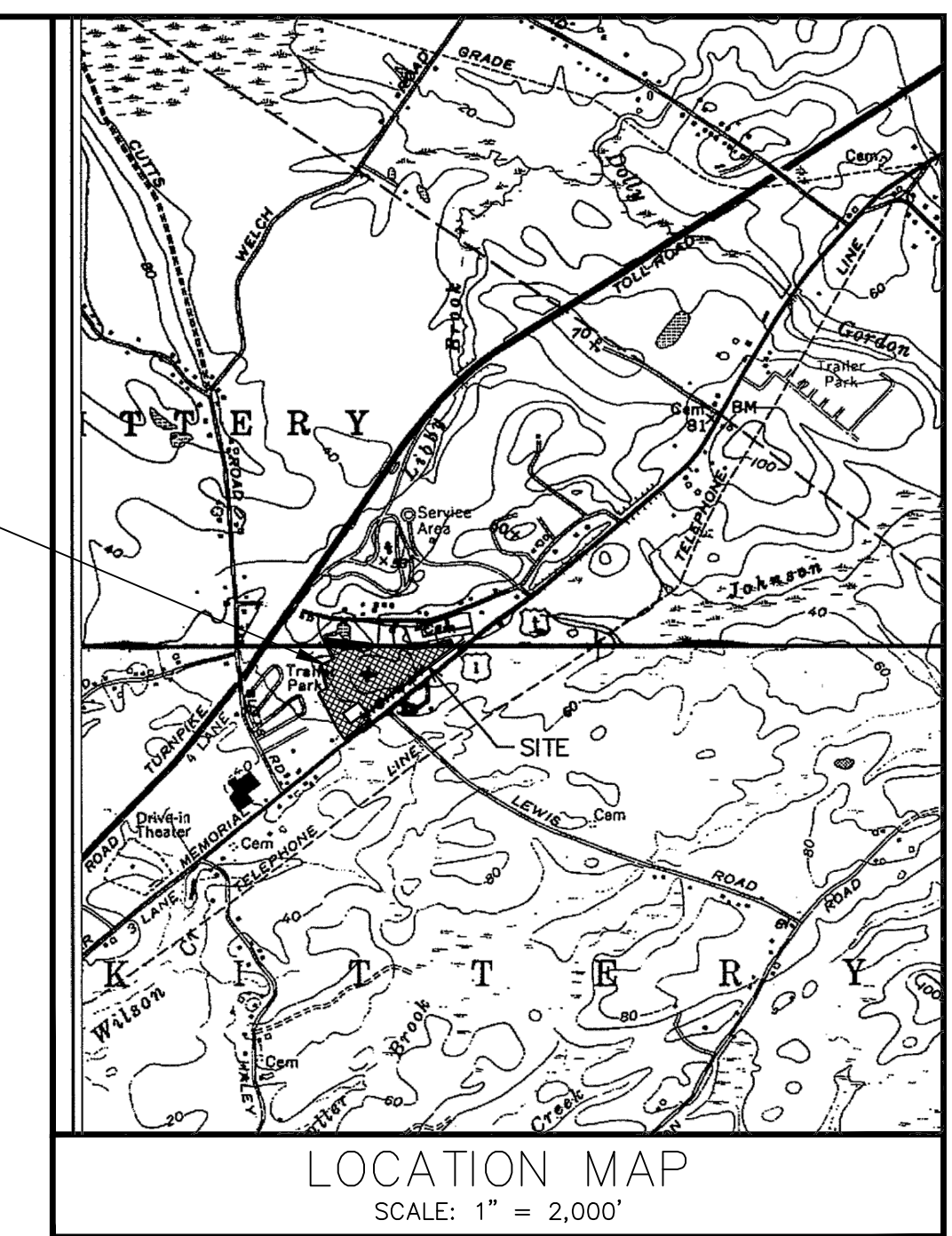
IMP - IMPERVIOUS AREA  
RA - REMAINING SUBCATCHMENT AREA  
BMP - BEST MANAGEMENT PRACTICE  
CPV - CHANNEL PROTECTION VOLUME  
LA - LANDSCAPED AREA, AREAS THAT WILL BE REPLANTED WITH SHRUBS OR GRASS  
DEV - DEVELOPED AREA, THE SUM OF THE IMPERVIOUS AREA AND LANDSCAPED AREA.

\*BIORETENTION - MAX 1 ACRE SUBCATCHMENT, BOP<2000 S.F.

TABLE 1 - QUANTITY CALCULATIONS		STORM EVENT		
		2	10	25
<b>EXISTING</b>	<b>AP 1</b>	13.65	31.29	43.10
	<b>AP 2</b>	6.39	15.32	21.43
	<b>AP 3</b>	6.43	14.73	20.26
<b>DEVELOPED</b>	<b>AP 1</b>	5.62	14.26	21.92
	<b>AP 2</b>	5.39	14.50	20.13
	<b>AP 3</b>	5.38	12.79	18.05
<b>CHANGE</b>	<b>AP 1</b>	-8.03	-17.03	-21.18
	<b>AP 2</b>	-1.00	-0.82	-1.30
	<b>AP 3</b>	-1.05	-1.94	-2.21
	<b>TOTAL</b>	-10.08	-19.79	-24.69

# THE HOMESTEAD SUBDIVISION

U.S. ROUTE 1, KITTERY, MAINE



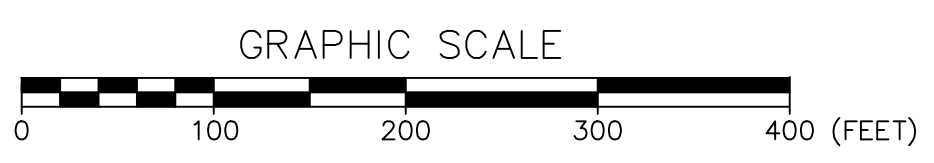
- INDEX OF SHEETS**
- 1.1 COVER SHEET
  - 1.2 SITE AND SUBDIVISION PLAN
  - 1.3 SITE AND SUBDIVISION PLAN (50 SCALE)
  - 1.4 SITE AND SUBDIVISION PLAN (50 SCALE)
  - 1.5 EXISTING CONDITIONS PLAN
  - 2.1 GRADING AND UTILITY PLAN
  - 3.1 PROPOSED STORMWATER PLAN
  - 5.1 ROAD PLAN AND PROFILE (1 OF 3)
  - 5.2 ROAD PLAN AND PROFILE (2 OF 3)
  - 5.3 ROAD PLAN AND PROFILE (3 OF 3)
  - 6.1 BOUNDARY SURVEY
  - 7.1 LANDSCAPING PLAN
  - 8.1 LIGHTING PLAN
  - 9.1 SITE DETAILS
  - 9.2 SITE DETAILS
  - 9.3 SITE DETAILS
  - 9.4 SITE DETAILS

**REFERENCES**

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

STATE OF MAINE  
 YORK COUNTY ss. REGISTRY OF DEEDS  
 RECEIVED \_\_\_\_\_ 20\_\_\_\_  
 AT \_\_\_\_\_ h. \_\_\_\_\_ m. \_\_\_\_\_ M. AND RECORDED IN  
 PLAN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
 ATTEST \_\_\_\_\_ REGISTER

TOWN OF KITTEY PLANNING BOARD	DATE



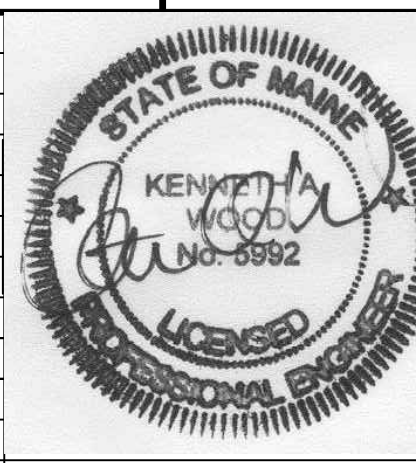
OWNER: DSS LAND HOLDINGS LLC  
 PO BOX 242  
 YORK, ME 03909

APPLICANT: MIDDLESEX LAND HOLDINGS, LLC  
 1 BRIDGEVIEW CIRCLE  
 TYNGSBORO, MA 01879

**1.1**

COVER SHEET  
 THE HOMESTEAD  
 459 US ROUTE 1 KITTEY, MAINE

NO.	DESCRIPTION	DATE
Q	MAJOR MODIFICATION	04/14/2021
P	SITE PLAN AMENDMENT	02/12/2021
O	SKETCH PLAN RESUBMISSION	11/16/2020
N	HOTEL REVISION	06/29/2020
M	CURBING CHANGES	05/11/2020
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
-	SEE EARLIER PLANS FOR PREVIOUS REVISIONS	-



FOR: MIDDLESEX LAND HOLDINGS, LLC  
 1 BRIDGEVIEW CIRCLE  
 TYNGSBORO, MA 01879

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

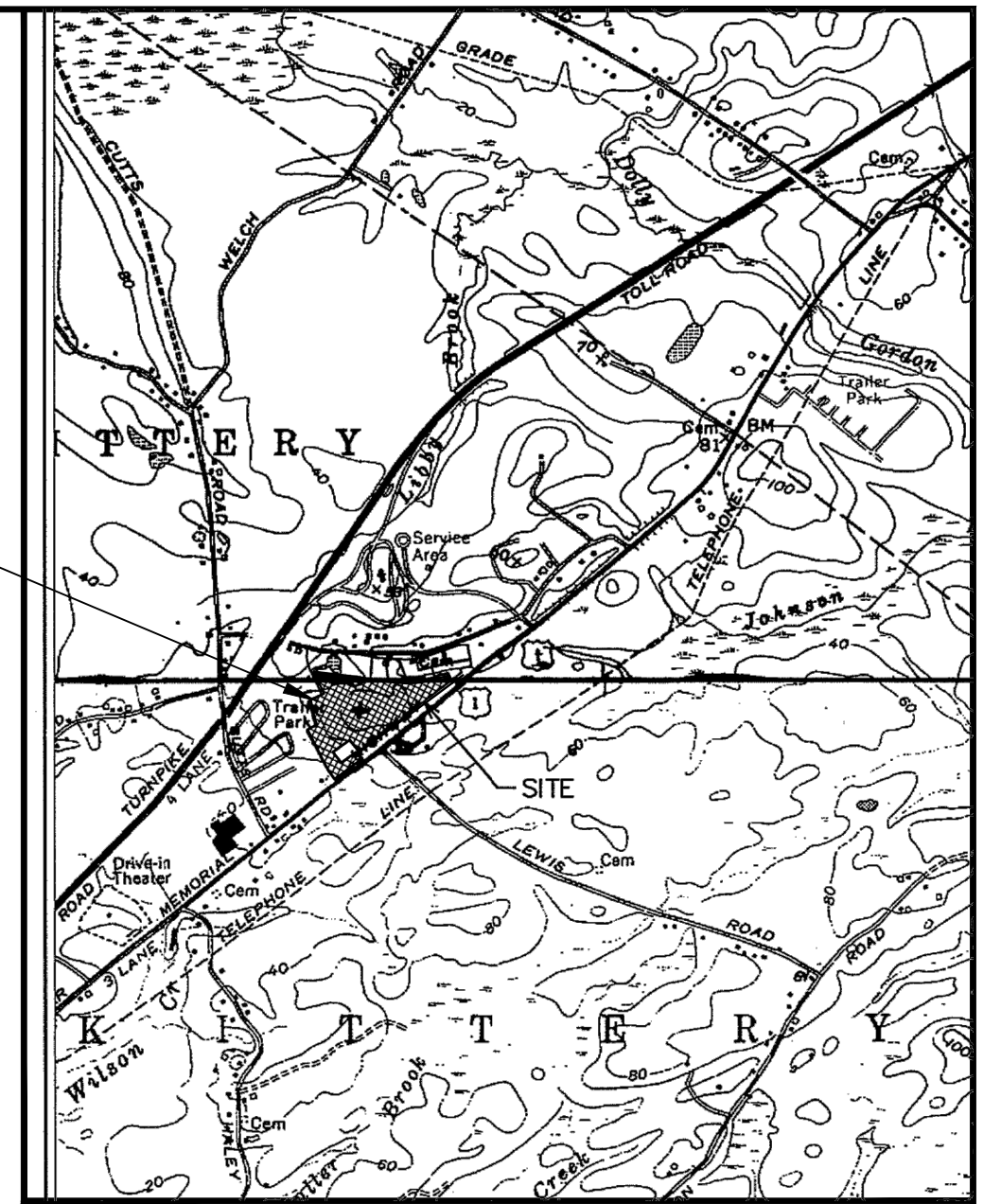
SCALE: 1" = 100'  
 DATE: 02/08/2018

APPROVED BY: \_\_\_\_\_  
 DRAWN BY: LMC  
 REVISION : DATE  
 Q: 04/14/2021

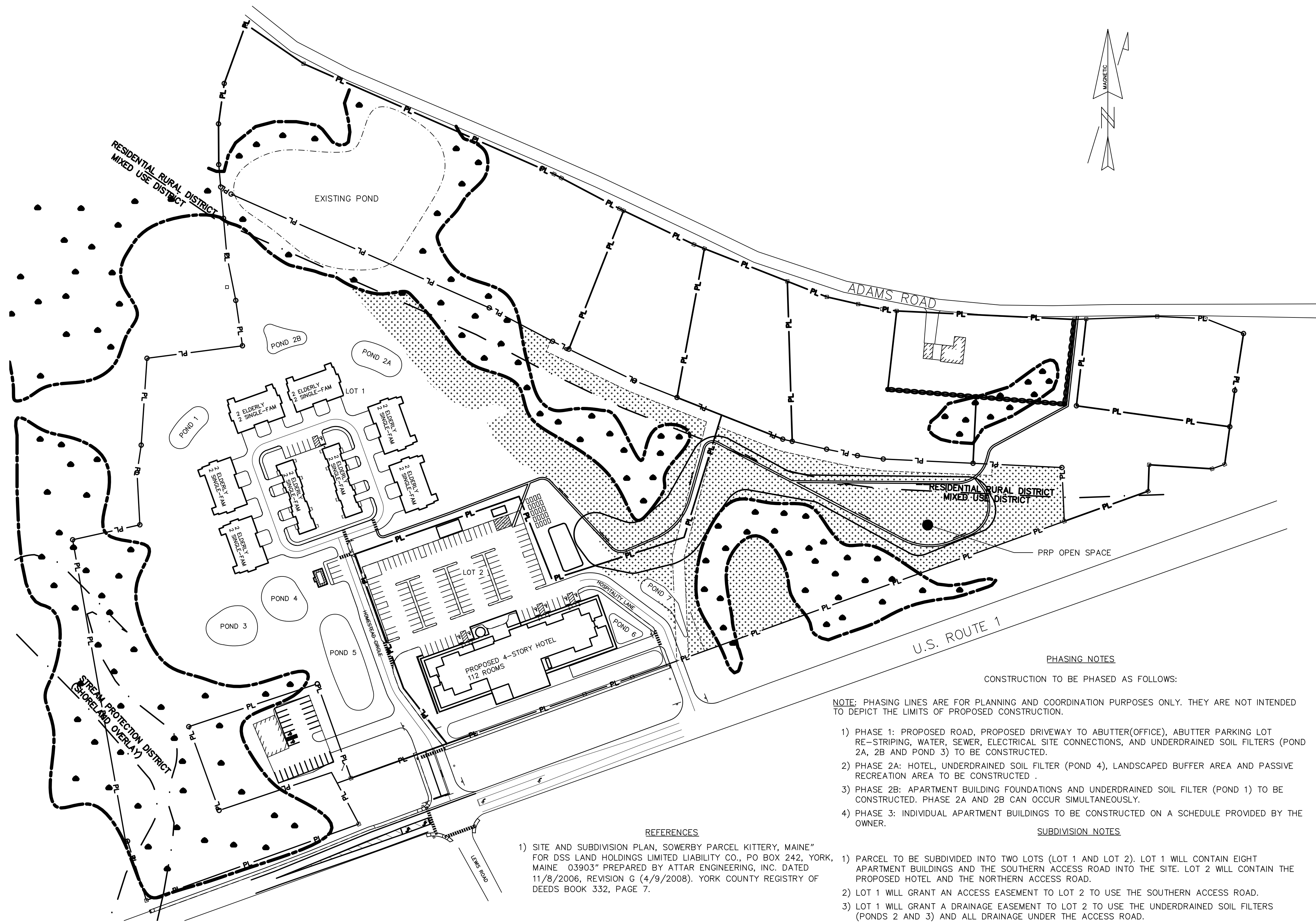
JOB NO: C091-21 FILE: THE HOMESTEAD BASE SHEET 1.1

# THE HOMESTEAD SUBDIVISION

U.S. ROUTE 1, KITTERY, MAINE



LOCATION MAP  
SCALE: 1" = 2,000'



**GENERAL NOTES**

- THIS PLAN PROVIDES DETAILS FOR A MIXED USE DEVELOPMENT AT 459 U.S. ROUTE 1 CONSISTING OF 16 SINGLE-FAMILY (ELDERLY) UNITS AND 16 SINGLE-FAMILY (NON-AGE RESTRICTED) UNITS IN 8 BUILDINGS AND A 112 ROOM HOTEL. 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.
- 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
MIN. STREET FRONTAGE	250'
MIN. FRONT SETBACK	30'
MIN. SIDE SETBACK	40'
MIN. REAR SETBACK	40'
MAX BUILDING HEIGHT	40'
- BUILDABLE AREA/RESIDENTIAL DENSITY
 

TOTAL PARCEL AREA	=	876,427.2 S.F.	=	20.12 AC.
LESS 50% OF WETLANDS SETBACK	=	137,495.6 S.F.	=	3.16 AC.
LESS UNSUITABLE SOILS*	=	200,630 S.F.	=	4.61 AC.
LESS RIGHTS OF WAY/EASEMENTS**	=	124,314 S.F.	=	2.85 AC.
NET RESIDENTIAL AREA	=	413,987.5 S.F.	=	9.50 AC.

\*INCLUDES WETLANDS, POORLY DRAINED AND VERY POORLY DRAINED SOILS  
\*\*INCLUDING TRAVELED WAYS AND PARKING  
NET RESIDENTIAL DENSITY = 413,987.5 - (16 ELD. X 15,000 (PARKING EXTERNAL) - (16 APARTMENT. X 10,000 (PARKING EXTERNAL))) = 13,987.5 => OK

**PHASING NOTES**

CONSTRUCTION TO BE PHASED AS FOLLOWS:

- NOTE: PHASING LINES ARE FOR PLANNING AND COORDINATION PURPOSES ONLY. THEY ARE NOT INTENDED TO DEPICT THE LIMITS OF PROPOSED CONSTRUCTION.
- PHASE 1: PROPOSED ROAD, PROPOSED DRIVEWAY TO ABUTTER(OFFICE), ABUTTER PARKING LOT RE-STRIPING, WATER, SEWER, ELECTRICAL SITE CONNECTIONS, AND UNDERDRAINED SOIL FILTERS (POND 2A, 2B AND POND 3) TO BE CONSTRUCTED.
  - PHASE 2A: HOTEL, UNDERDRAINED SOIL FILTER (POND 4), LANDSCAPED BUFFER AREA AND PASSIVE RECREATION AREA TO BE CONSTRUCTED.
  - PHASE 2B: APARTMENT BUILDING FOUNDATIONS AND UNDERDRAINED SOIL FILTER (POND 1) TO BE CONSTRUCTED. PHASE 2A AND 2B CAN OCCUR SIMULTANEOUSLY.
  - PHASE 3: INDIVIDUAL APARTMENT BUILDINGS TO BE CONSTRUCTED ON A SCHEDULE PROVIDED BY THE OWNER.

**SUBDIVISION NOTES**

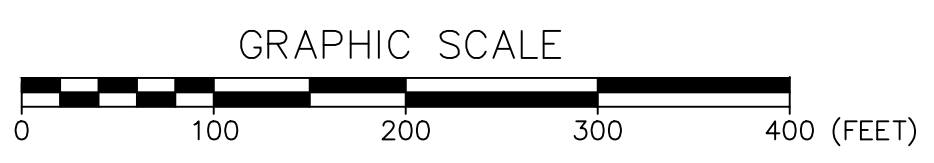
- PARCEL TO BE SUBDIVIDED INTO TWO LOTS (LOT 1 AND LOT 2). LOT 1 WILL CONTAIN EIGHT APARTMENT BUILDINGS AND THE SOUTHERN ACCESS ROAD INTO THE SITE. LOT 2 WILL CONTAIN THE PROPOSED HOTEL AND THE NORTHERN ACCESS ROAD.
- LOT 1 WILL GRANT AN ACCESS EASEMENT TO LOT 2 TO USE THE SOUTHERN ACCESS ROAD.
- LOT 1 WILL GRANT A DRAINAGE EASEMENT TO LOT 2 TO USE THE UNDERDRAINED SOIL FILTERS (PONDS 2 AND 3) AND ALL DRAINAGE UNDER THE ACCESS ROAD.
- BOTH LOTS SHALL GRANT EASEMENTS TO CONSTRUCT, CONNECT AND MAINTAIN UTILITIES INCLUDING BUT NOT LIMITED TO ELECTRICAL, WATER, SEWER, CABLE AND TELEPHONE THAT SERVE THE DEVELOPMENT.

**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 G (4/9/2008). YORK COUNTY REGISTRY OF DEEDS BOOK 332, PAGE 7.

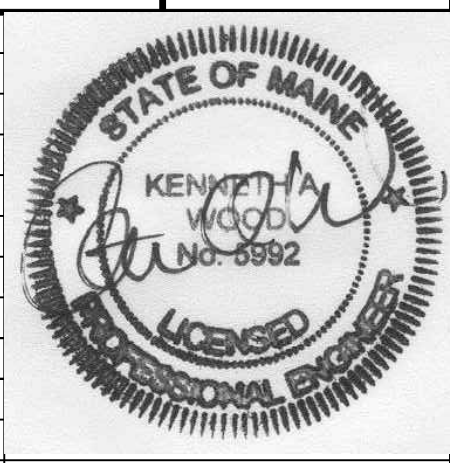
STATE OF MAINE  
YORK COUNTY ss. REGISTRY OF DEEDS  
RECEIVED \_\_\_\_\_ 20\_\_\_\_  
AT \_\_\_\_\_h\_\_\_\_m\_\_\_\_M. AND RECORDED IN  
PLAN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
ATTEST \_\_\_\_\_REGISTER

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

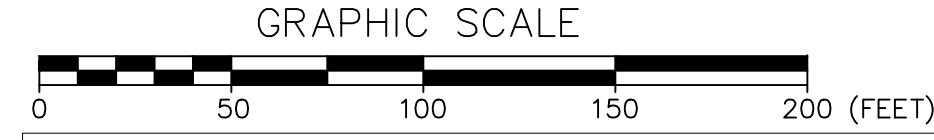
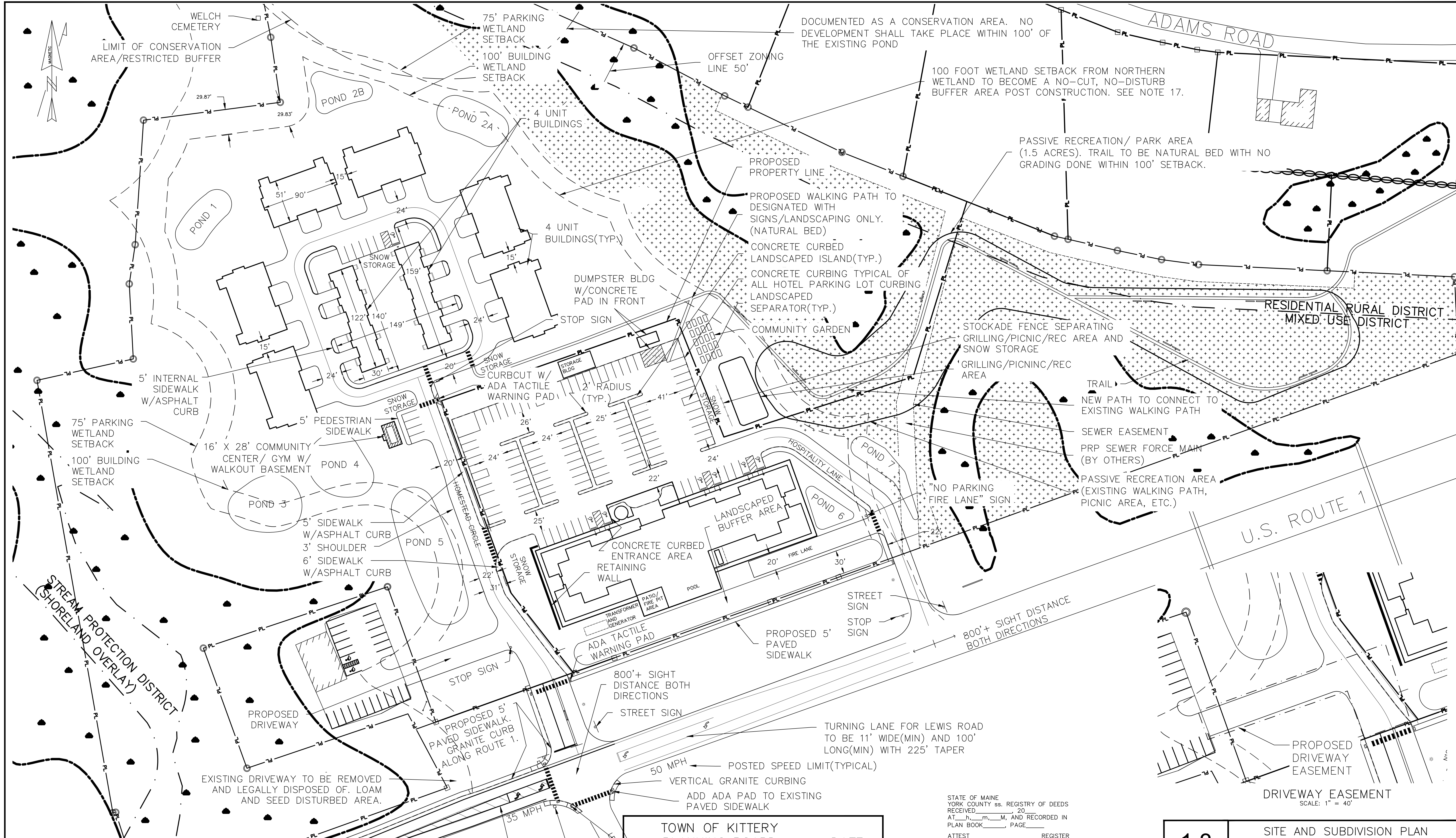
**1.2** SITE AND SUBDIVISION PLAN  
THE HOMESTEAD  
459 US ROUTE 1 KITTERY, MAINE



FOR: MIDDLESEX LAND HOLDINGS, LLC  
1 BRIDGEVIEW CIRCLE  
TYNGSBORO, MA 01879  
  
**ATTAR ENGINEERING, INC.**  
CIVIL • STRUCTURAL • MARINE  
1284 STATE ROAD - ELIOT, MAINE 03903  
PHONE: (207)439-6023 FAX: (207)439-2128

NO.	DESCRIPTION	DATE
Q	MAJOR MODIFICATION	04/14/2021
P	SITE PLAN AMENDMENT	02/12/2021
O	SKETCH PLAN RESUBMISSION	11/16/2020
N	HOTEL REVISION	06/29/2020
M	CURBING CHANGES	05/11/2020
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
-	SEE EARLIER PLANS FOR PREVIOUS REVISIONS	-
NO.	DESCRIPTION	DATE
	REVISIONS	

SCALE: 1" = 100'  
DATE: 02/08/2018  
JOB NO: C091-21  
FILE: THE HOMESTEAD BASE  
DRAWN BY: BRN  
REVISION : DATE  
Q:04/14/2021  
SHEET 1.2

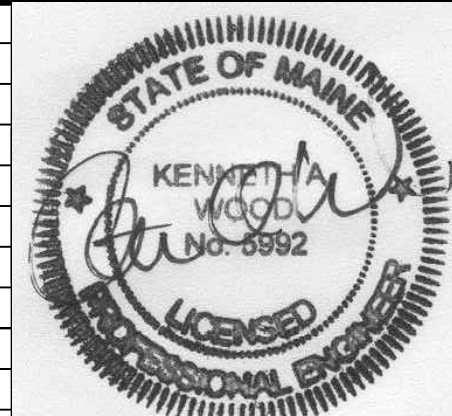


LEGEND		UNDER GROUND UTILITIES		DRAINAGE STRUCTURE	
DESIGNATED OPEN SPACE		SEWER MANHOLE		WATER VALVE	
PROPERTY LINE		EXISTING WATER LINE		WATER SHUT OFF	
EXISTING CONTOUR		EXISTING SEWER LINE		HYDRANT	
PROPOSED CONTOUR		UTILITY POLE		CURB	
PROPOSED WATER MAIN		IRON PIN			
PROPOSED WATER SERVICE		STONE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

TOWN OF KITTERY 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
Q	MAJOR MODIFICATION	04/14/2021
P	SITE PLAN AMENDMENT	02/12/2021
O	SKETCH PLAN RESUBMISSION	11/16/2020
N	HOTEL REVISION	06/29/2020
M	CURBING CHANGES	05/11/2020
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J	FINAL PLAN REVISION	03/27/2019
I	FINAL PLAN SUBMISSION	01/24/2019
H	MDEP SUBMISSION	01/23/2019
-	SEE EARLIER PLANS FOR PREVIOUS REVISIONS	-
NO.	DESCRIPTION	DATE



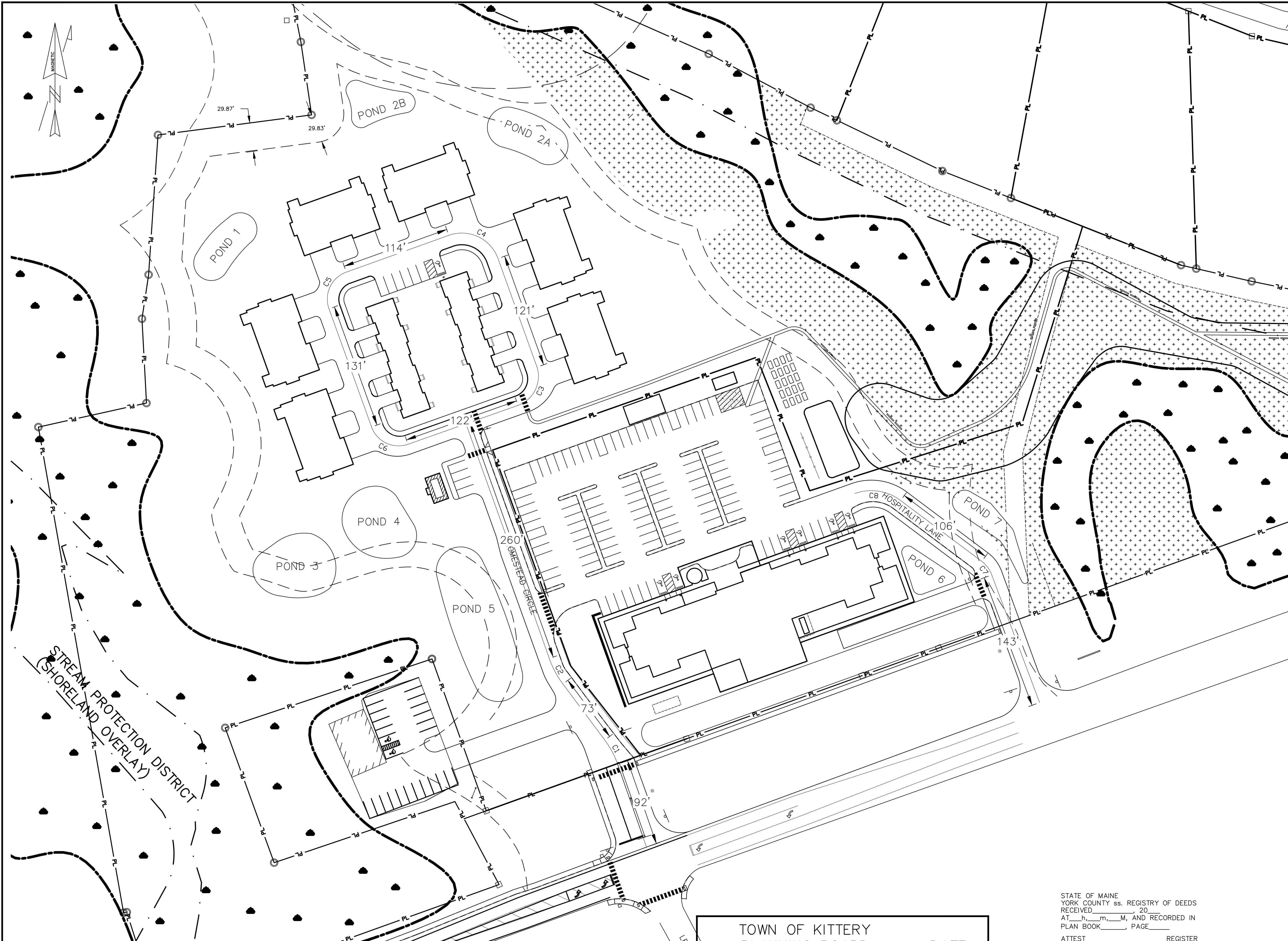
**1.3** SITE AND SUBDIVISION PLAN  
THE HOMESTEAD  
459 US ROUTE 1 KITTERY, MAINE

FOR: MIDDLESEX LAND HOLDINGS, LLC  
1 BRIDGEVIEW CIRCLE  
TYNGSBORO, MA 01879

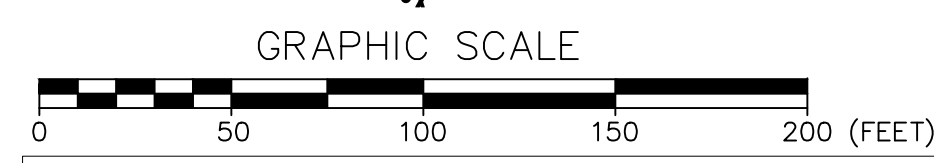
**ATTAR ENGINEERING, INC.**  
CIVIL • STRUCTURAL • MARINE  
1284 STATE ROAD - ELOT, MAINE 03903  
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 50'  
DATE: 02/08/2018  
JOB NO: C091-21

APPROVED BY: \_\_\_\_\_  
DRAWN BY: BRN  
REVISION : DATE  
Q: 04/14/2021  
FILE: THE HOMESTEAD BASE SHEET 1.3  
TAX MAP: 60, LOT 24



Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Dir.
C1	28.740	93.658	17.5816	28.6	S27° 58' 32"E
C2	30.350	100.000	17.3892	30.2	S28° 04' 18"E
C3	49.391	32.219	87.8338	44.7	S26° 22' 35"W
C4	63.221	40.248	90.0000	56.9	S64° 44' 46"E
C5	47.168	29.999	90.0883	42.5	N25° 13' 53"E
C6	46.860	30.000	89.4958	42.2	N64° 33' 39"W
C7	17.896	31.000	33.0756	17.6	N36° 34' 49"W
C8	50.523	51.000	56.7600	48.5	N81° 29' 53"W



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

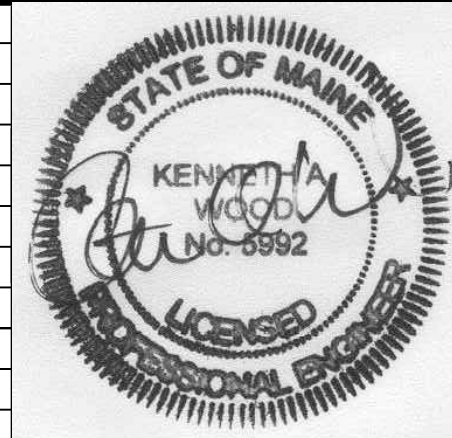
TOWN OF KITTERY PLANNING BOARD \_\_\_\_\_ DATE \_\_\_\_\_

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

DRIVEWAY EASEMENT  
 SCALE: 1" = 40'

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

NO.	DESCRIPTION	DATE
Q	MAJOR MODIFICATION	04/14/2021
P	SITE PLAN AMENDMENT	02/12/2021
O	SKETCH PLAN RESUBMISSION	11/16/2020
N	HOTEL REVISION	06/29/2020
M	CURBING CHANGES	05/11/2020
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
-	SEE EARLIER PLANS FOR PREVIOUS REVISIONS	-
NO.	REVISIONS	DATE

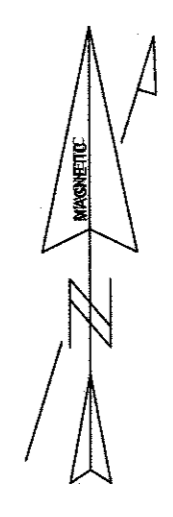
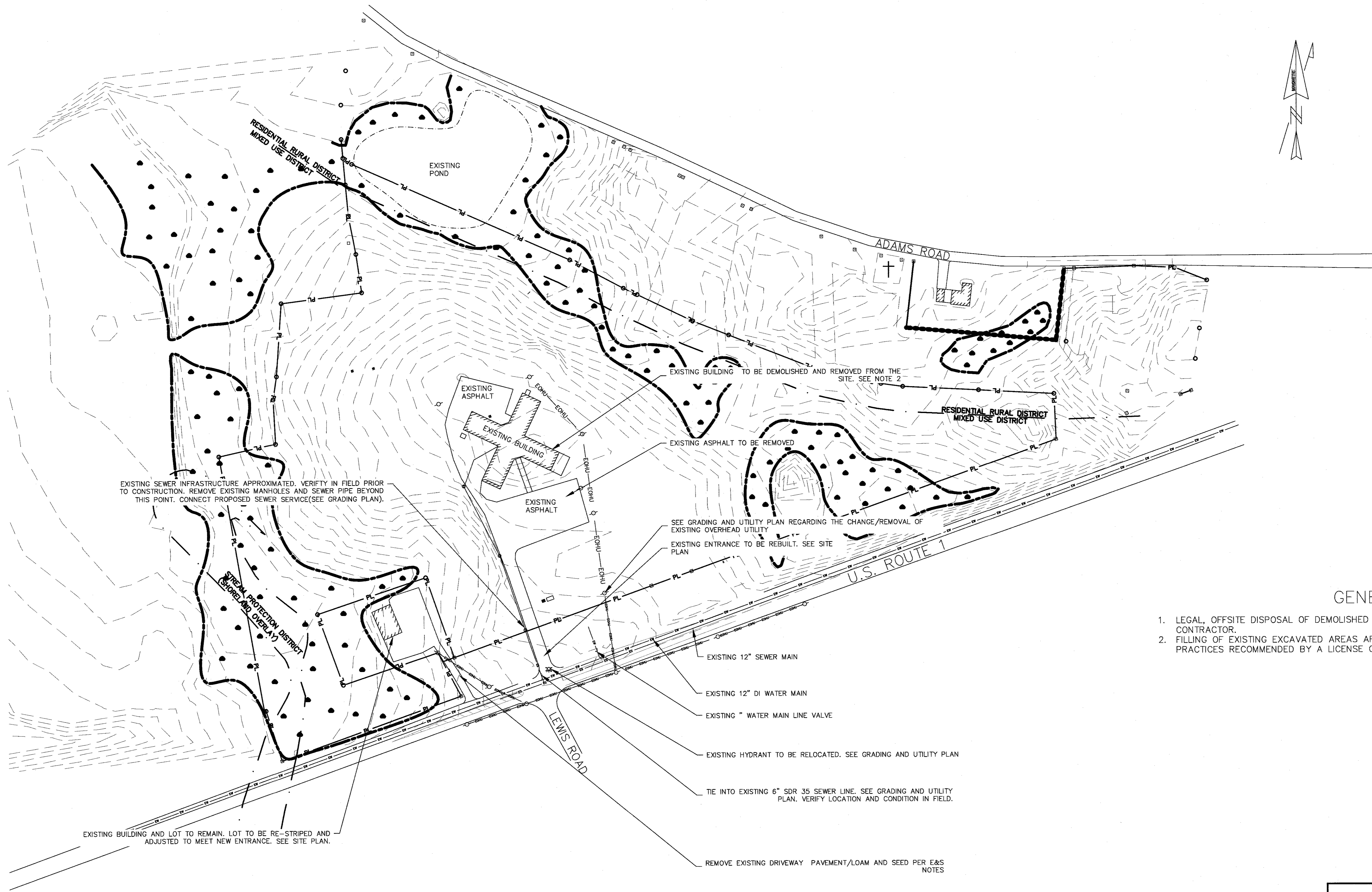


FOR: MIDDLESEX LAND HOLDINGS, LLC  
 1 BRIDGEVIEW CIRCLE  
 TYNGSBORO, MA 01879

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

SCALE: 1" = 50'  
 DATE: 02/08/2018  
 JOB NO: C091-21 FILE: THE HOMESTEAD BASE

APPROVED BY: \_\_\_\_\_  
 DRAWN BY: LMC  
 REVISION : DATE  
 Q: 04/14/2021  
 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.

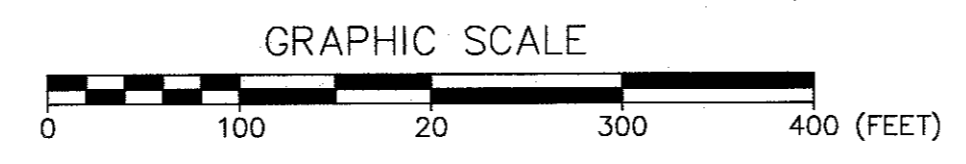
EXISTING SEWER INFRASTRUCTURE APPROXIMATED. VERIFY IN FIELD PRIOR TO CONSTRUCTION. REMOVE EXISTING MANHOLES AND SEWER PIPE BEYOND THIS POINT. CONNECT PROPOSED SEWER SERVICE(SEE GRADING PLAN).

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.

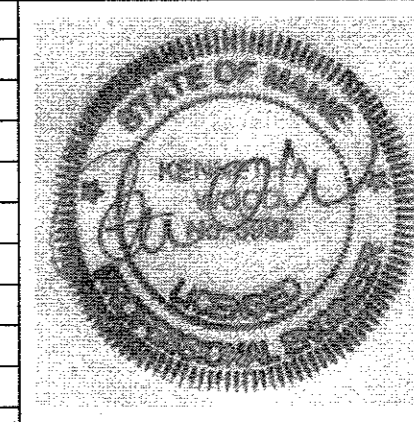
REMOVE EXISTING DRIVEWAY PAVEMENT/LOAM AND SEED PER E&S NOTES



**1.5**

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

NO.	DESCRIPTION	DATE
A	PRELIMINARY PLAN REVISION	5/8/2018
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" = 100'  
DATE: 1/18/2018

APPROVED BY: *[Signature]*

DRAWN BY: BRN  
REVISION : DATE  
A: 05/08/2018

JOB NO: C052-18 FILE: THE HOMESTEAD BASE SHEET 6.3

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(IN.)
CB 1	59.0	-	54.0	12
CB 2	55.9	53.0	52.0	12
CB 3	57.0	-	54.0	12
CB 4	59.9	-	57.0	12
CB 5	53.9	-	50.8	12
CB 6	57.1	50.9	50.8	12
CB 7	61.7	55.0	54.9	12
CB 8	63.4	55.7	55.6	12
CB 9	61.7	56.6	56.5	12
CB 10	53.9	50.6	50.5	12
CB 11	57.4	52.8	52.7	12
CB 12	60.9	54.3	54.2	12
CB 13	60.9	55.1	55.0	12
CB 14	61.5	57.5	57.4	12
CB 15	59.8	-	56.7	12
CB 16	53.5	50.6	50.5	12
CB 17	54.0	48.6	48.5	12
CB 18	55.5	-	51.0	12
CB 19	55.5	-	51.0	12
CB 20	53.0	49.4	48.8	12
CB 21	59.0	55.6	54.0	12
CB 22	61.0	55.0	54.0	12
CB 23	59.0	-	56.0	12

LEGEND

DESIGNATED OPEN SPACE	PL
PROPERTY LINE	PL
EXISTING CONTOUR	---XXX---
PROPOSED CONTOUR	---XXX---
PROPOSED WATER MAIN	W
PROPOSED WATER SERVICE	W
PROPOSED SEWER LINE	S
UNDER GROUND UTILITIES	UGU
SEWER MANHOLE	SMH
EXISTING WATER LINE	EW
EXISTING SEWER LINE	ES
UTILITY POLE	U
IRON PIN	O
STONE MONUMENT	■
DRAINAGE STRUCTURE	⊙
WATER VALVE	⊕
WATER SHUT OFF	⊖
HYDRANT	⊗
CURB	—

GRAPHIC SCALE



2.1

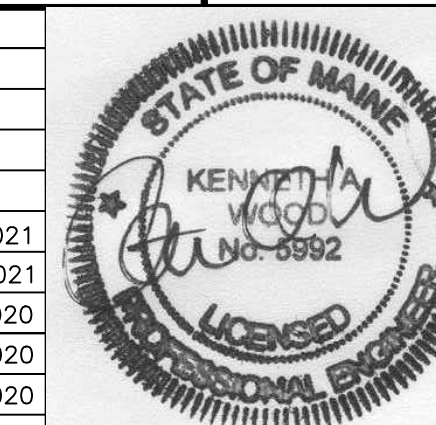
GRADING & UTILITY PLAN  
THE HOMESTEAD  
459 US ROUTE 1 KITTERY, MAINE

FOR: MIDDLESEX LAND HOLDINGS, LLC  
1 BRIDGEVIEW CIRCLE  
TYNGSBORO, MA 01879

ATTAR ENGINEERING, INC.

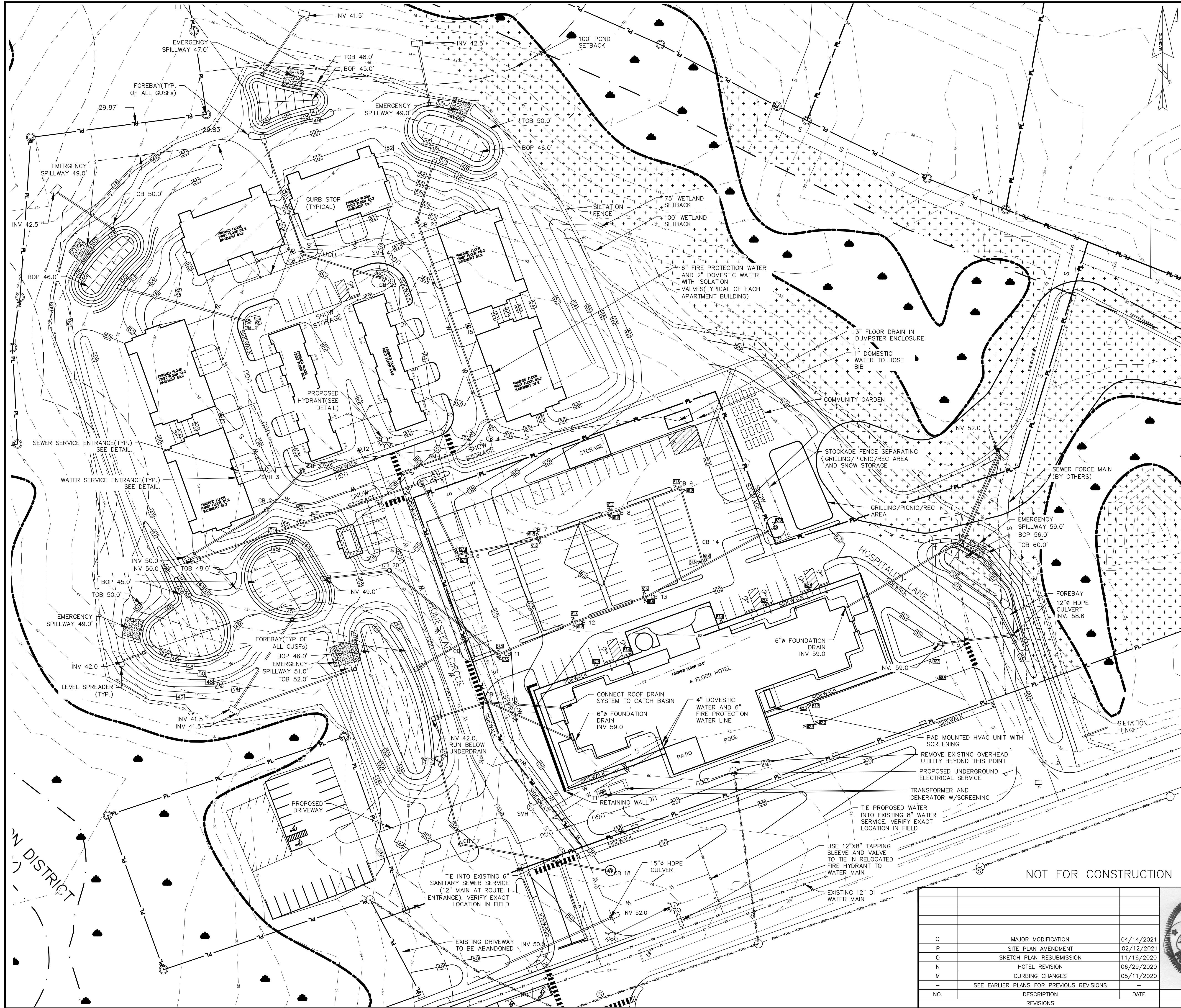
CIVIL • STRUCTURAL • MARINE  
1284 STATE ROAD - ELOT, MAINE 03903  
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 40'	APPROVED BY:	DRAWN BY: LMC
DATE: 3/1/2021		REVISION : DATE Q: 04/14/2021
JOB NO: C091-21	FILE: THE HOMESTEAD BASE	SHEET 2.1



NO.	DESCRIPTION	DATE
Q	MAJOR MODIFICATION	04/14/2021
P	SITE PLAN AMENDMENT	02/12/2021
O	SKETCH PLAN RESUBMISSION	11/16/2020
N	HOTEL REVISION	06/29/2020
M	CURBING CHANGES	05/11/2020
-	SEE EARLIER PLANS FOR PREVIOUS REVISIONS	-
NO.	DESCRIPTION	DATE

NOT FOR CONSTRUCTION









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

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

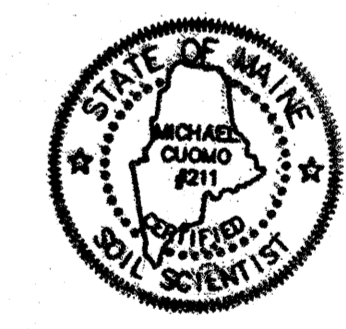
**SLOPE LEGEND**

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

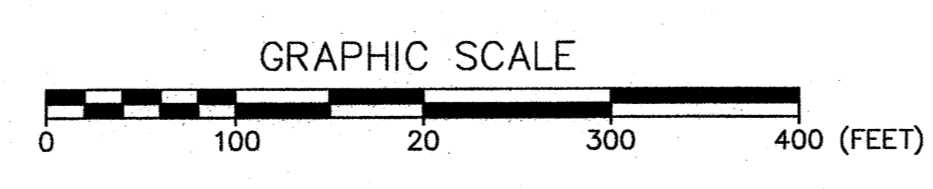
**GENERAL NOTES**

- 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



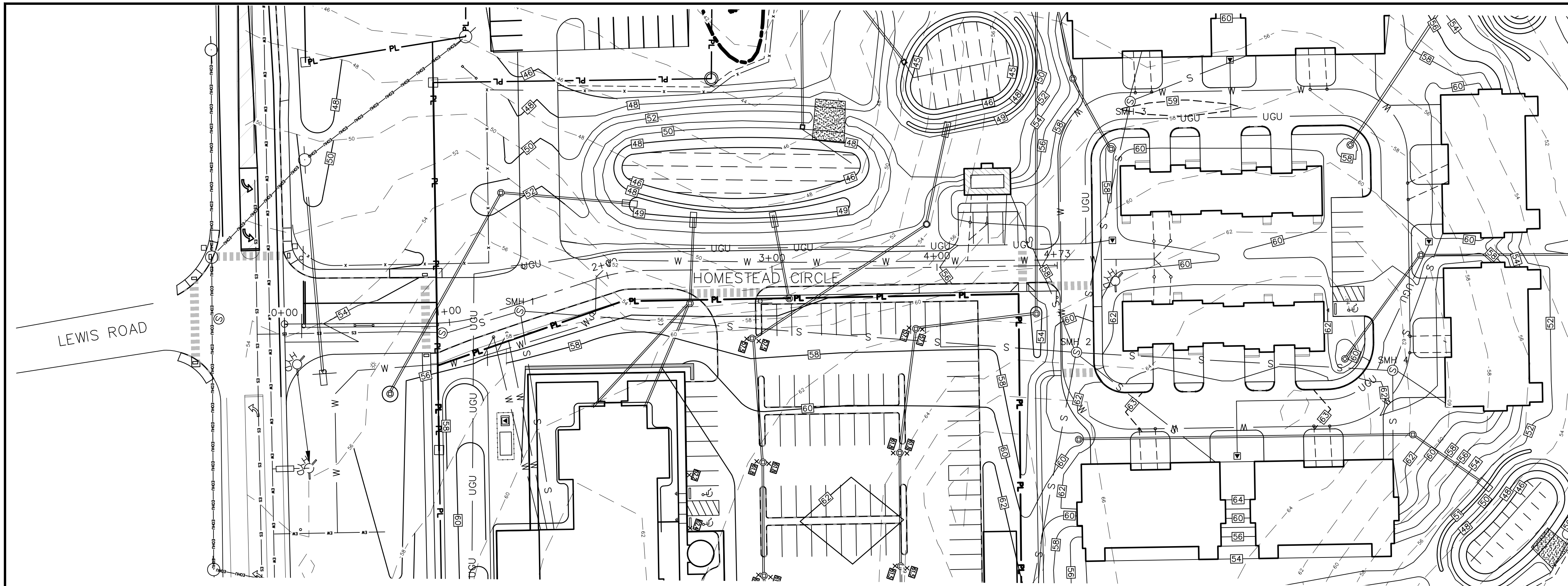
THIS MAP COMPLIES WITH THE STANDARDS FOR CLASS "B" HIGH INTENSITY SOIL SURVEY. SEE REPORT DATED 14 APRIL 2000 FOR DESCRIPTION METHODS OF SOIL.



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

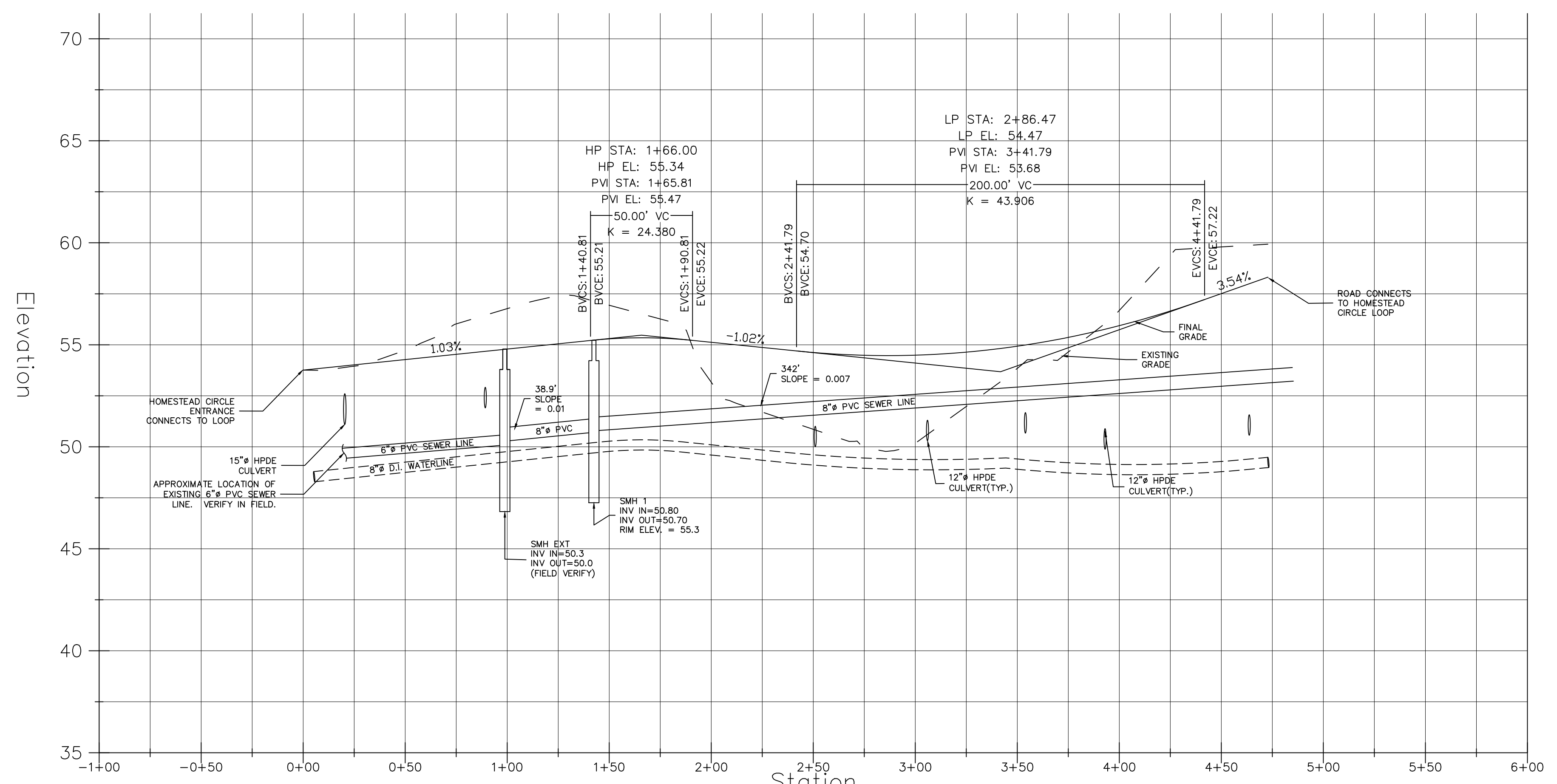
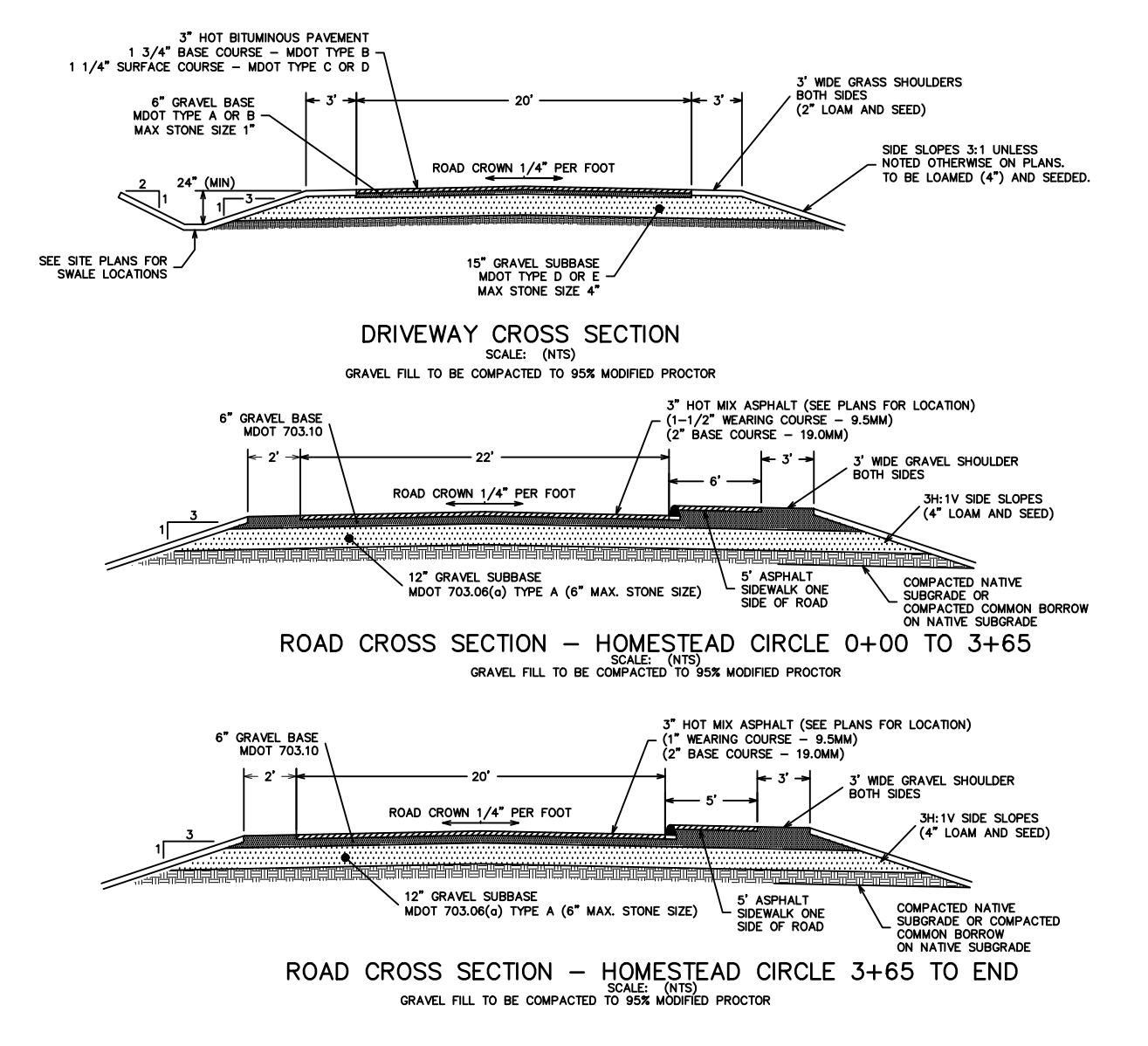
NO.	DESCRIPTION	DATE

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



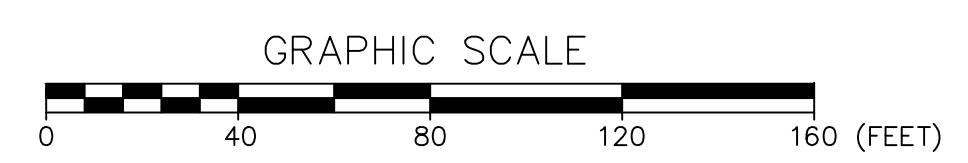
ROAD PLAN - HOMESTEAD CIRCLE

SCALE: 1" = 40'



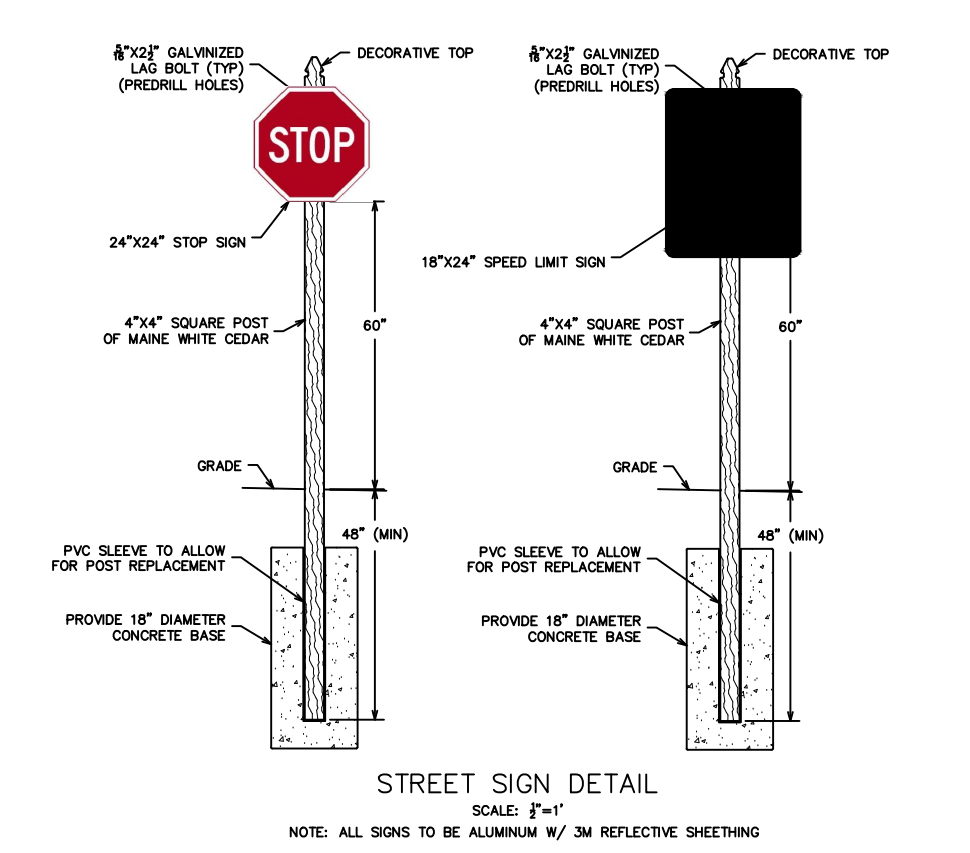
ROAD PROFILE - HOMESTEAD CIRCLE

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



Centerline Elevations	53.8	53.76	54.0	53.95	54.3	54.73	54.5	56.03	54.8	56.77	55.0	57.40	55.3	56.94	55.3	56.26	55.1	53.16	54.9	51.70	54.6	50.86	54.5	49.98	54.5	50.17	54.6	51.98	54.9	53.84	55.4	54.65	55.9	56.68	56.7	59.40	57.5	59.80
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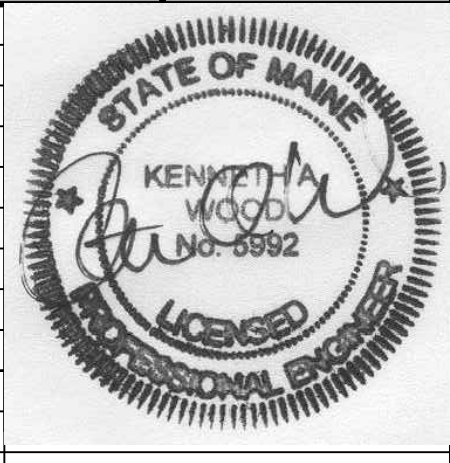
ROAD DESIGN NOTES  
1) TOTAL ROAD LENGTH OF HOMESTEAD CIRCLE IS: 473'  
2) TOTAL ROAD LENGTH OF HOSPITALITY LANE IS: 317'



NOT FOR CONSTRUCTION

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

NO.	DESCRIPTION	DATE
Q	MAJOR MODIFICATION	04/14/2021
P	SITE PLAN AMENDMENT	02/12/2021
O	SKETCH PLAN RESUBMISSION	11/16/2020
N	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
-	SEE EARLIER PLANS FOR PREVIOUS REVISIONS	-



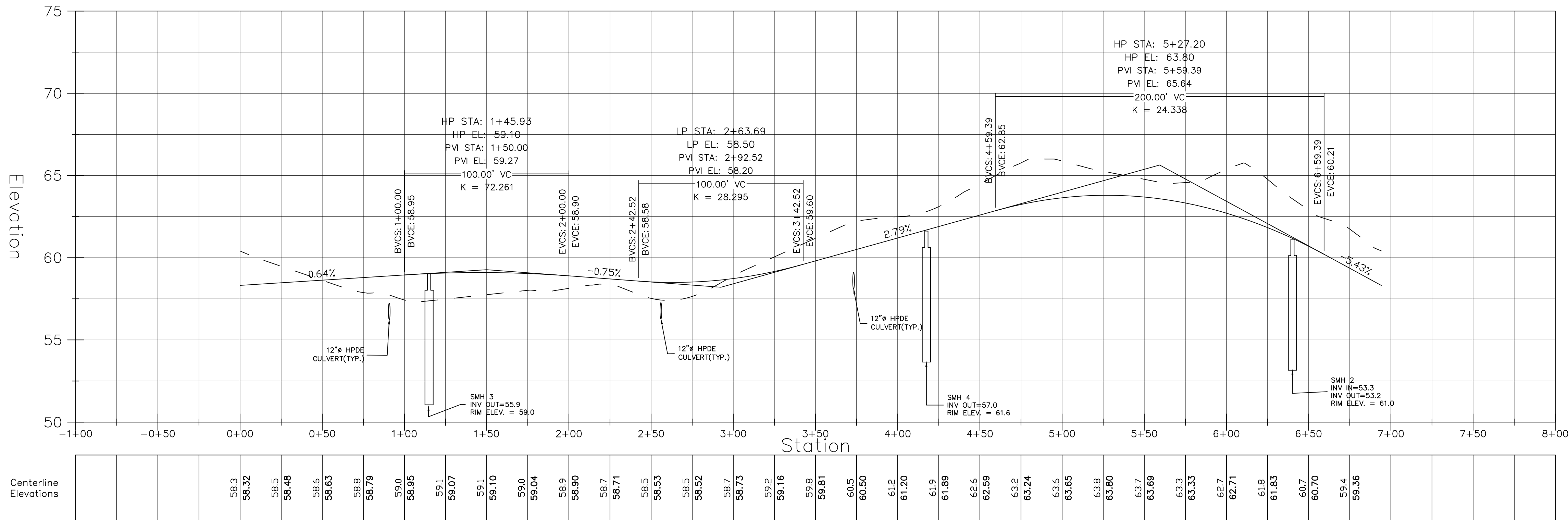
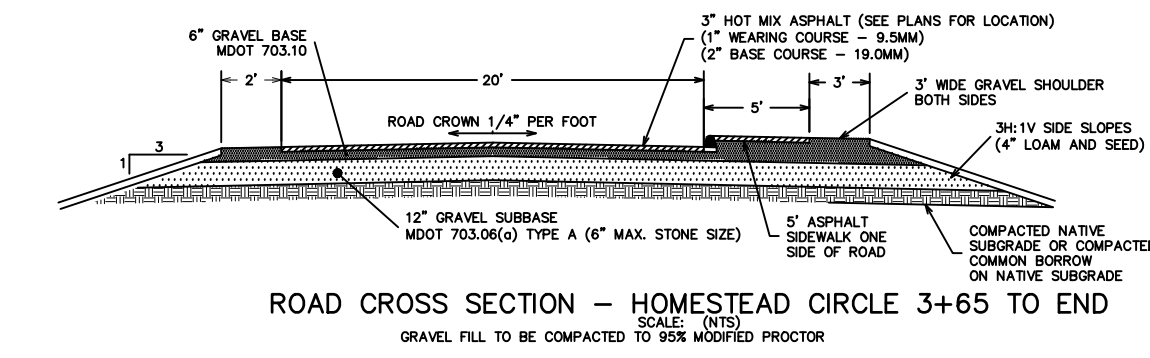
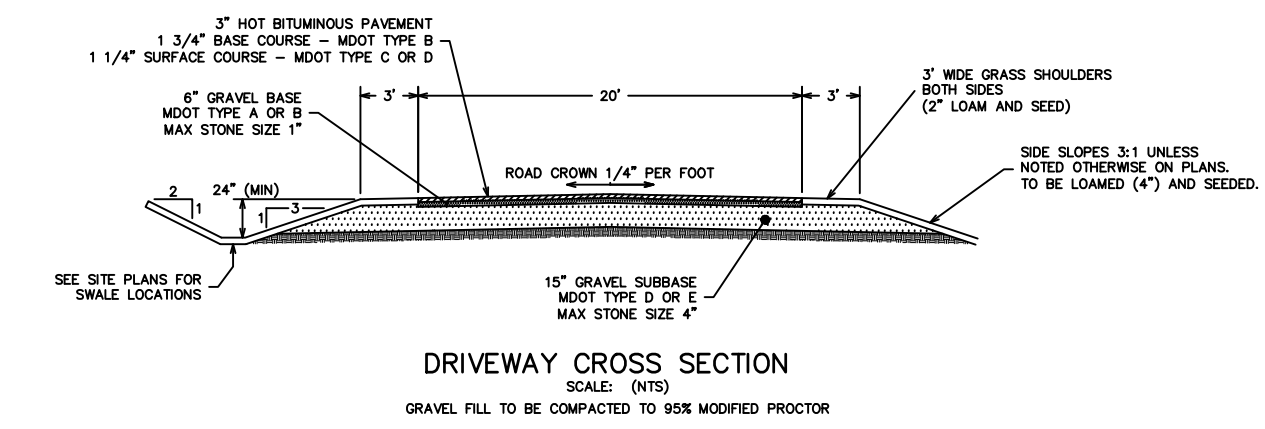
FOR: MIDDLESEX LAND HOLDINGS, LLC  
1 BRIDGEVIEW CIRCLE  
TYNGSBORO, MA 01879

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

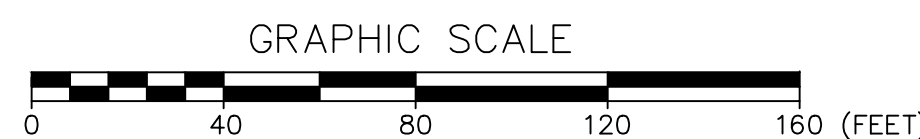
SCALE: 1" = 40' APPROVED BY: DRAWN BY: LMC  
DATE: 02/08/2018 REVISION: DATE Q: 04/14/2021  
JOB NO: C091-21 FILE: THE HOMESTEAD BASE SHEET 5.1



ROAD PLAN – HOMESTEAD CIRCLE  
SCALE: 1" = 40'



ROAD PROFILE – HOMESTEAD CIRCLE  
H. SCALE: 1" = 40'  
V. SCALE: 1" = 4'



ROAD DESIGN NOTES

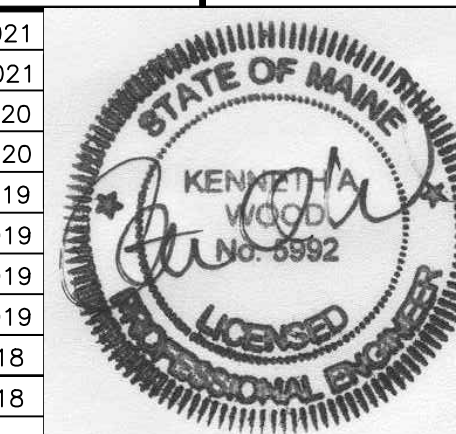
- TOTAL ROAD LENGTH OF HOMESTEAD CIRCLE IS: 473'
- TOTAL ROAD LENGTH OF HOSPITALITY LANE IS: 317'

NOT FOR CONSTRUCTION

5.2

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

NO.	DESCRIPTION	DATE
Q	MAJOR MODIFICATION	04/14/2021
P	SITE PLAN AMENDMENT	02/12/2021
O	SKETCH PLAN RESUBMISSION	11/16/2020
N	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
-	SEE EARLIER PLANS FOR PREVIOUS REVISIONS	-

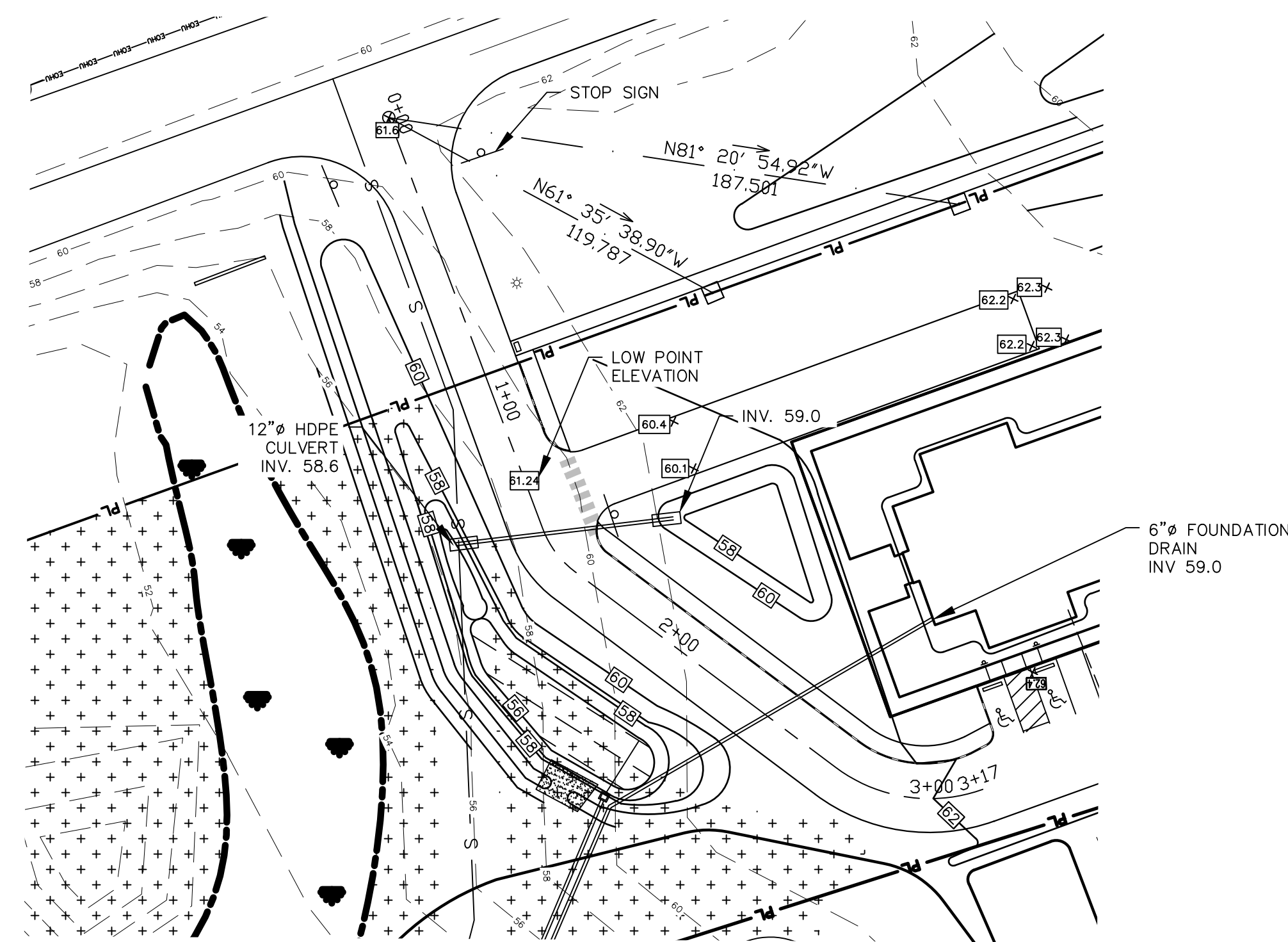
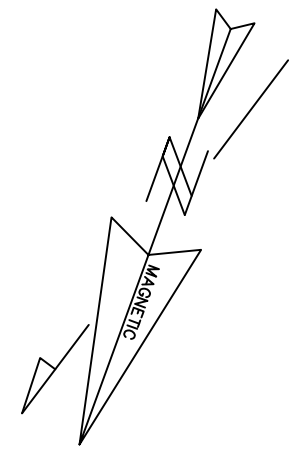


FOR: MIDDLESEX LAND HOLDINGS, LLC  
1 BRIDGEVIEW CIRCLE  
TYNGSBORO, MA 01879

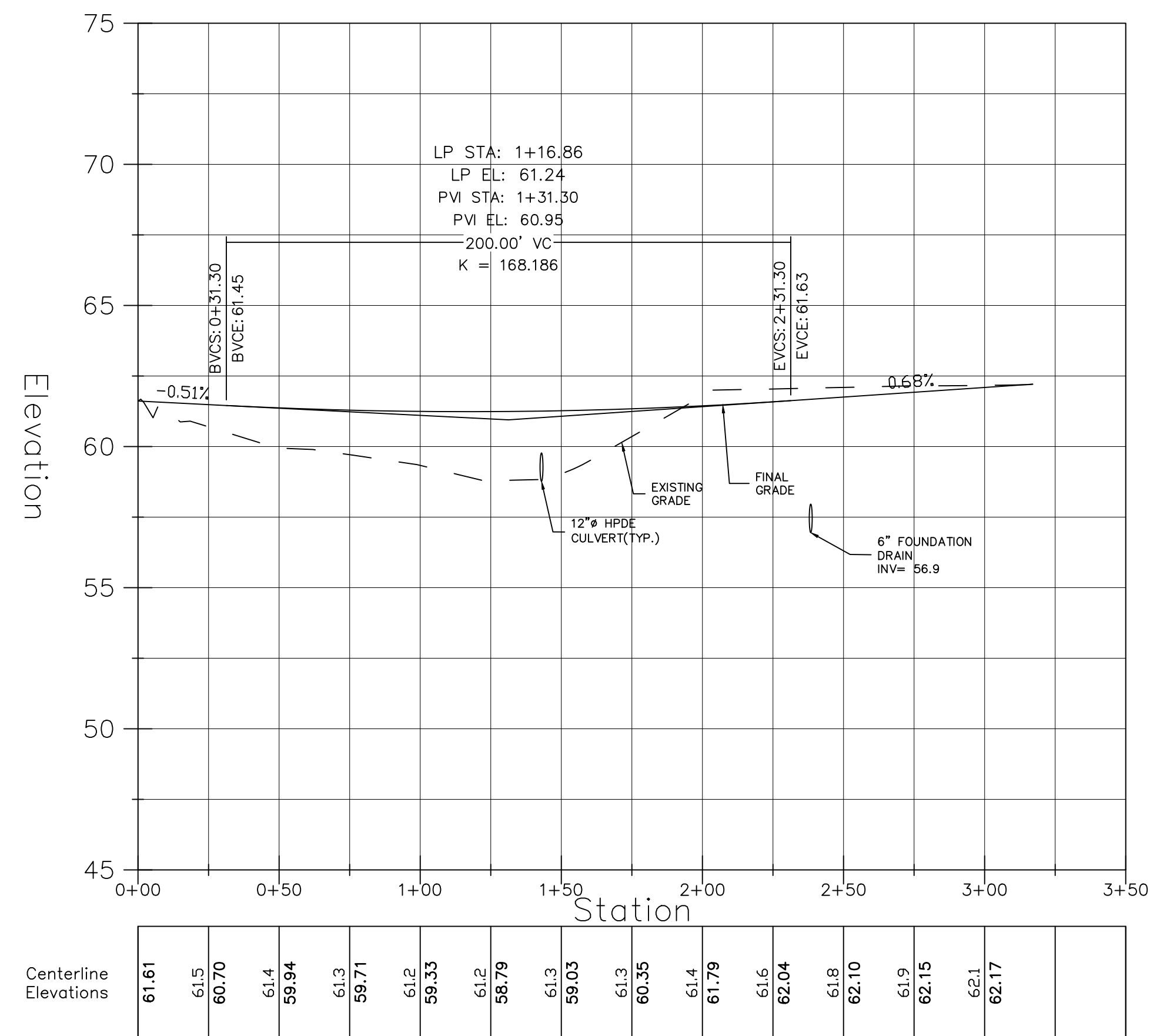
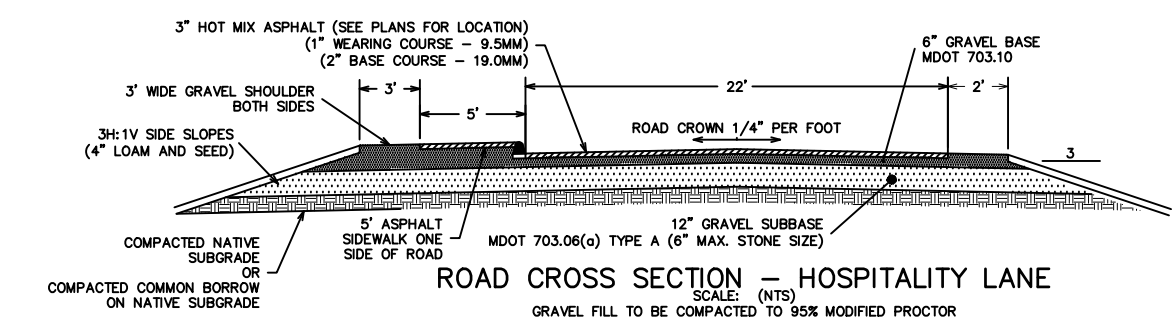
ATTAR ENGINEERING, INC.

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

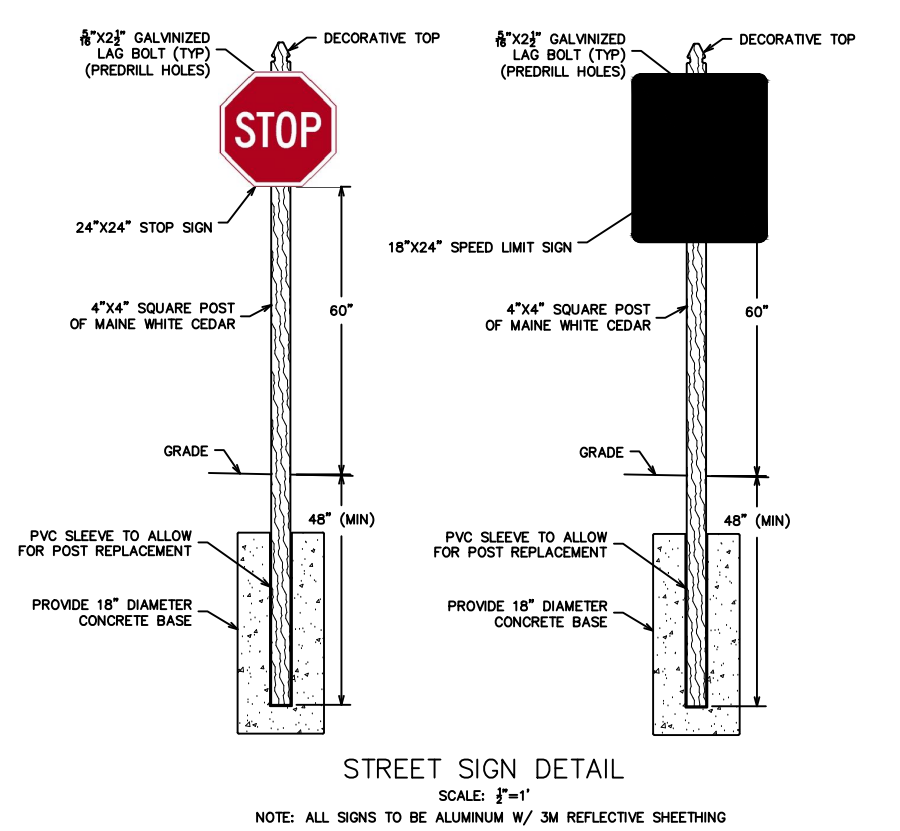
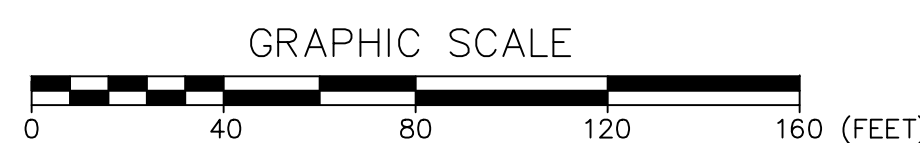
SCALE: 1" = 40'	APPROVED BY:	DRAWN BY: LMC
DATE: 02/08/2018		REVISION : DATE Q: 04/14/2021
JOB NO: C091-21	FILE: THE HOMESTEAD BASE	SHEET 5.2



ROAD PLAN - HOSPITALITY WAY  
SCALE: 1" = 40'



ROAD PROFILE - HOSPITALITY WAY  
H. SCALE: 1" = 40'  
V. SCALE: 1" = 4'

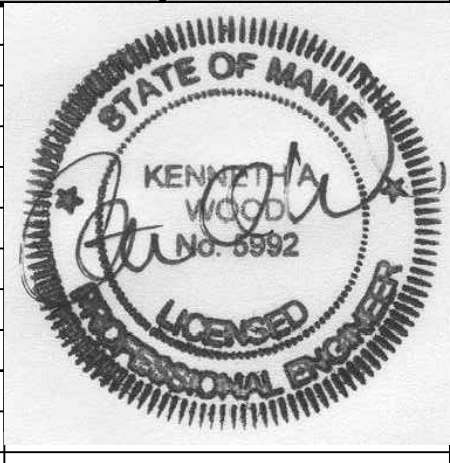


ROAD DESIGN NOTES  
1) TOTAL ROAD LENGTH OF HOMESTEAD CIRCLE IS: 473'  
2) TOTAL ROAD LENGTH OF HOSPITALITY LANE IS: 317'

NOT FOR CONSTRUCTION

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

NO.	DESCRIPTION	DATE
Q	MAJOR MODIFICATION	04/14/2021
P	SITE PLAN AMENDMENT	02/12/2021
O	SKETCH PLAN RESUBMISSION	11/16/2020
N	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
-	SEE EARLIER PLANS FOR PREVIOUS REVISIONS	-
NO.	DESCRIPTION	DATE
	REVISIONS	



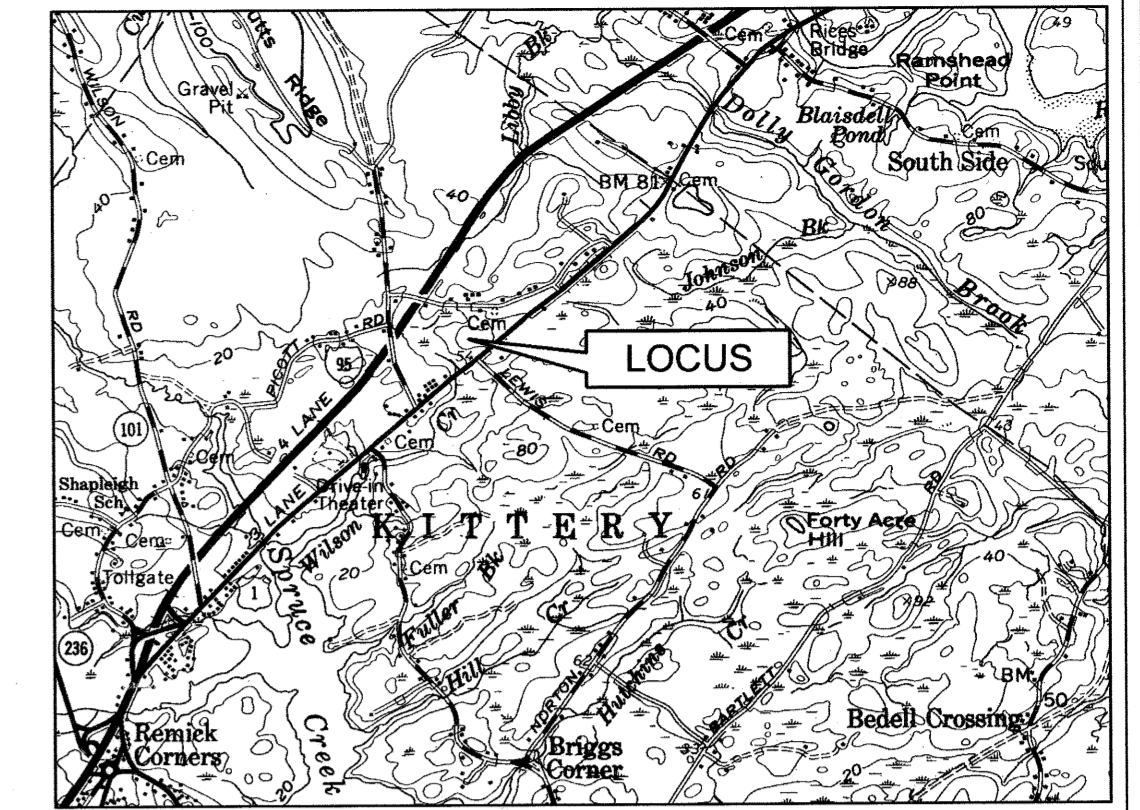
FOR: MIDDLESEX LAND HOLDINGS, LLC  
1 BRIDGEVIEW CIRCLE  
TYNGSBORO, MA 01879

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

SCALE: 1" = 40'  
DATE: 02/08/2018  
JOB NO: C091-21

APPROVED BY: \_\_\_\_\_  
DRAWN BY: LMC  
REVISION : DATE  
Q: 04/14/2021  
SHEET 5.3

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	19.56
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°46'22" 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

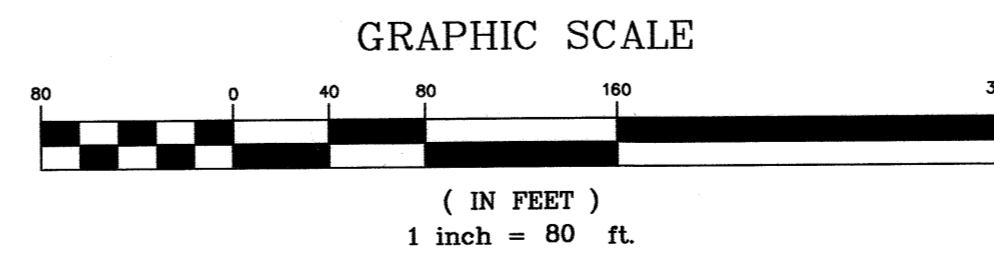
ANDERSON  
LIVINGSTON  
ENGINEERS, INC.  
Suite 401 Cottage Place  
433 II U.S. Route One  
York, Maine 03909

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

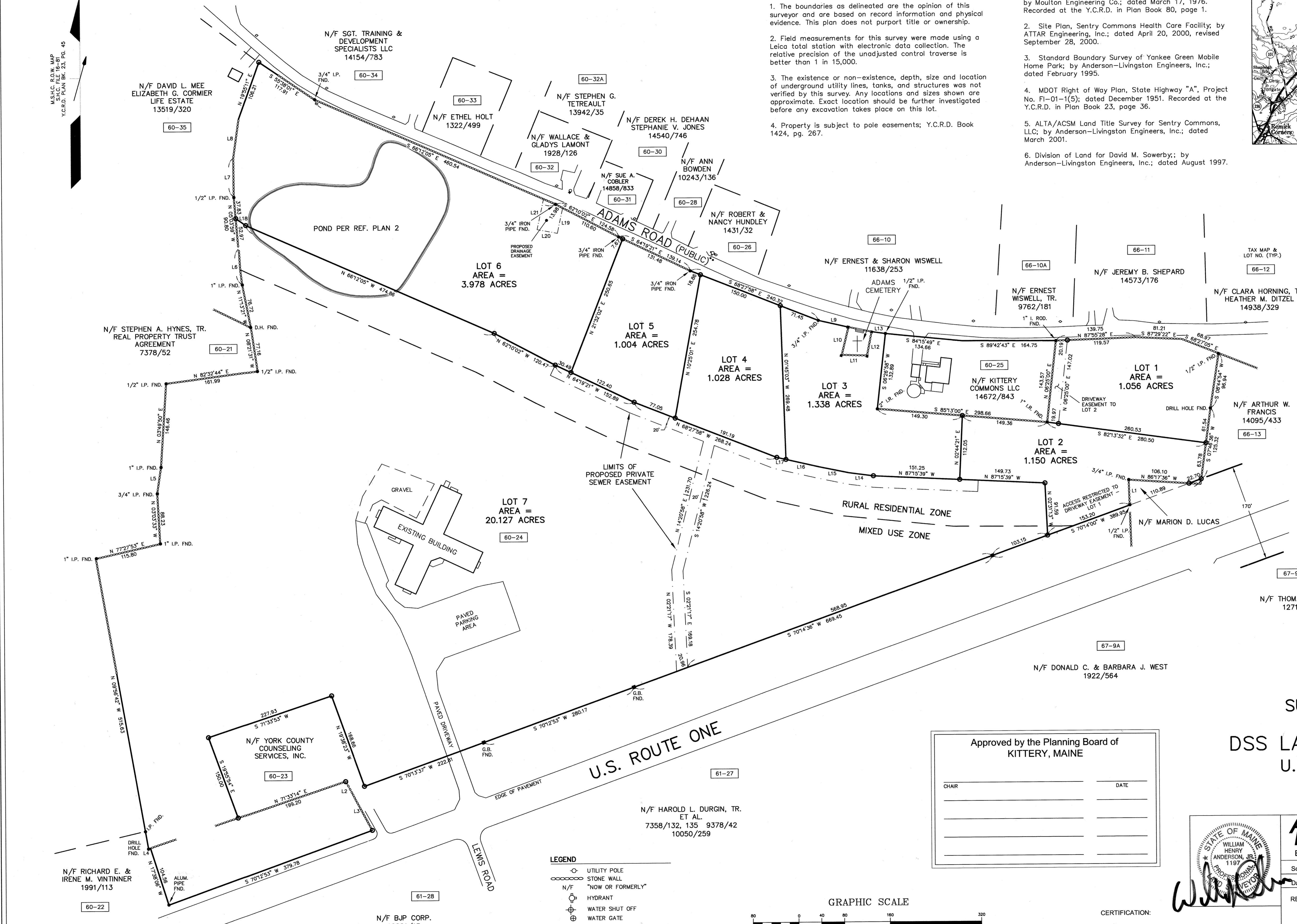
REVISIONS:  
Sheet 1 of 1

Approved by the Planning Board of  
KITTERY, MAINE

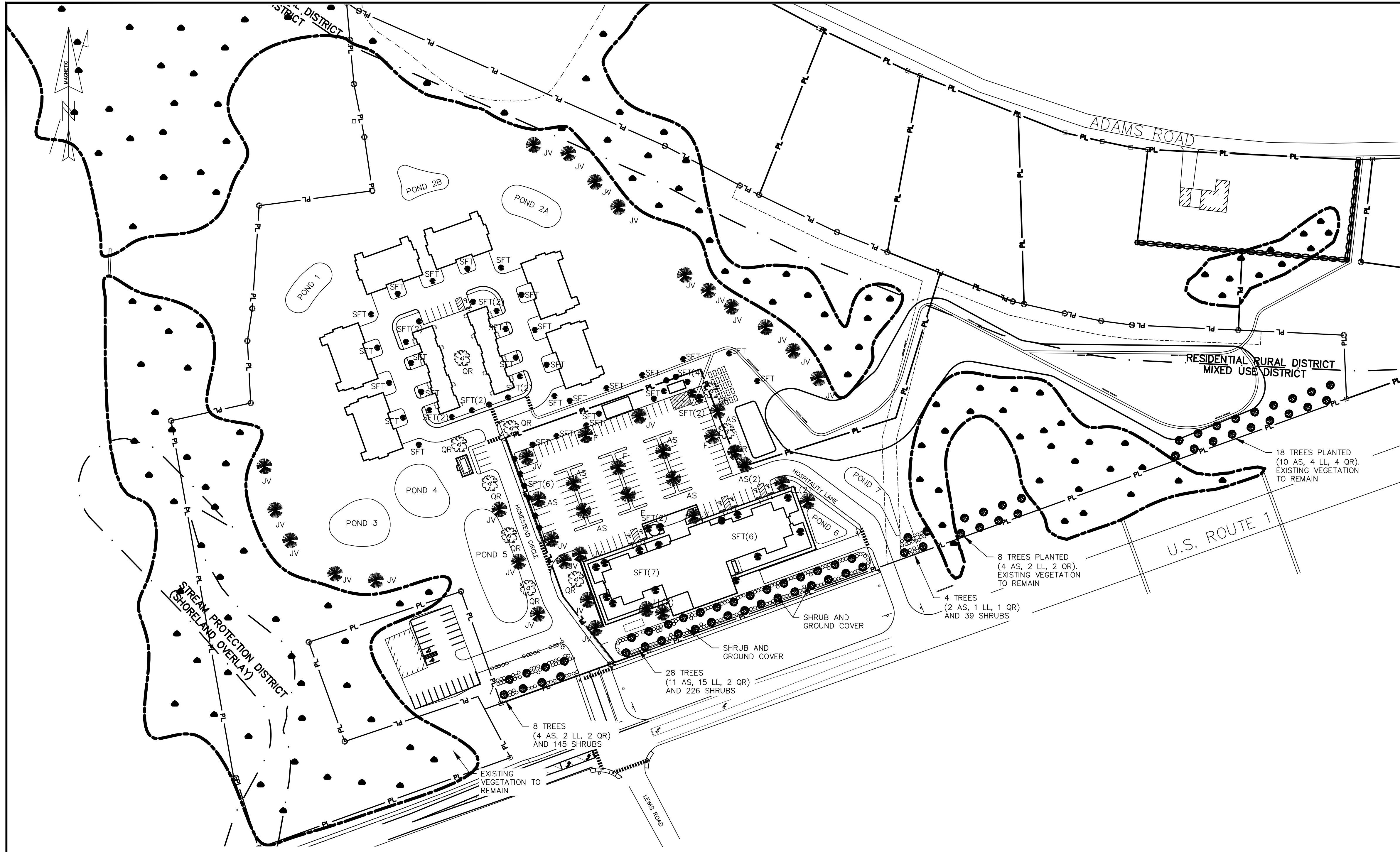
CHAIR	DATE



- 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

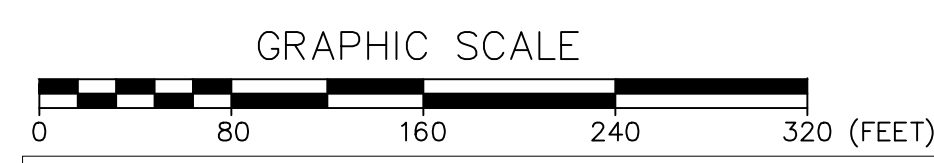
- 1) THE CONTRACTOR SHALL FOLLOW BEST MANAGEMENT PRACTICES DURING CONSTRUCTION AND SHALL TAKE ALL MEANS NECESSARY TO STABILIZE AND PROTECT THE SITE FROM EROSION.
- 2) EROSION CONTROL SHALL BE IN PLACE PRIOR TO CONSTRUCTION.
- 3) EROSION CONTROL TO CONSIST OF HAY BALES AND EROSION CONTROL FABRIC SHALL 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

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	DOG WOODS OR MAGNOLIAS	61	2.5-3" CAL



LEGEND

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

TOWN OF KITTEERY PLANNING BOARD

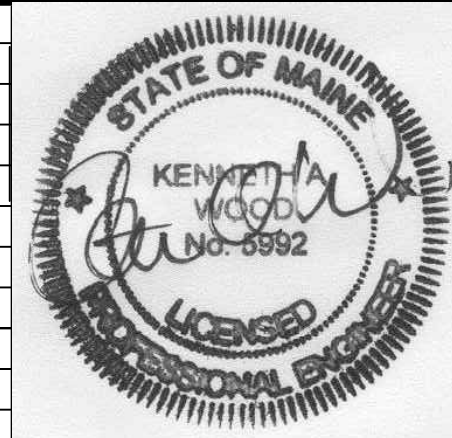
DATE \_\_\_\_\_

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

DRIVEWAY EASEMENT  
 SCALE: 1" = 40'

7.1 LANDSCAPING PLAN  
 THE HOMESTEAD  
 459 US ROUTE 1 KITTEERY, MAINE

NO.	DESCRIPTION	DATE
Q	MAJOR MODIFICATION	04/14/2021
P	SITE PLAN AMENDMENT	02/12/2021
O	SKETCH PLAN RESUBMISSION	11/16/2020
N	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
-	SEE EARLIER PLANS FOR PREVIOUS REVISIONS	-

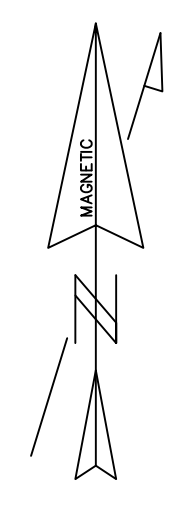


FOR: MIDDLESEX LAND HOLDINGS, LLC  
 1 BRIDGEVIEW CIRCLE  
 TYNGSBORO, MA 01879

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

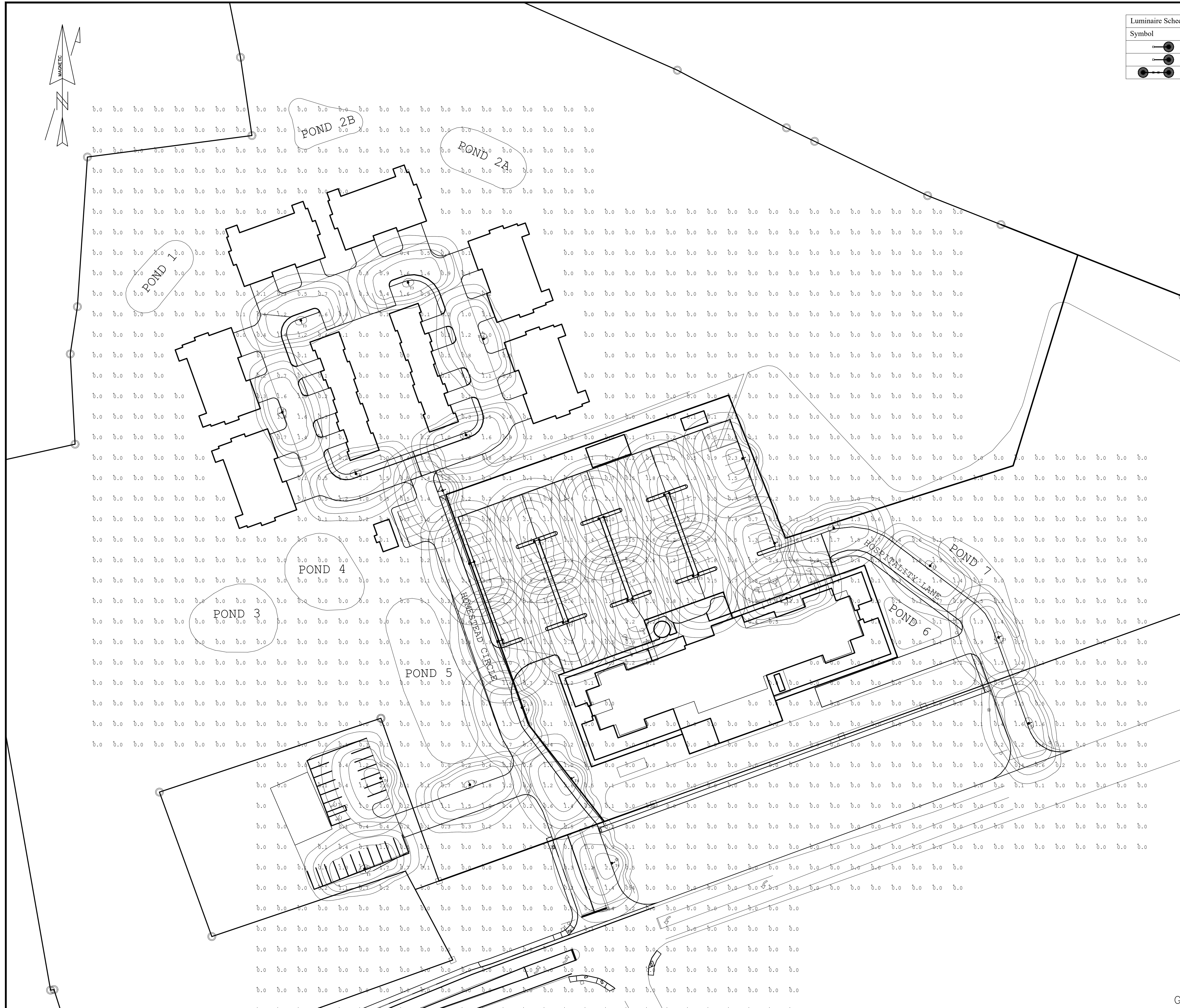
SCALE: 1" = 80'  
 DATE: 02/08/2018  
 JOB NO: C091-21 FILE: THE HOMESTEAD BASE

APPROVED BY: \_\_\_\_\_  
 DRAWN BY: LMC  
 REVISION : DATE  
 Q: 04/14/2021  
 SHEET 7.1



Symbol	Qty	Label	Arrangement	Description
	13	T3	SINGLE	EMM-F02-LED-E1-T3-SO-SN-XX / VA6105-XX / SRX4A15S (15' AFG)
	7	T4	SINGLE	EMM-F02-LED-E1-T4-SO-SN-XX / VA6105-XX / SRX4A15S (15' AFG)
	8	T23	BACK-BACK	EMM-F02-LED-E1-T3-SO-SN-XX / VA6107-XX / SRX4A15S (15' AFG)

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
All Points	Illuminance	Fc	0.24	4.4	0.0	N.A.	N.A.
Existing Building Lot	Illuminance	Fc	0.70	2.6	0.1	7.00	26.00
Homestead Circle Road	Illuminance	Fc	1.13	2.6	0.3	3.77	8.67
Hospitality Lane	Illuminance	Fc	1.22	2.0	0.5	2.44	4.00
Hotel Entry	Illuminance	Fc	1.90	3.0	1.1	1.73	2.73
Hotel Parking Lot	Illuminance	Fc	1.52	4.4	0.4	3.80	11.00
TOWNHOUSE ROADWAY	Illuminance	Fc	0.98	1.6	0.3	3.27	5.33



SPEC / ORDERING INFORMATION									
LUMINAIRE	OPTICS	# of LED's	DRIVE CURRENT	COLOR	VOLTAGE	MOUNTING	FINISH	OPTIONS	
<b>LUMINAIRE</b>	<b>OPTICS</b>	<b>LED</b>	<b>MOUNTING</b>	<b>FINISH</b>	<b>OPTIONS</b>				
<input type="checkbox"/> DSAP1 <input type="checkbox"/> DSAP25	<input checked="" type="checkbox"/> V LED <input type="checkbox"/> V LED - II <input type="checkbox"/> V LED - III <input type="checkbox"/> V LED - IV <input type="checkbox"/> V LED - VSQ	<input type="checkbox"/> DSAP1 <input type="checkbox"/> 80LED' <input type="checkbox"/> 64LED' <input type="checkbox"/> 48LED' <input type="checkbox"/> DSAP25 <input type="checkbox"/> 120LED' <input type="checkbox"/> 100LED' <input type="checkbox"/> 80LED <input type="checkbox"/> 64LED	<input type="checkbox"/> 700mA <input type="checkbox"/> 525mA <input type="checkbox"/> 350mA	<input type="checkbox"/> NW (4000K) <input type="checkbox"/> CW (5000K) <input type="checkbox"/> WW (3000K) OTHER LED COLORS AVAILABLE CONSULT FACTORY	<input type="checkbox"/> XPD <input type="checkbox"/> XPK <input type="checkbox"/> 1 <input type="checkbox"/> WM	<input type="checkbox"/> BLACK RAL-9005-T <input type="checkbox"/> WHITE RAL-9003-T <input type="checkbox"/> GREY RAL-7004-T <input type="checkbox"/> DARK BRONZE RAL-8019-T <input type="checkbox"/> GREEN RAL-6005-T	<input type="checkbox"/> HOUSE SIDE SHIELDED REFLECTOR PRISMS... HS-VLED <input type="checkbox"/> PHOTO CELL + VOLTAGE (EXAMPLE: PC120V)... PC-V <input type="checkbox"/> TWIST LOCK PHOTO CELL VOLTAGE (EXAMPLE: TPC120V)... TPC-V <input type="checkbox"/> TWIST LOCK RECEPTACLE ONLY... TPR <input type="checkbox"/> SINGLE FUSE (120V, 277V)... SF <input type="checkbox"/> DOUBLE FUSE (208V, 240V)... DF		



<b>Existing Building Lot</b> Illuminance (Fc) Average = 0.30 Maximum = 2.6 Minimum = 0.1 Avg/Min Ratio = 7.00 Max/Min Ratio = 26.00	<b>Homestead Circle Road</b> Illuminance (Fc) Average = 1.13 Maximum = 2.6 Minimum = 0.3 Avg/Min Ratio = 3.77 Max/Min Ratio = 8.67	<b>Hotel Entry</b> Off of Homestead Circle Illuminance (Fc) Average = 1.90 Maximum = 3.0 Minimum = 1.1 Avg/Min Ratio = 1.73 Max/Min Ratio = 2.73	<b>Hotel Parking Lot</b> Illuminance (Fc) Average = 1.52 Maximum = 4.4 Minimum = 0.4 Avg/Min Ratio = 3.80 Max/Min Ratio = 11.00	<b>Hospitality Lane</b> Illuminance (Fc) Average = 1.22 Maximum = 2.0 Minimum = 0.5 Avg/Min Ratio = 2.44 Max/Min Ratio = 4.00	<b>TOWNHOUSE ROADWAY</b> Illuminance (Fc) Average = 0.98 Maximum = 1.6 Minimum = 0.3 Avg/Min Ratio = 3.27 Max/Min Ratio = 5.33
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8.1

LIGHTING PLAN  
THE HOMESTEAD  
459 US ROUTE 1 KITTERY, MAINE

FOR: MIDDLESEX LAND HOLDINGS, LLC  
1 BRIDGEVIEW CIRCLE  
TYNGSBORO, MA 01879

ATTAR ENGINEERING, INC.

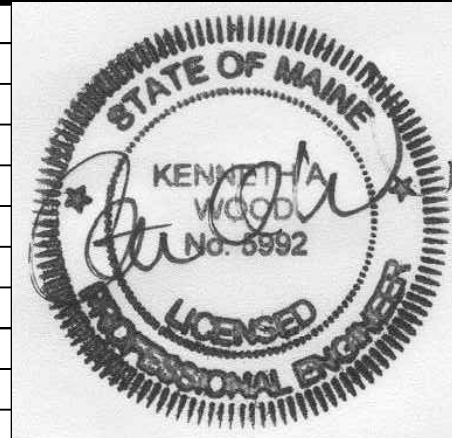
CIVIL • STRUCTURAL • MARINE  
1284 STATE ROAD - ELOT, MAINE 03903  
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 50'  
DATE: 2/22/2021

APPROVED BY: \_\_\_\_\_  
DRAWN BY: LMC  
REVISION : DATE  
Q: 04/14/2021

JOB NO: C091-21 FILE: THE HOMESTEAD BASE SHEET 8.1

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-	SEE EARLIER PLANS FOR PREVIOUS REVISIONS	-





## 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.

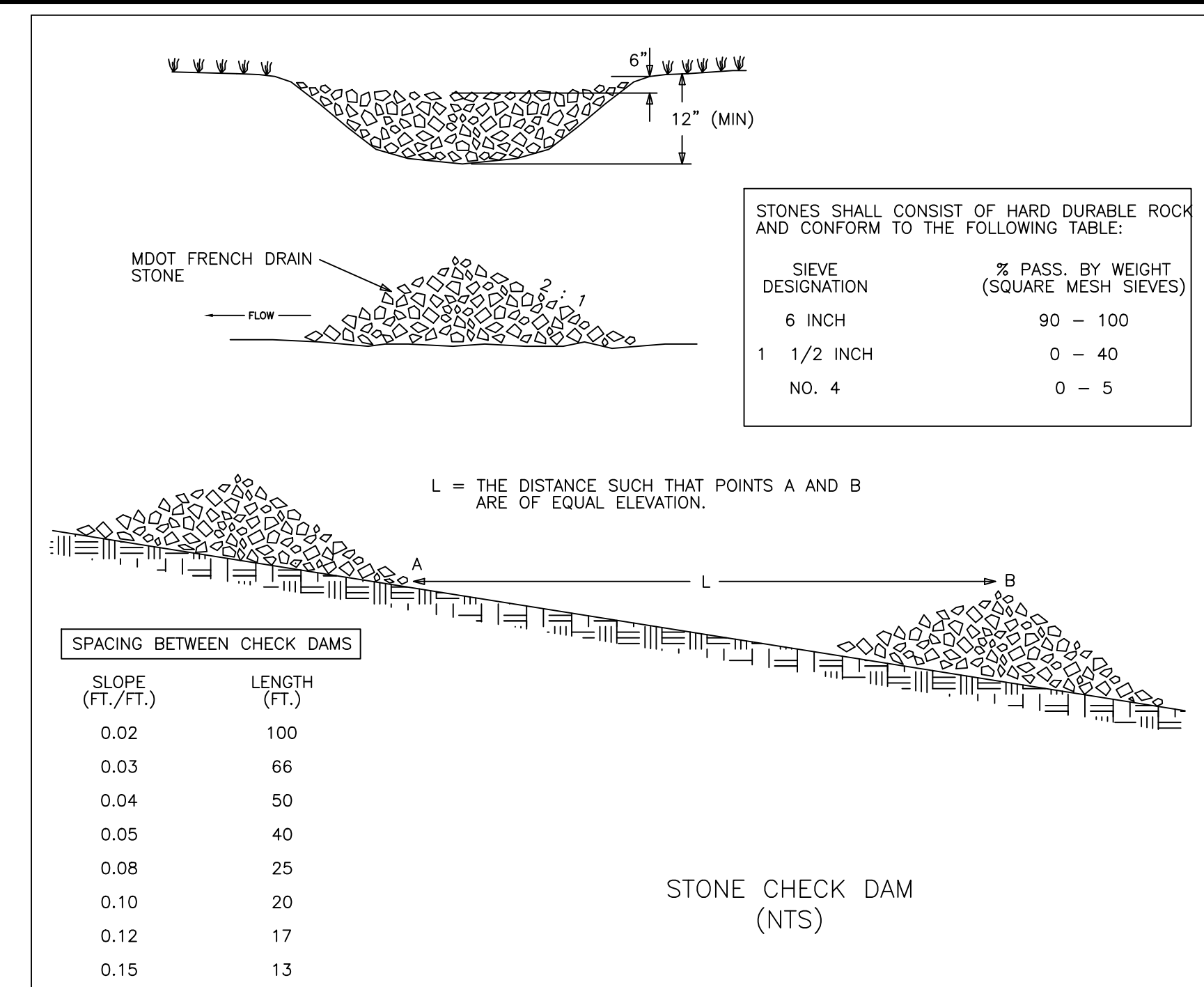
## EROSION & SED. CONTROL NOTES (CONT.)

- 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 SEEDER 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 SEEDER 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

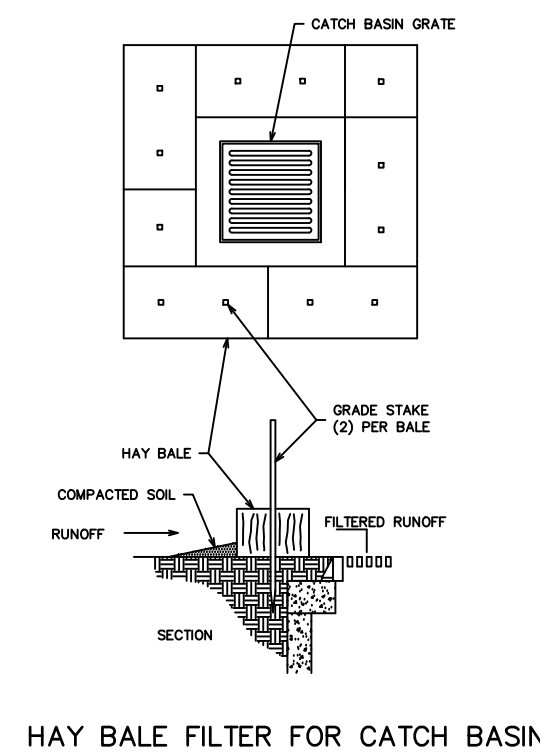
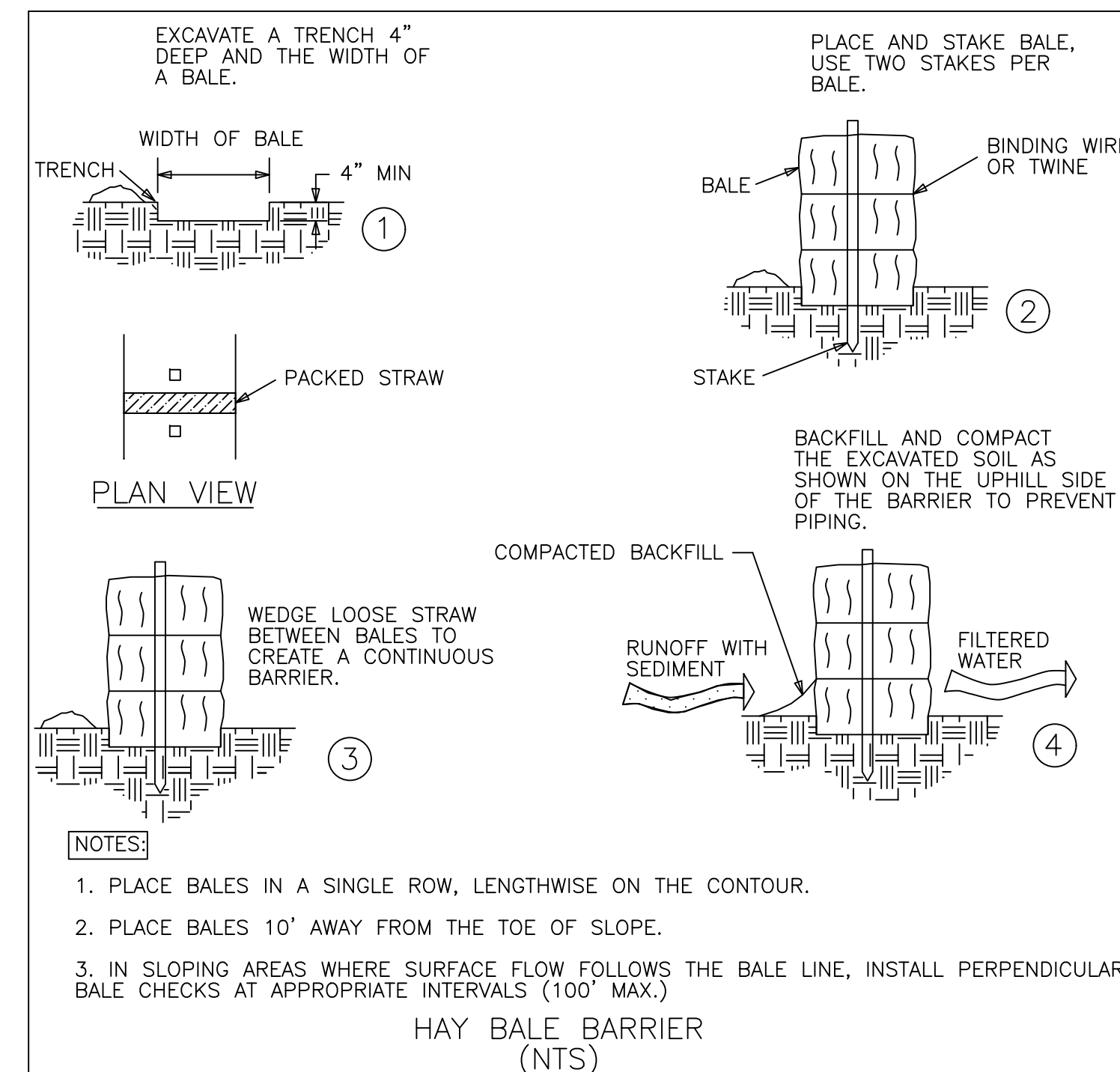
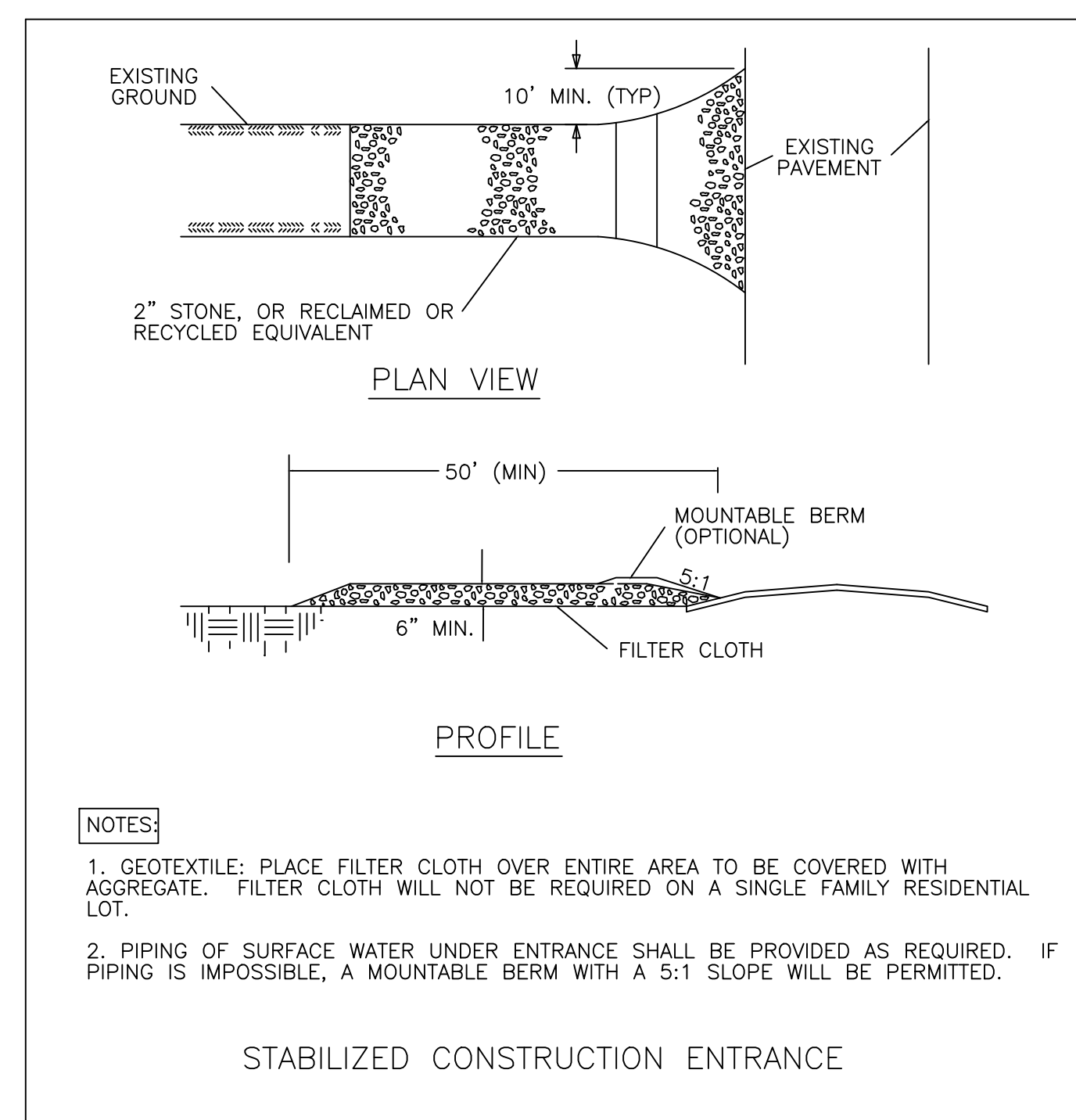
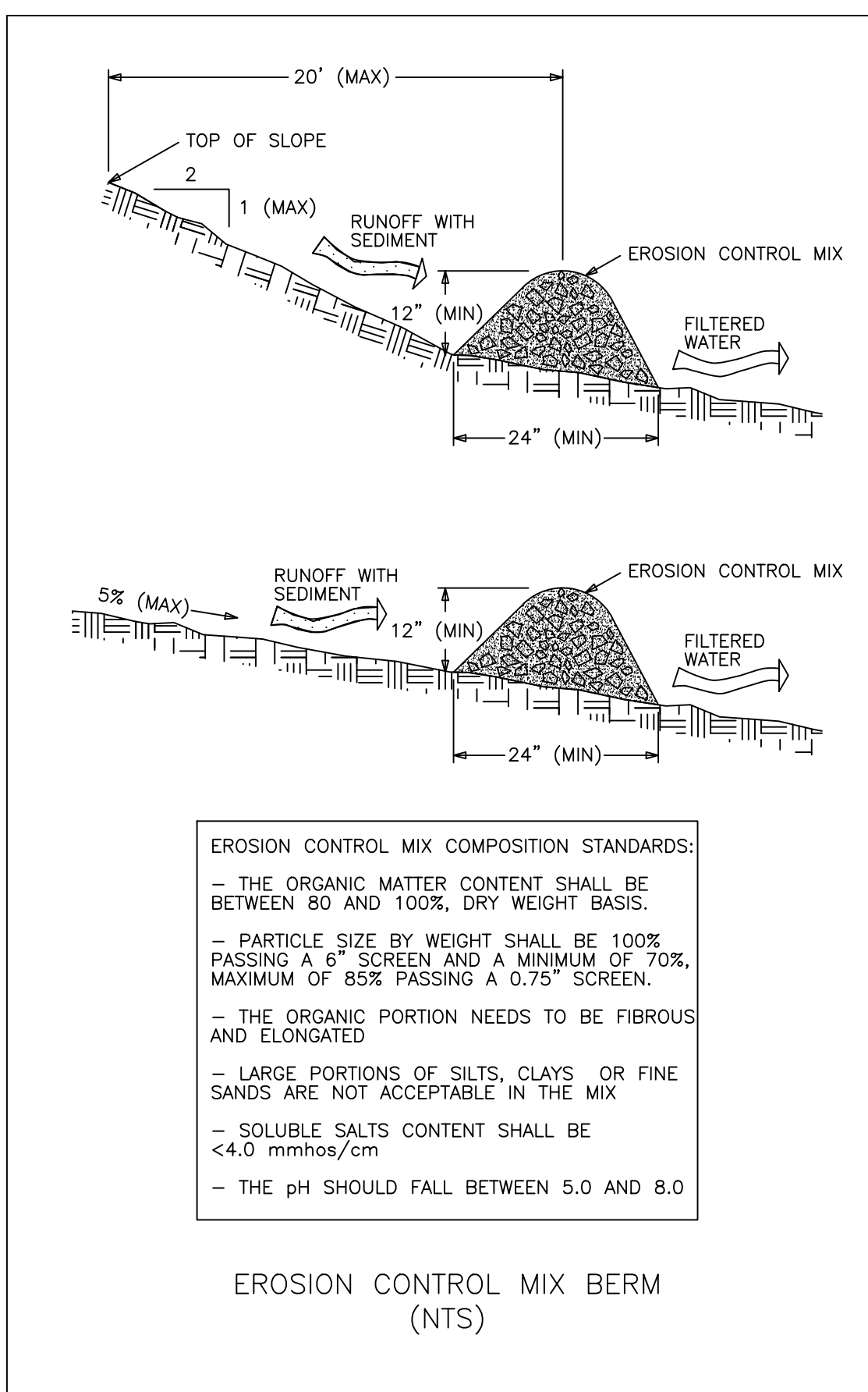
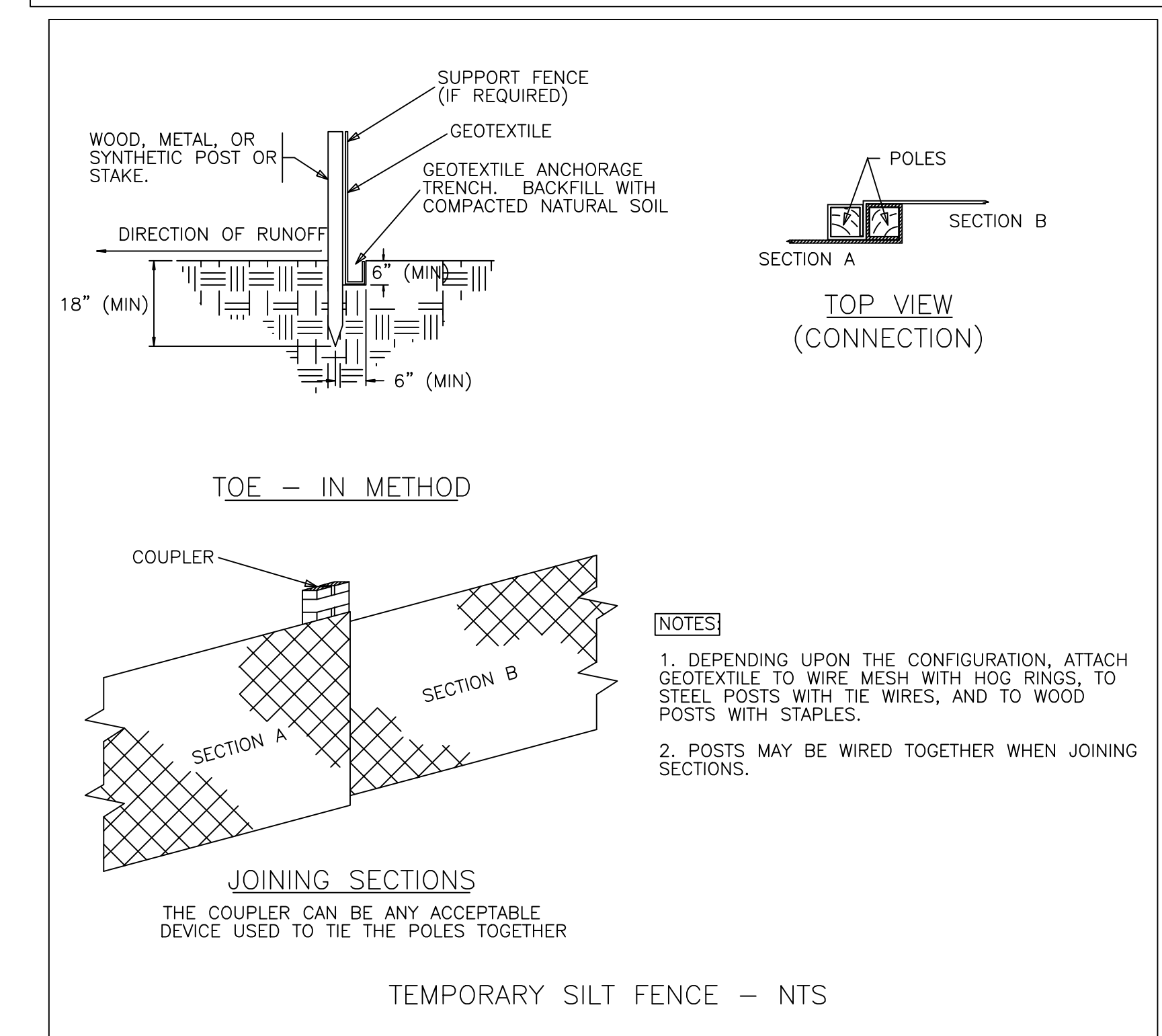
NOVEMBER 1 - APRIL 15

- 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 SEEDER, 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 SEEDER AND MULCHED UNTIL PERMANENT SEEDING CAN BE APPLIED. AFTER NOVEMBER 1, DISTURBED AREAS MAY BE LOAMED, FINE GRADED AND DORMANT SEEDER 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.



9.1

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

FOR: MIDDLESEX LAND HOLDINGS, LLC  
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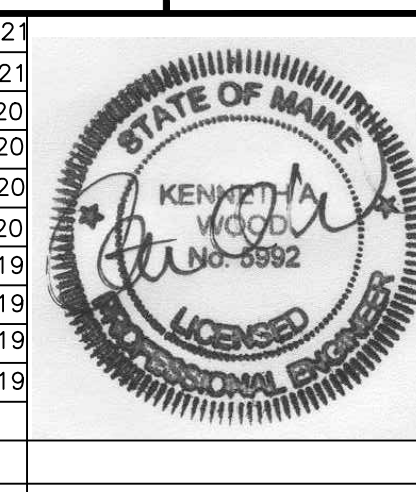
SCALE: AS SHOWN  
DATE: 1/18/2018  
JOB NO: C052-20

APPROVED BY:  
MJS

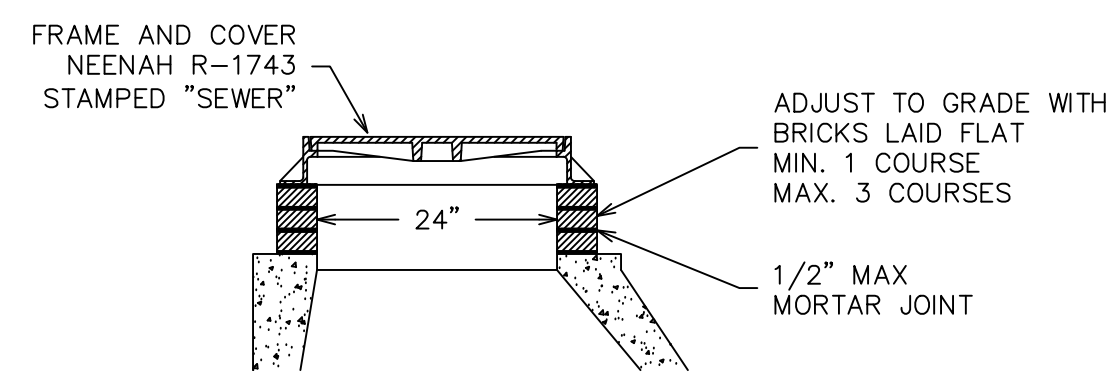
DRAWN BY:  
MJS

REVISION DATE:  
Q: 04/14/2021

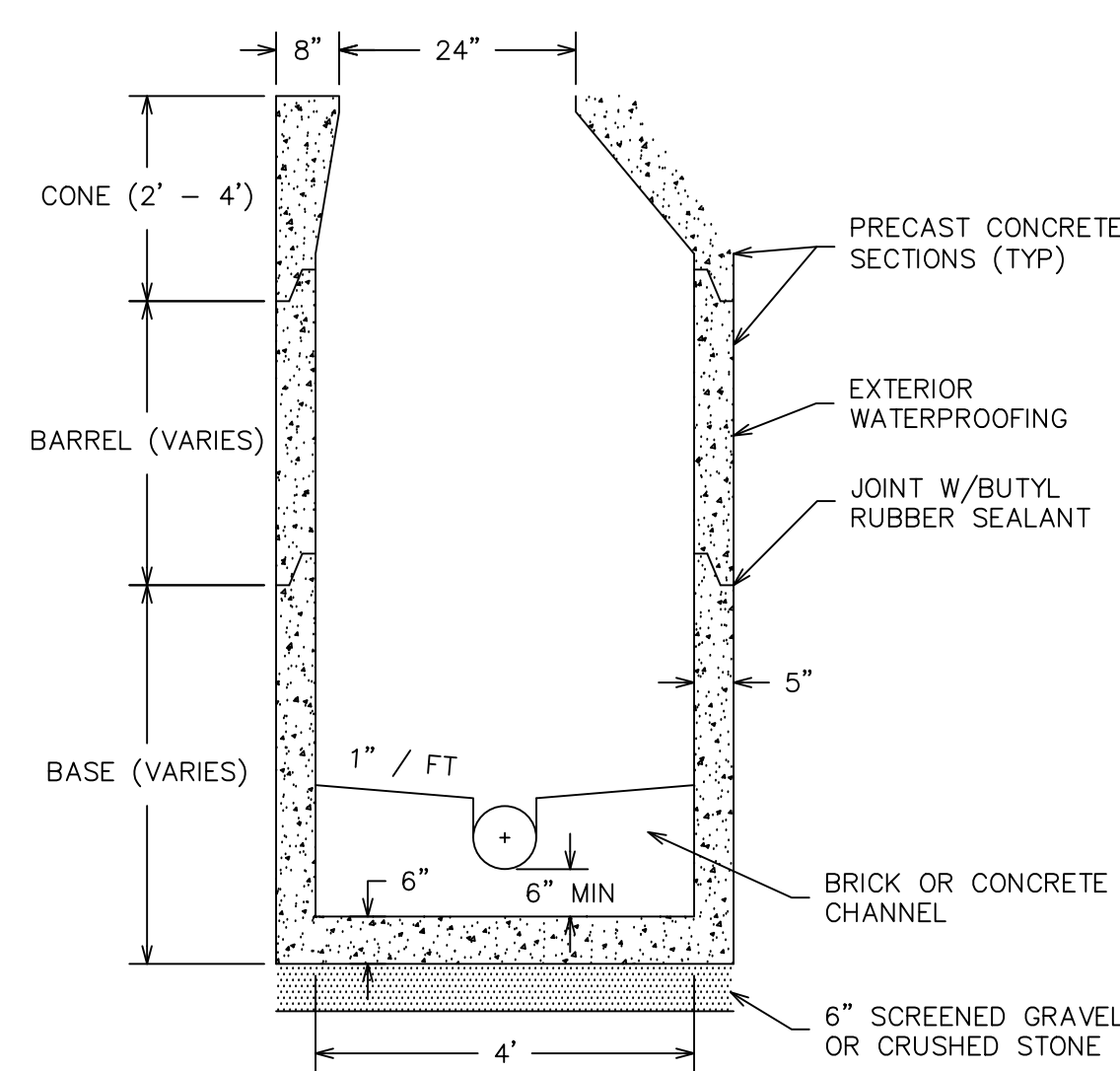
SHEET: 9.1



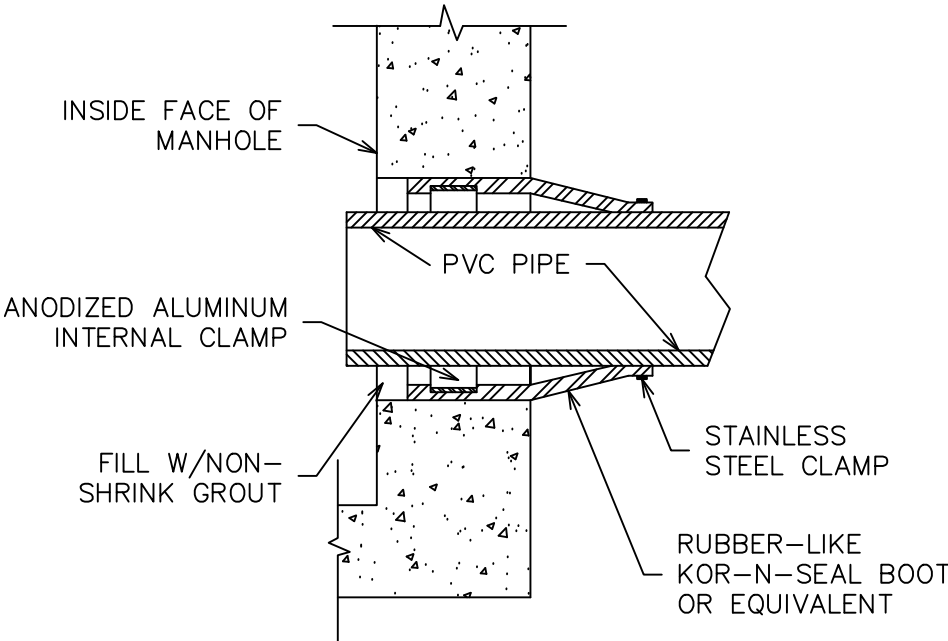
NO.	DESCRIPTION	DATE
Q	MAJOR MODIFICATION	04/14/2021
P	SITE PLAN AMENDMENT	02/12/2021
O	SKETCH PLAN RESUBMISSION	11/16/2020
N	HOTEL REVISION	06/29/2020
M	CURBING CHANGES	05/11/2020
L	MAJOR MODIFICATION - GRADING REVISION	02/06/2020
K	HOTEL REVISION	11/21/2019
J	FINAL PLAN REVISION	03/27/2019
I	FINAL PLAN SUBMISSION	01/24/2019
H	MDEP SUBMISSION	01/23/2019
-	SEE EARLIER PLANS FOR PREVIOUS REVISIONS	-



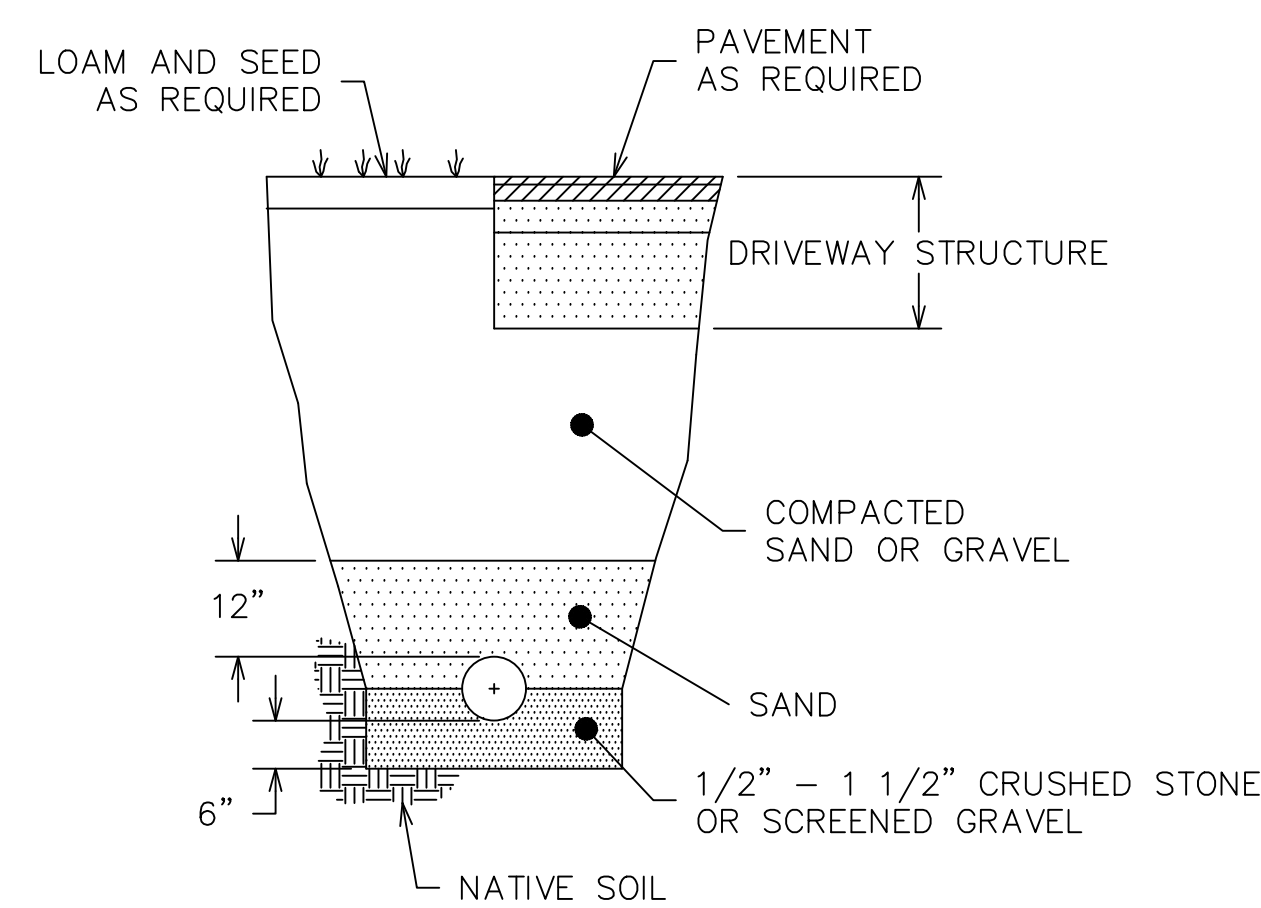
STANDARD COVER AND FRAME  
SCALE: NTS



TYPICAL SANITARY MANHOLE  
SCALE: NTS

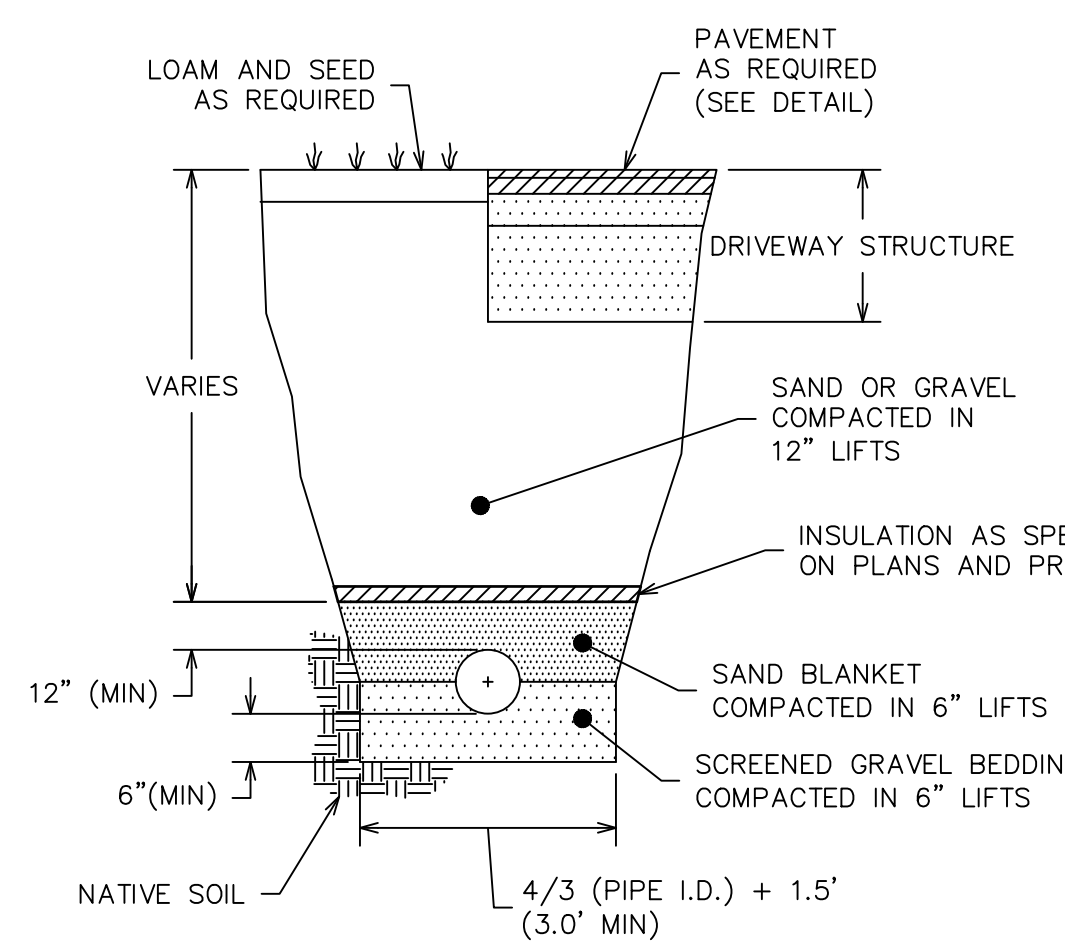


TYPICAL BOOT GASKET  
SCALE: NTS



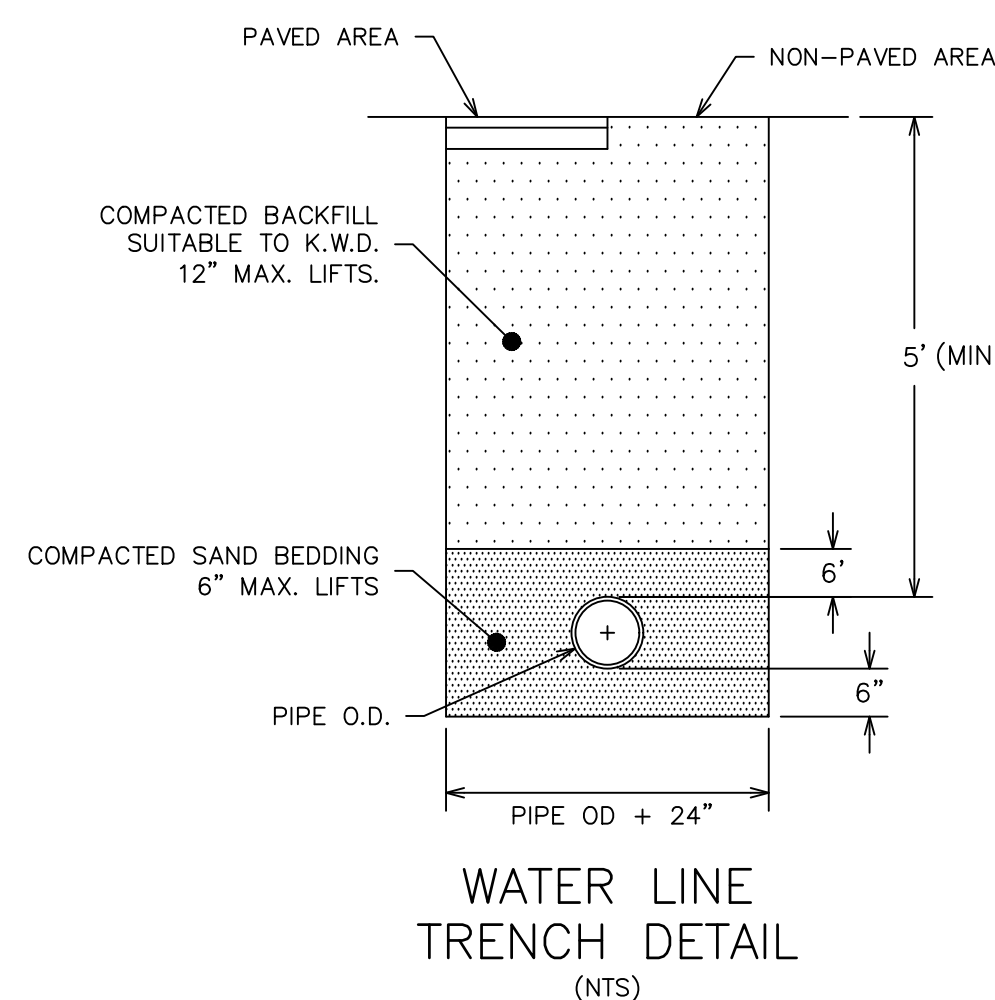
DRAINAGE PIPE TRENCH DETAIL  
SCALE: NTS

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

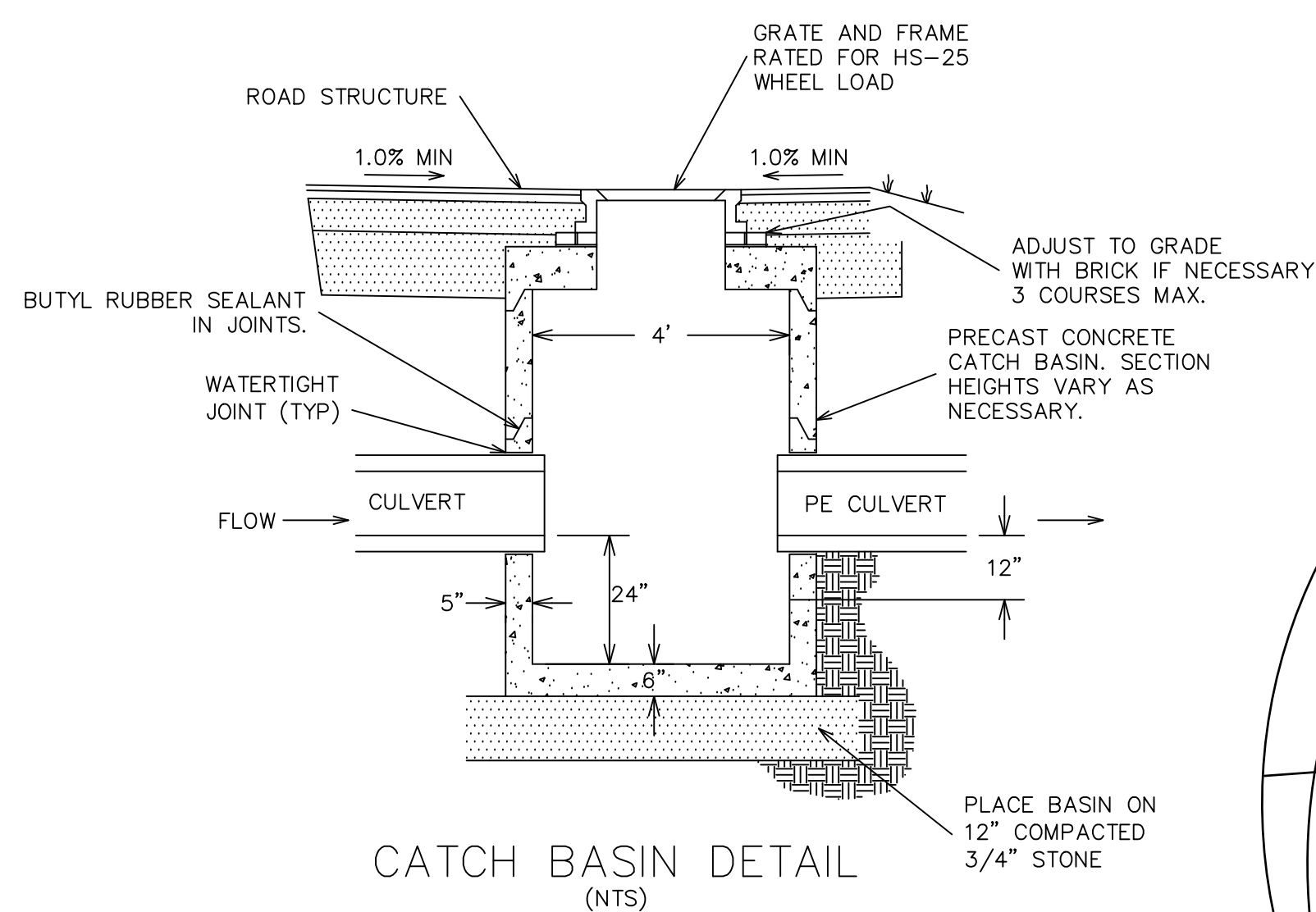


SEWER PIPE TRENCH DETAIL  
SCALE: NTS

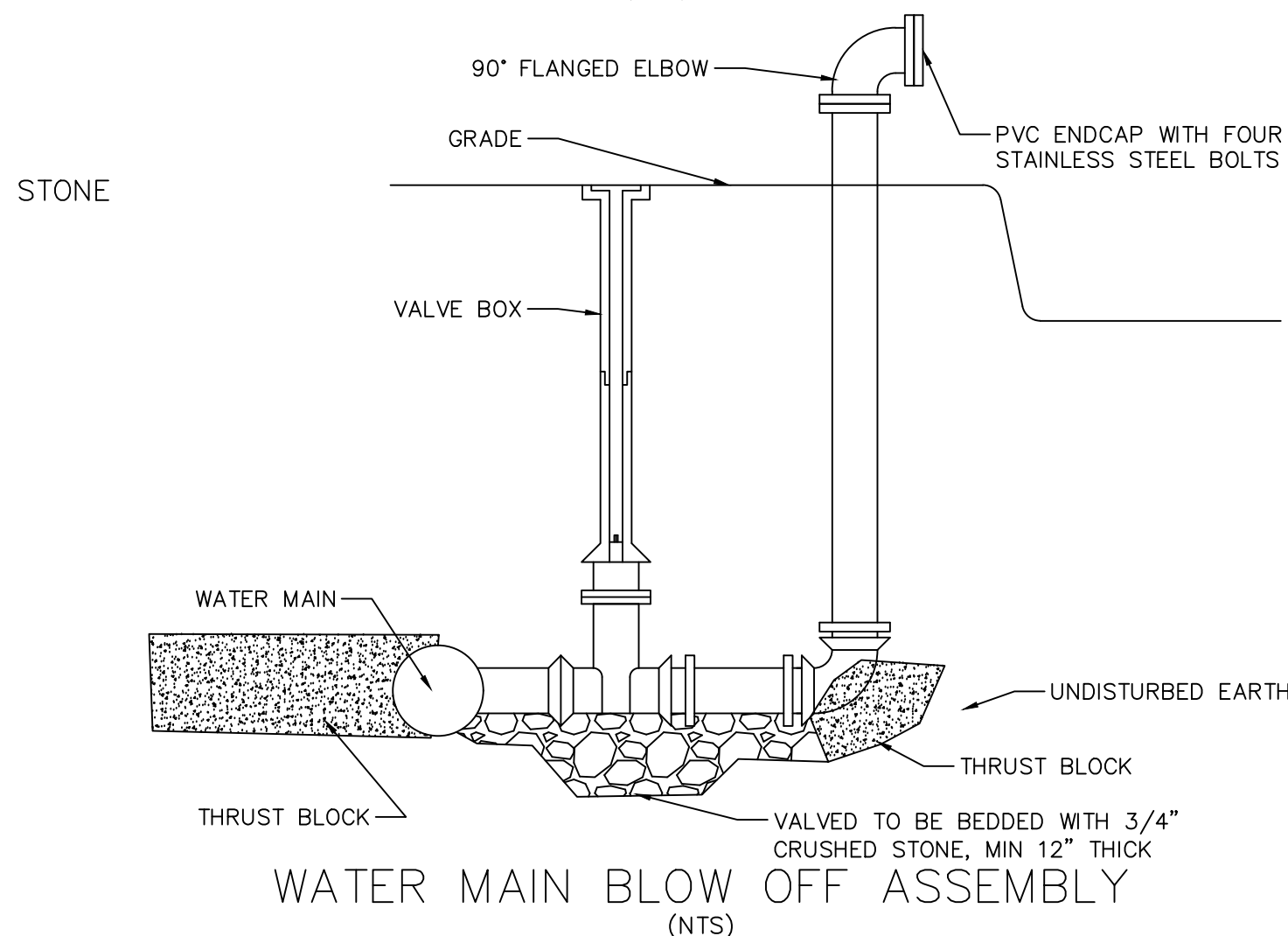
TRENCH TO BE SUPPORTED BY SLOPING BACK AT 2:1 OR OTHER ACCEPTABLE METHOD.



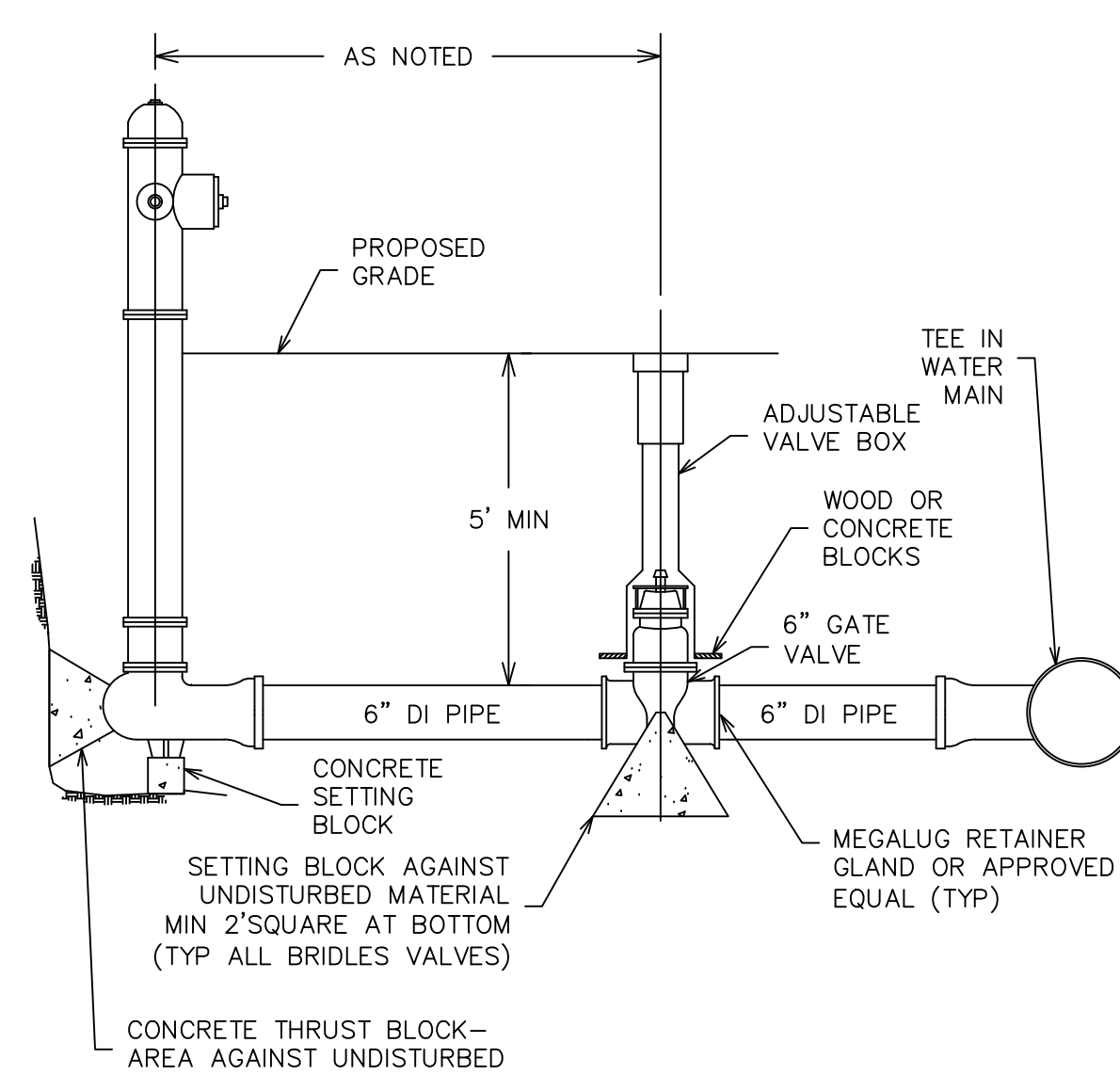
WATER LINE TRENCH DETAIL  
(NTS)



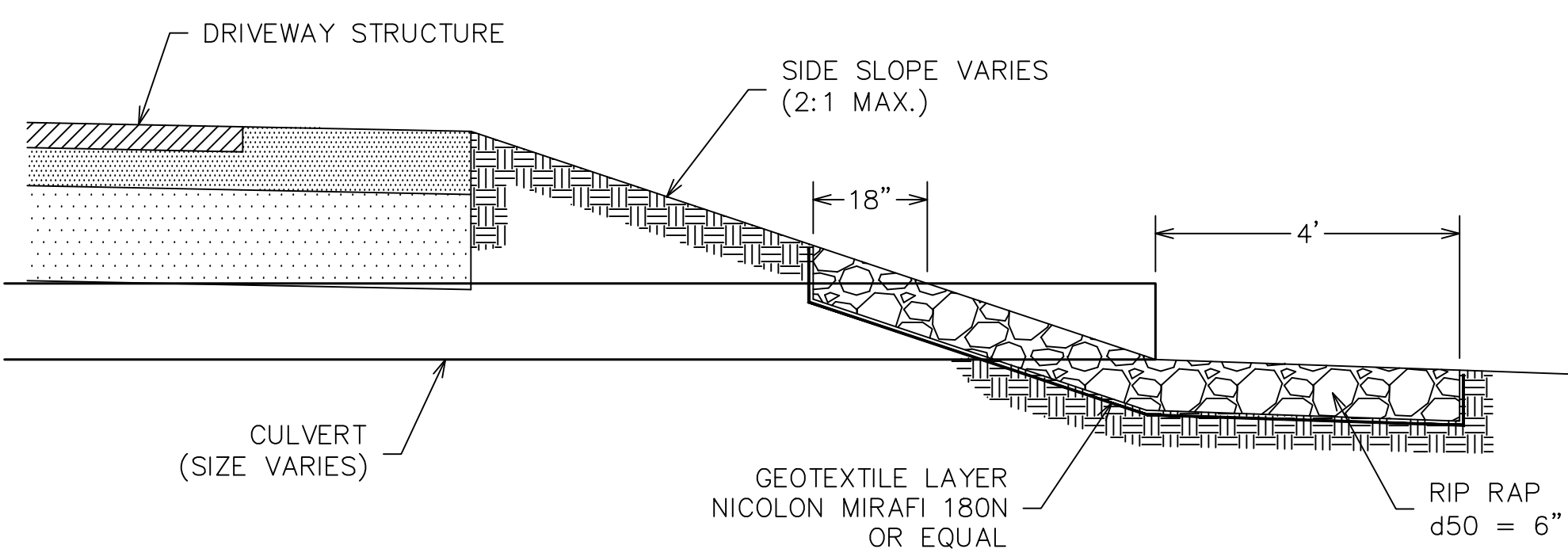
CATCH BASIN DETAIL  
(NTS)



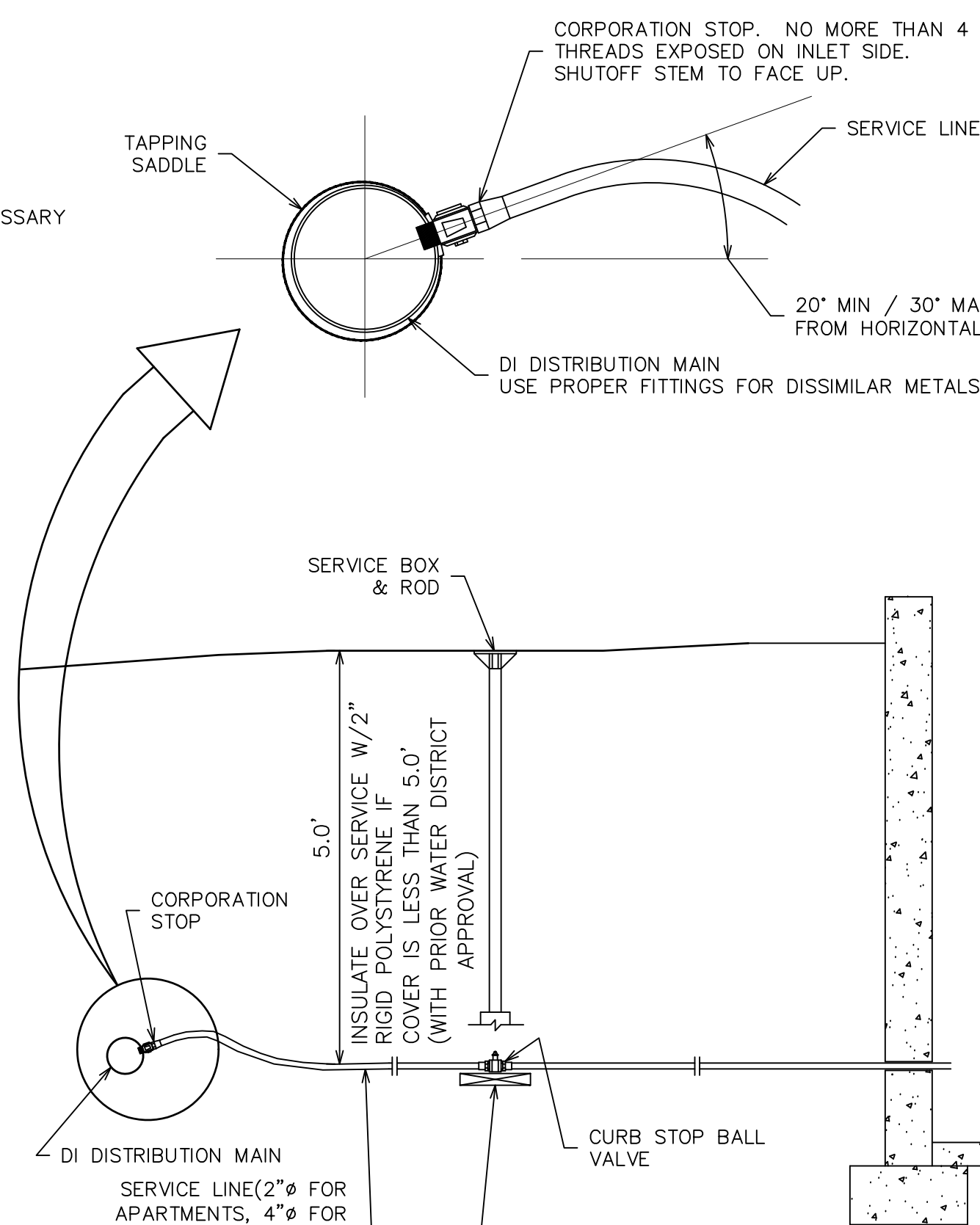
WATER MAIN BLOW OFF ASSEMBLY  
(NTS)



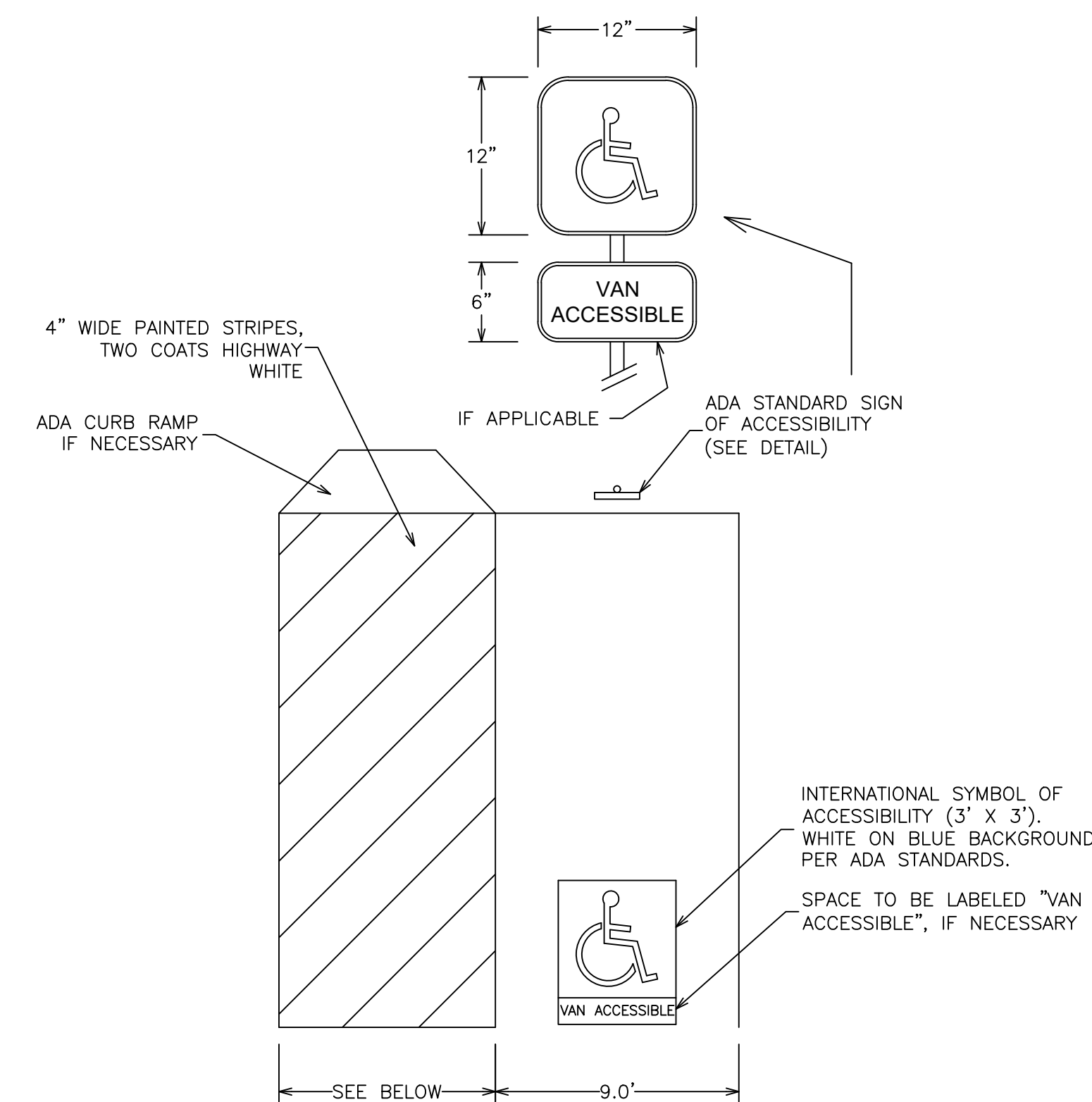
HYDRANT & VALVE DETAIL  
NTS



CULVERT INLET/OUTLET PROTECTION DETAIL  
(NTS)

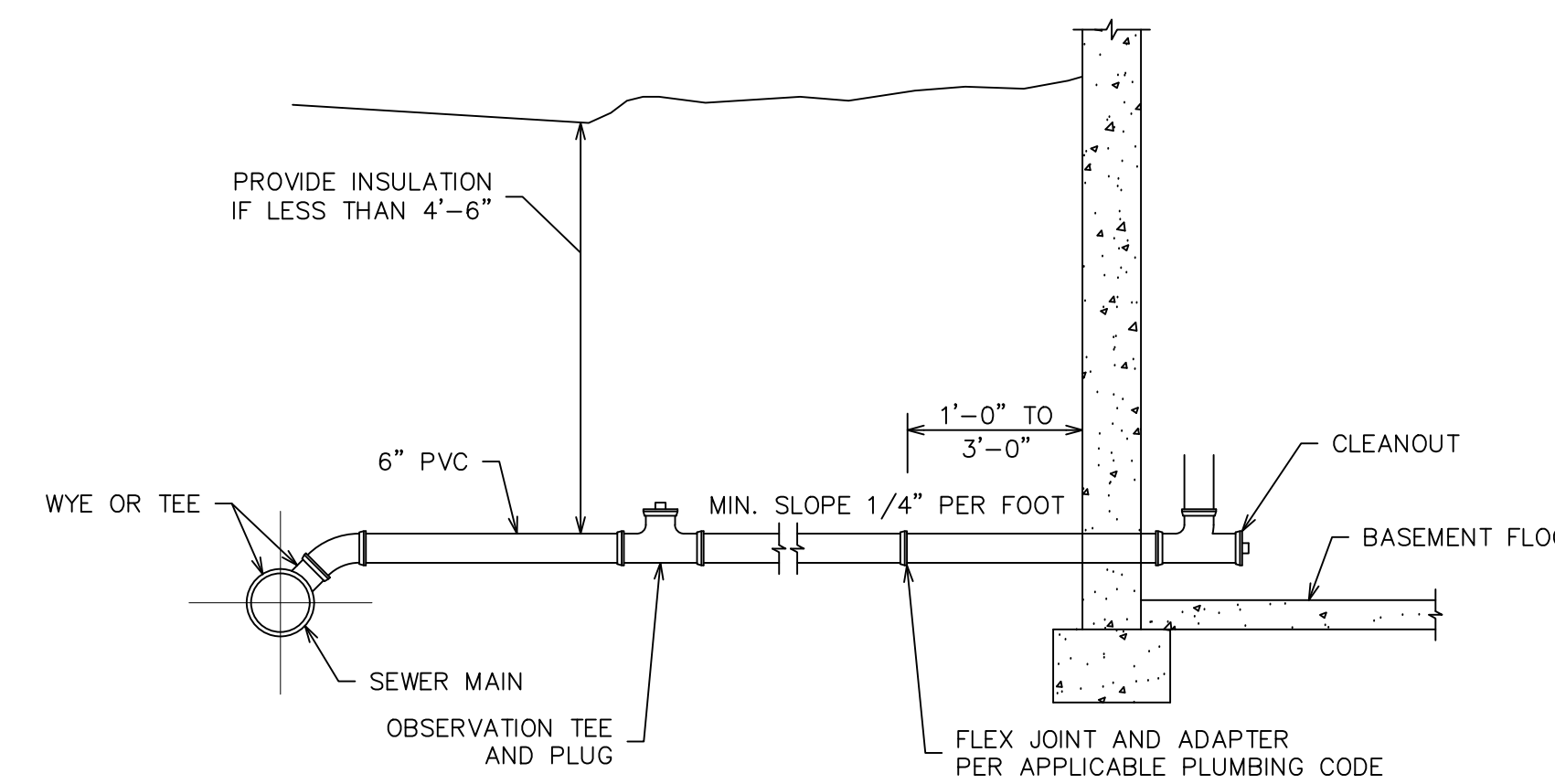


WATER SERVICE DETAIL  
(NTS)



ACCESSIBLE PARKING SPACE DETAIL

aisle 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

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

FOR: MIDDLESEX LAND HOLDINGS, LLC  
1 BRIDGEVIEW CIRCLE  
TYNGSBORO, MA 01879

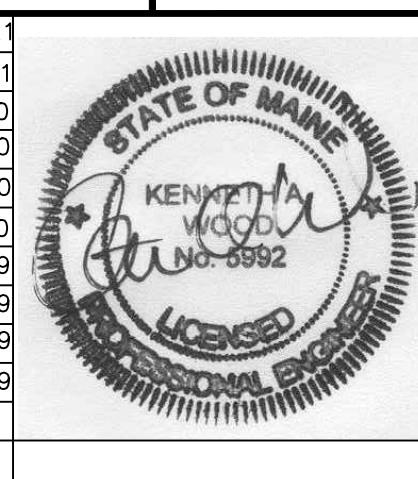
ATTAR ENGINEERING, INC.  
CIVIL • STRUCTURAL • MARINE  
1284 STATE ROAD - ELIOT, MAINE 03903  
PHONE: (207)439-6023 FAX: (207)439-2128

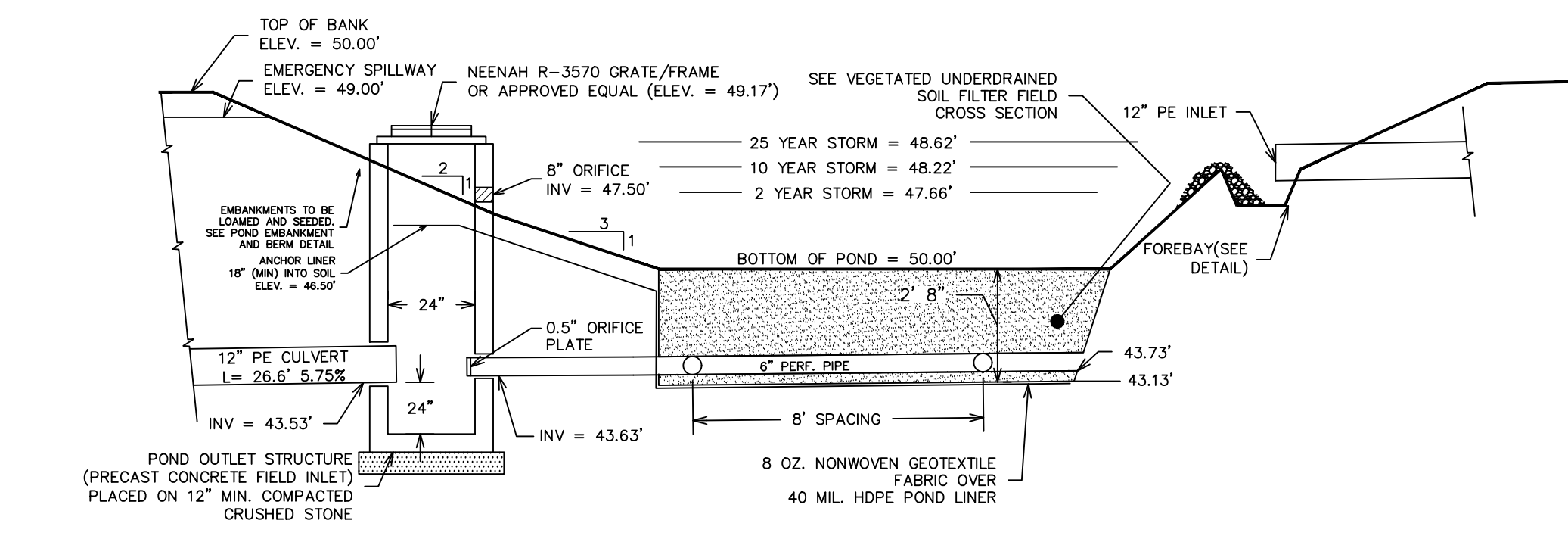
SCALE: AS SHOWN  
DATE: 1/18/2018  
JOB NO: C052-20

APPROVED BY: MJS  
REVISION DATE: Q : 04/14/2021  
FILE: THE HOMESTEAD DET.DWG

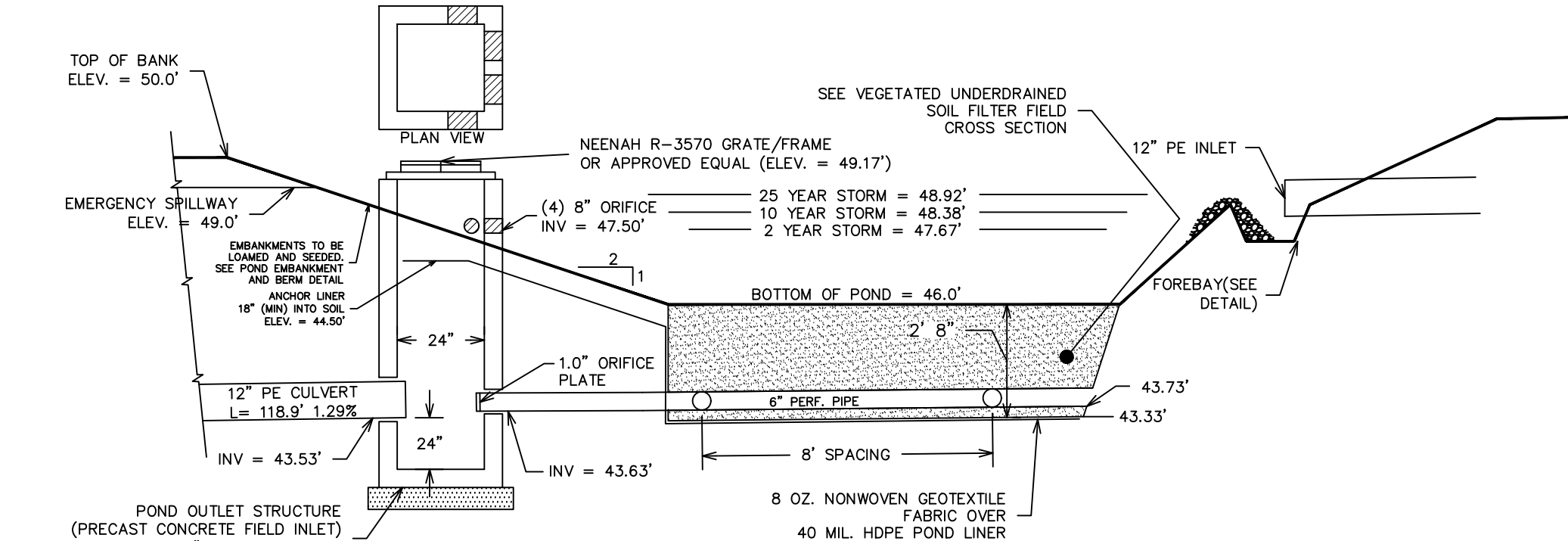
DRAWN BY: MJS  
SHEET: 9.2

NO.	DESCRIPTION	DATE
Q	MAJOR MODIFICATION	04/14/2021
P	SITE PLAN AMENDMENT	02/12/2021
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-	SEE EARLIER PLANS FOR PREVIOUS REVISIONS	-

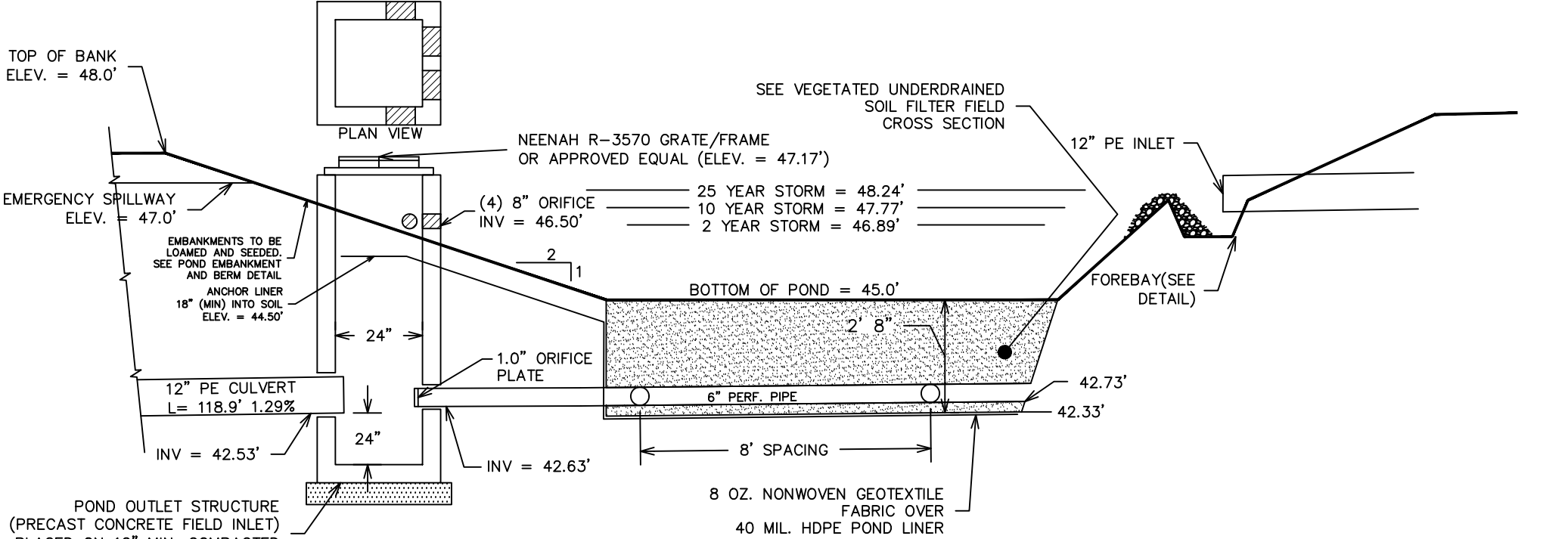




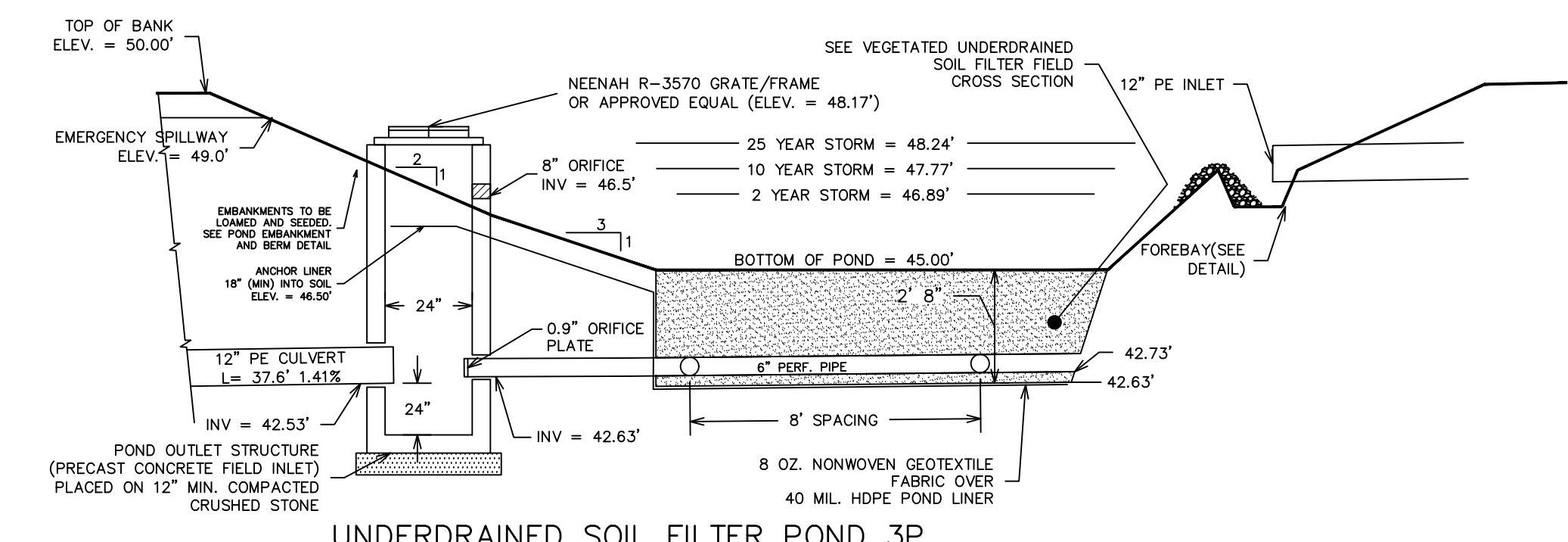
UNDERDRAINED SOIL FILTER POND 1P



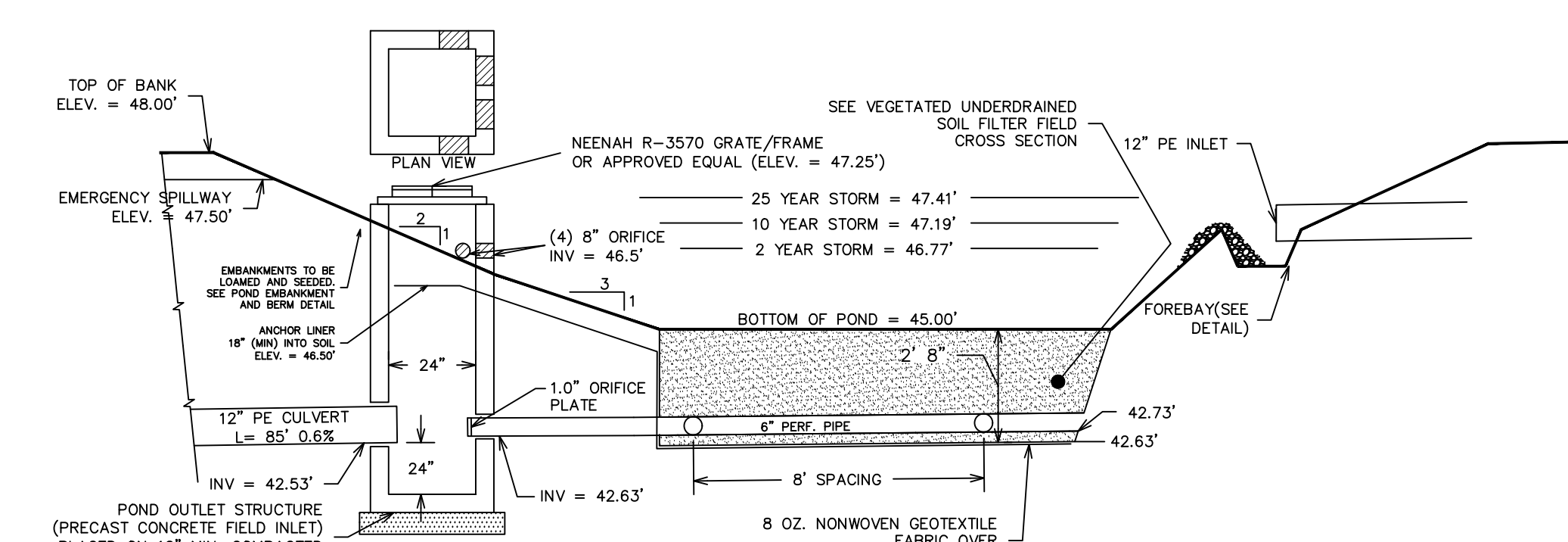
UNDERDRAINED SOIL FILTER POND 2AP



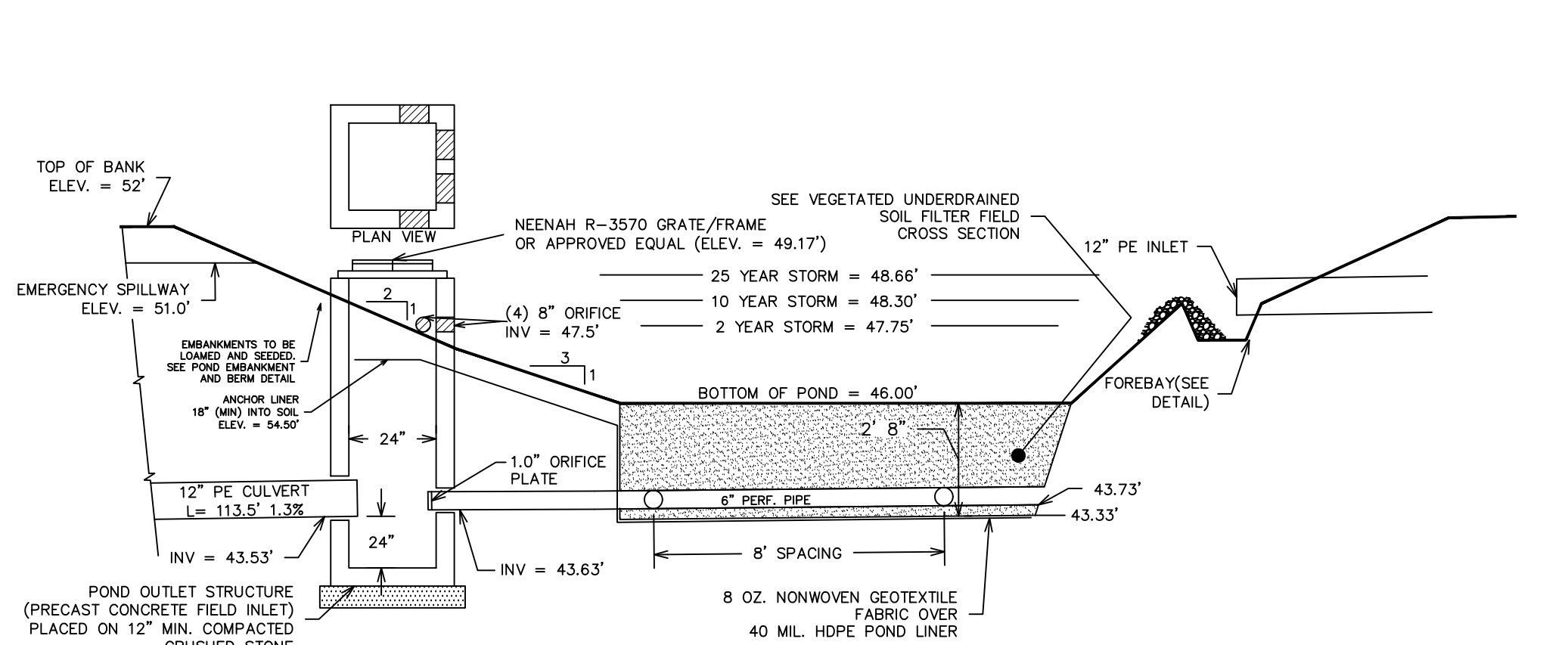
UNDERDRAINED SOIL FILTER POND 2BP



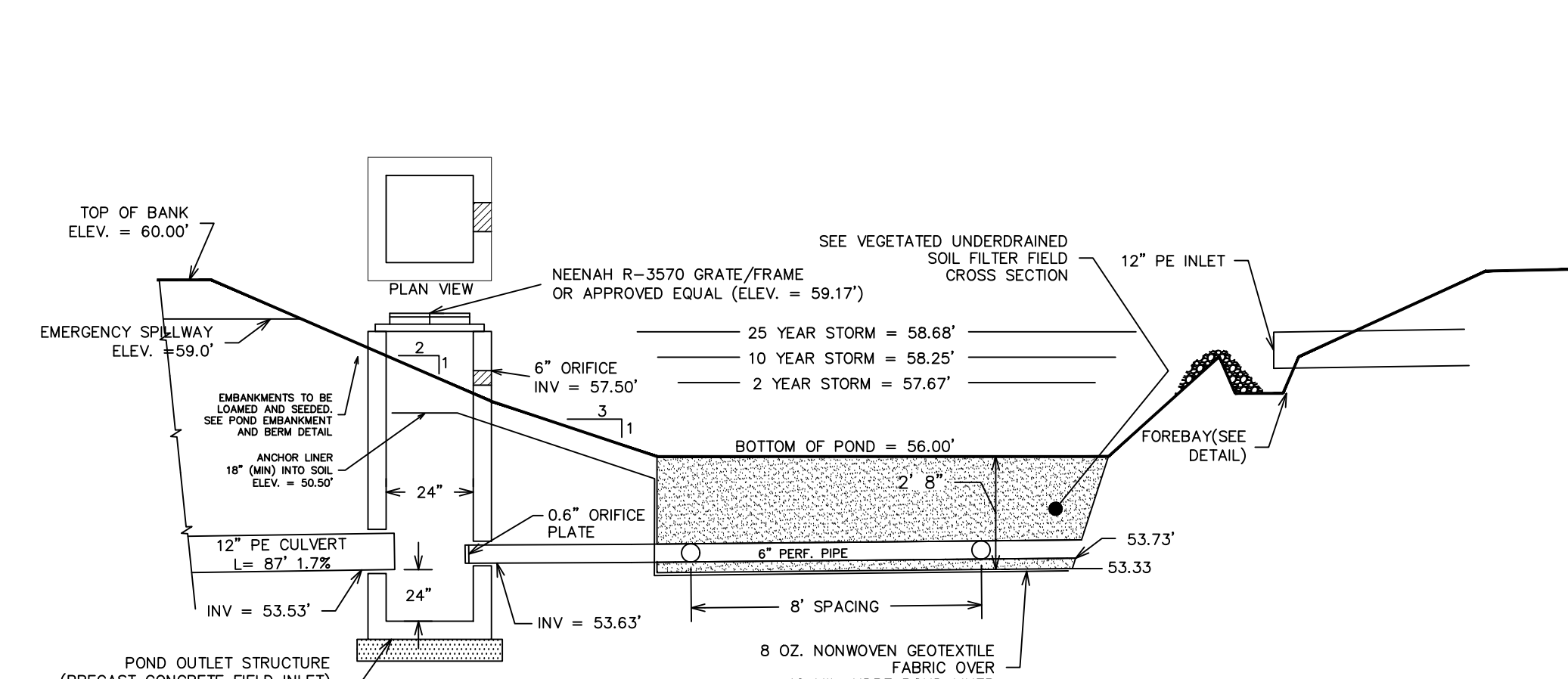
UNDERDRAINED SOIL FILTER POND 3P



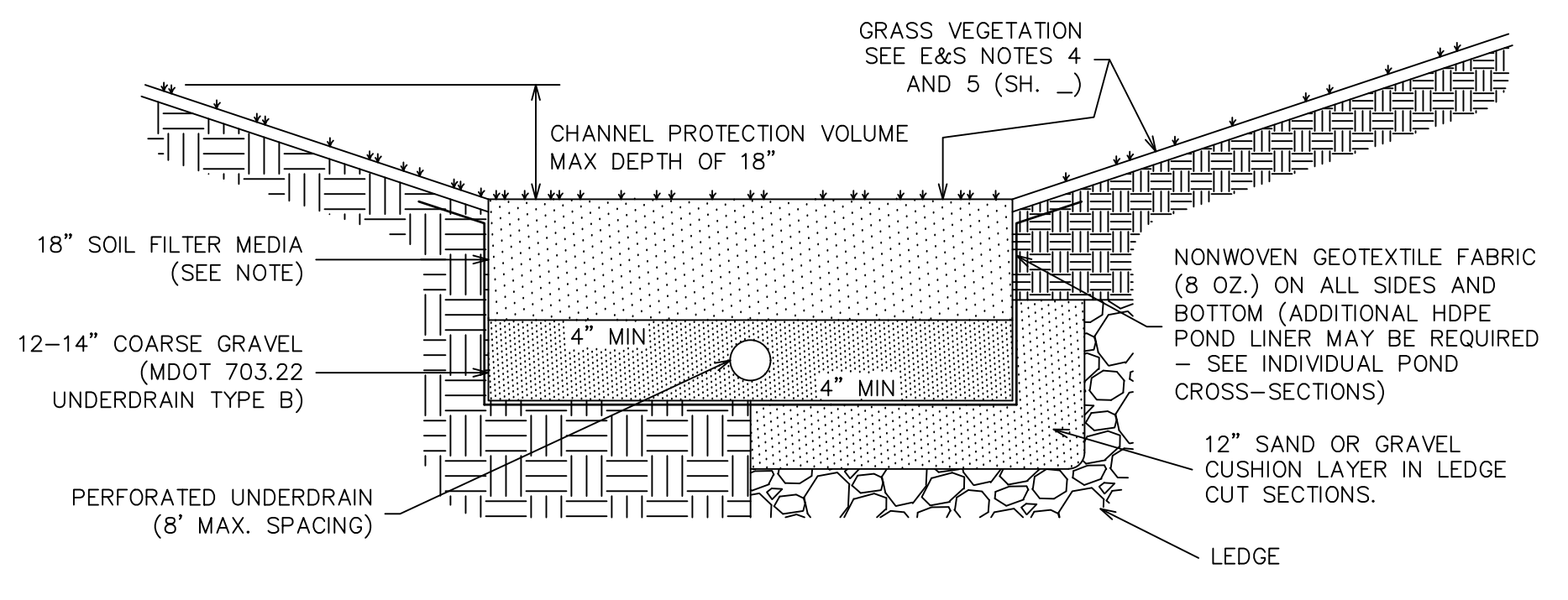
UNDERDRAINED SOIL FILTER POND 4P



UNDERDRAINED SOIL FILTER POND 5P



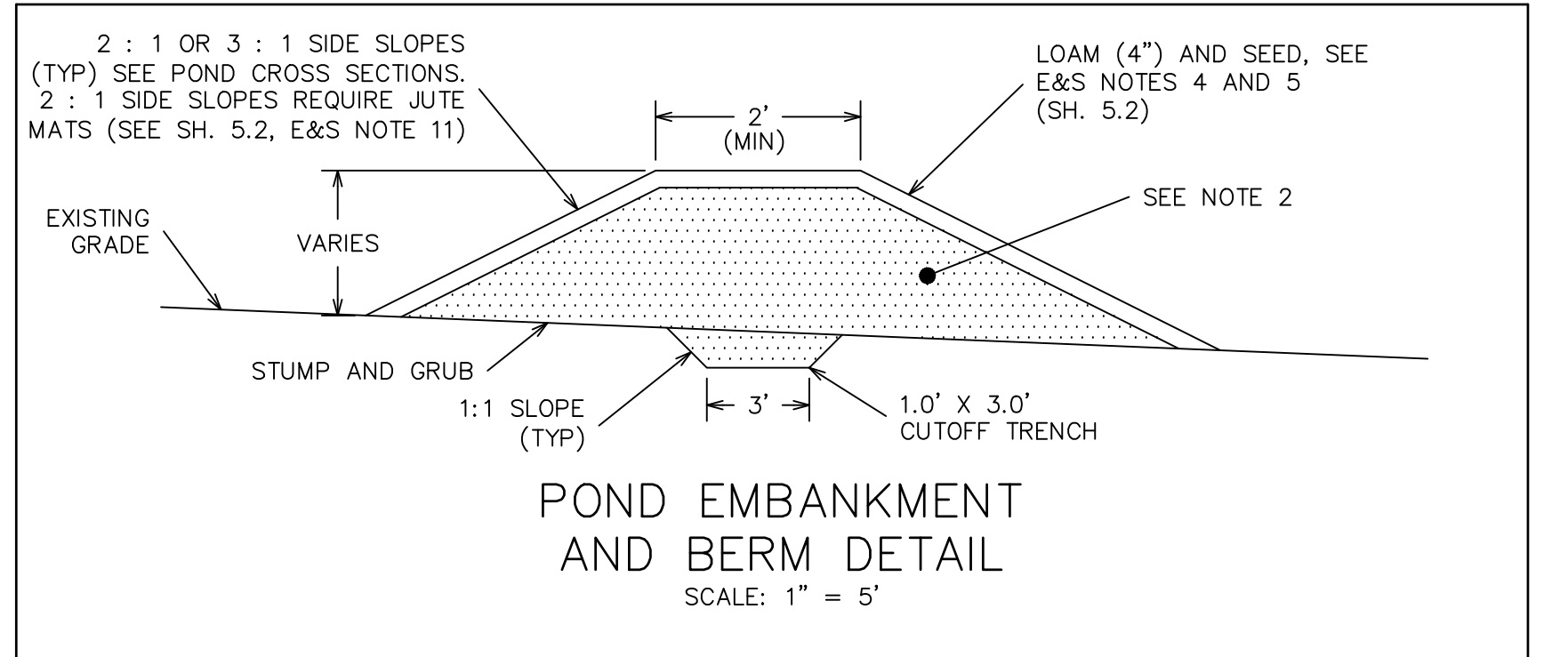
UNDERDRAINED SOIL FILTER POND 7P



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

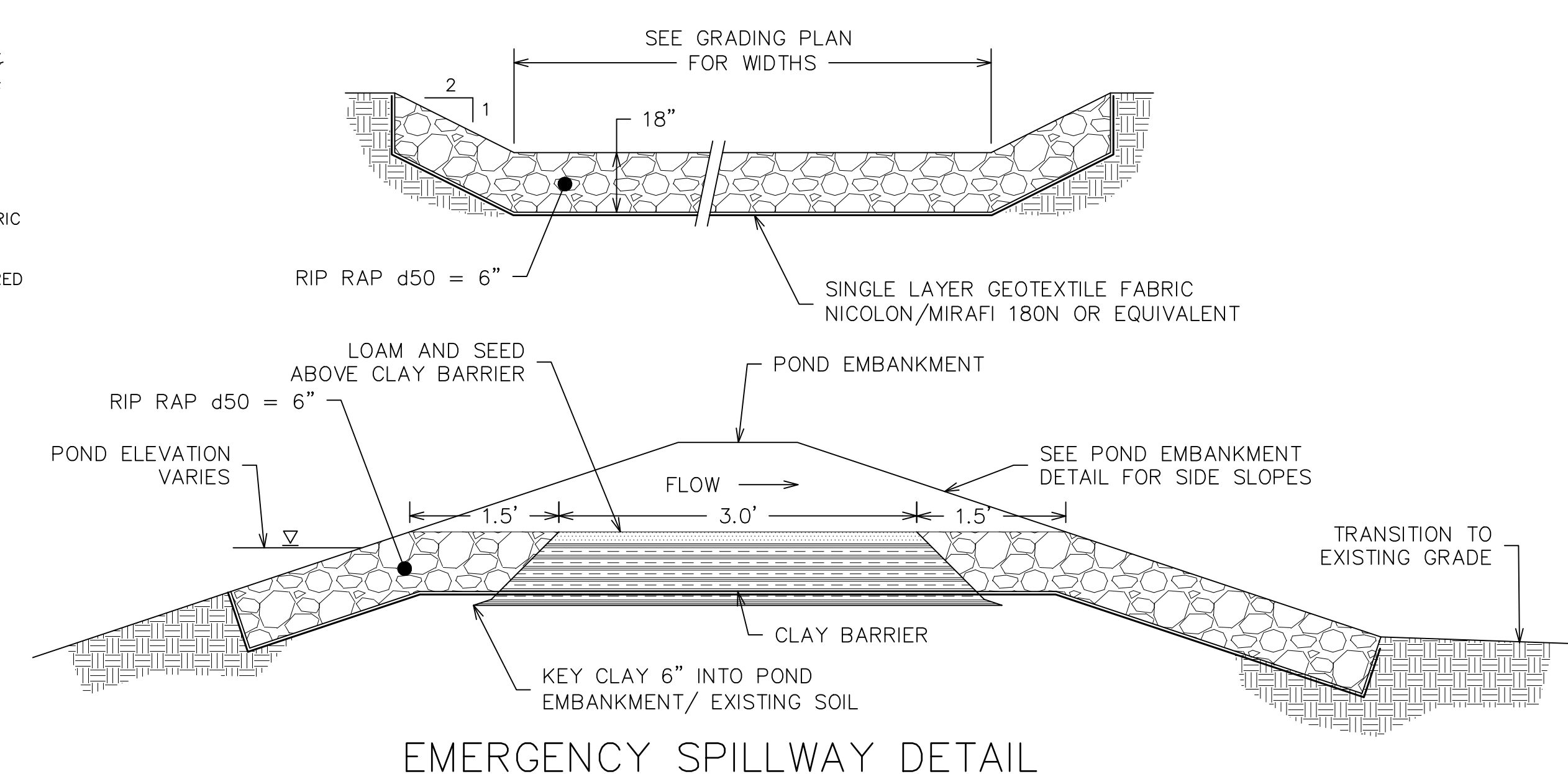
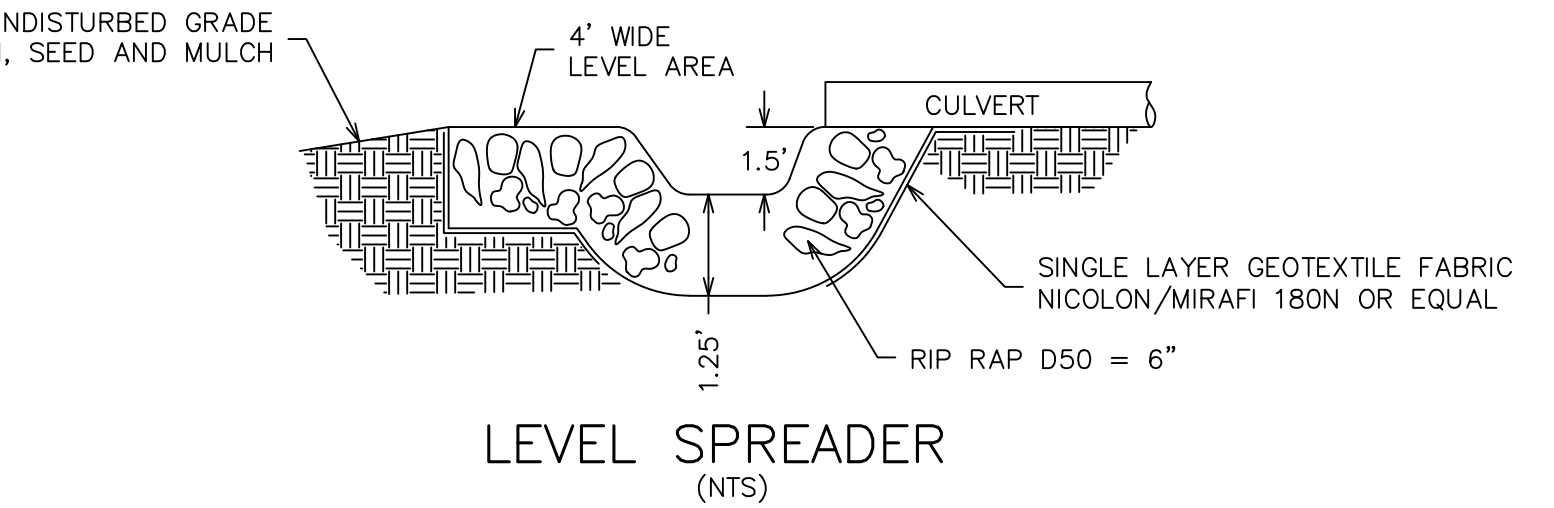
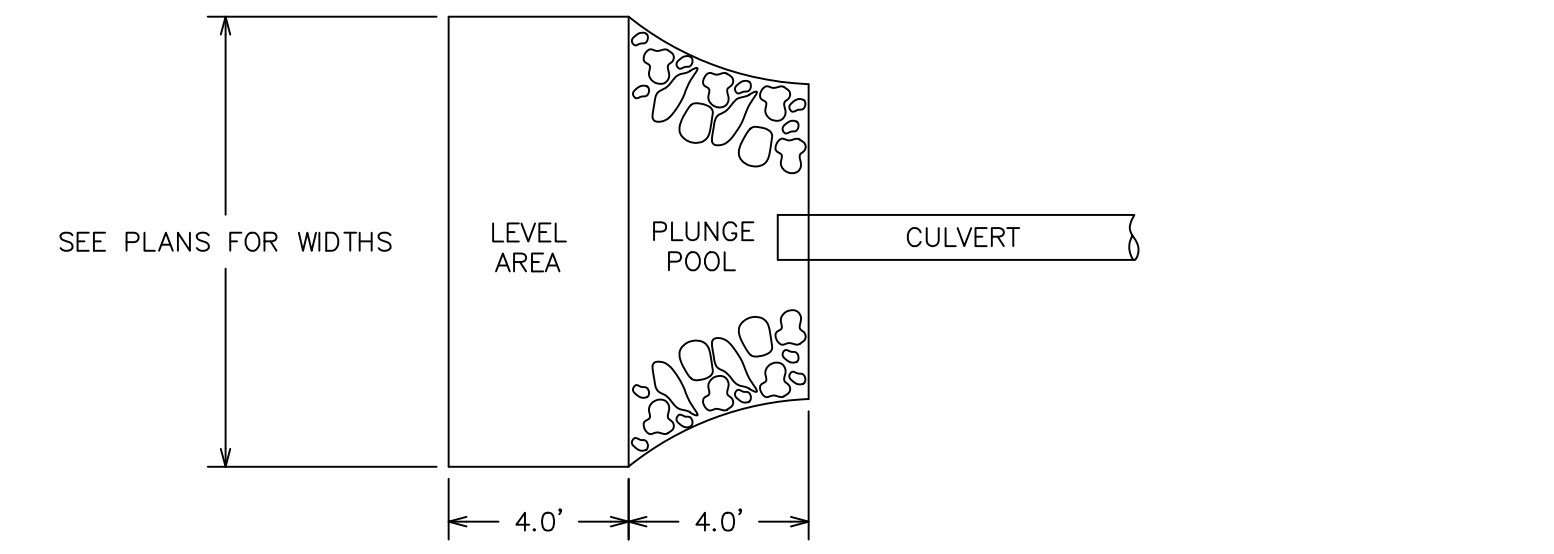
**SOIL FILTER MEDIA NOTE:**  
 THE SOIL FILTER MEDIA SHALL CONSIST OF A SILTY SAND OR SOIL MIXTURE COMBINED WITH 20% - 25% FINE SHREDDED BARK OR WOOD FIBER MULCH. THE MIXTURE MUST HAVE NO LESS THAN 8% PASSING THE 200 SIEVE, AND A CLAY CONTENT OF LESS THAN 2%. PRIOR TO CONSTRUCTION, THE CONTRACTOR MUST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



EMBANKMENT CONSTRUCTION NOTES

- ALL ORGANIC MATERIAL, STUMPS, ROCKS AND BOULDERS SHALL BE REMOVED TO A MINIMUM DEPTH OF 24\"/>
- ALL BASIN EMBANKMENT FILL MATERIAL SHALL BE WELL GRADED BORROW WITH A MINIMUM OF 20% FINES CONTENT. EMBANKMENT FILL SHALL BE PLACED IN 12\"/>
- DETENTION BASIN AND ALL EXCAVATIONS SHALL BE KEPT FREE OF WATER DURING CONSTRUCTION.

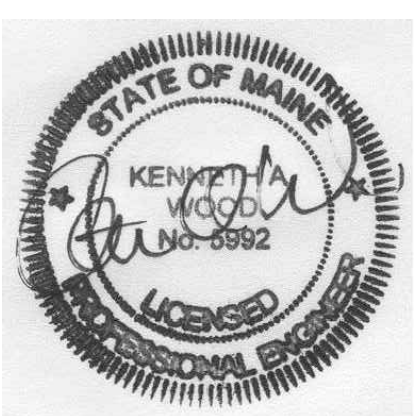


EMERGENCY SPILLWAY DETAIL

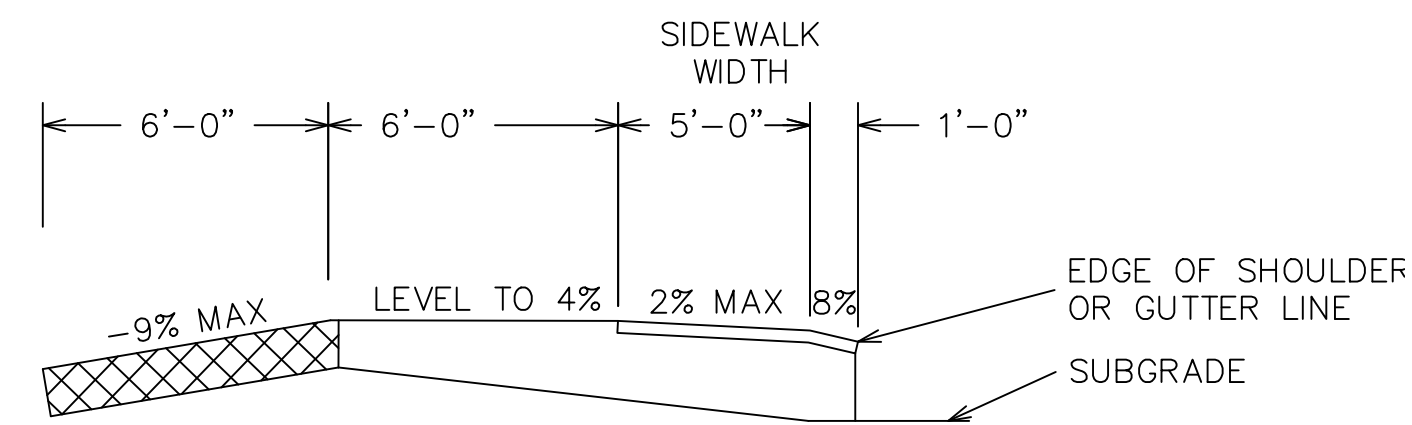
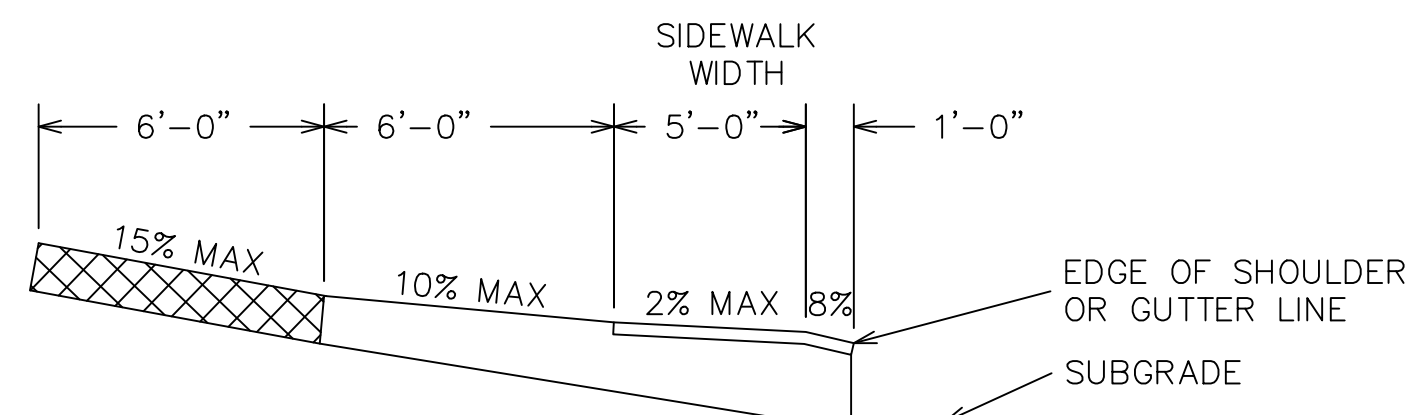
9.3

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

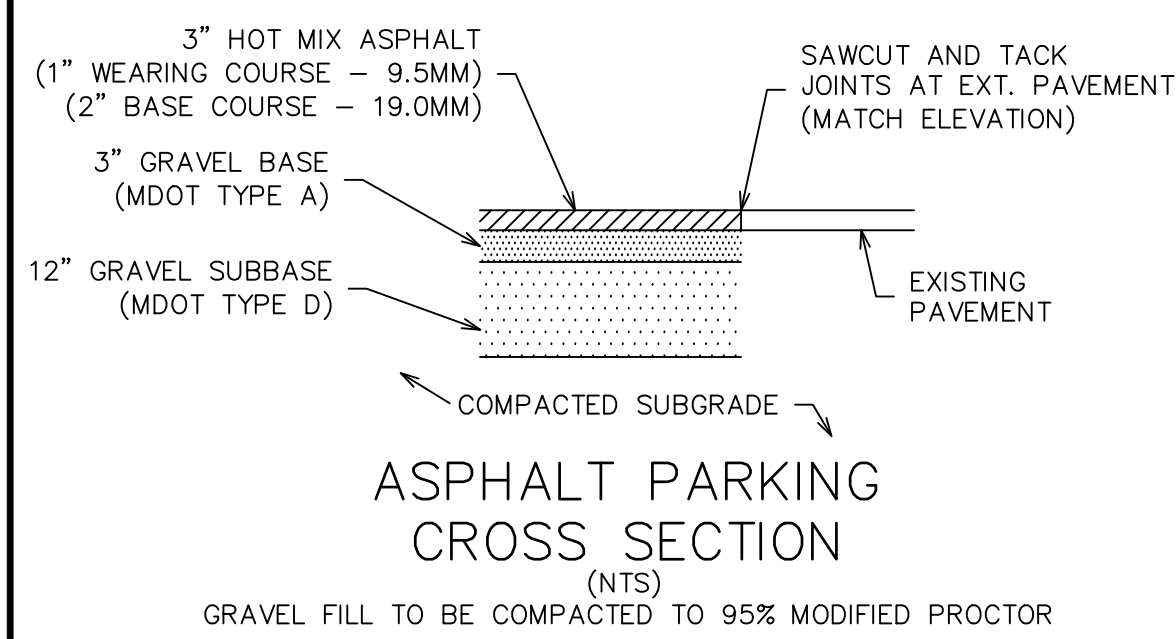
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-	SEE EARLIER PLANS FOR PREVIOUS REVISIONS	-



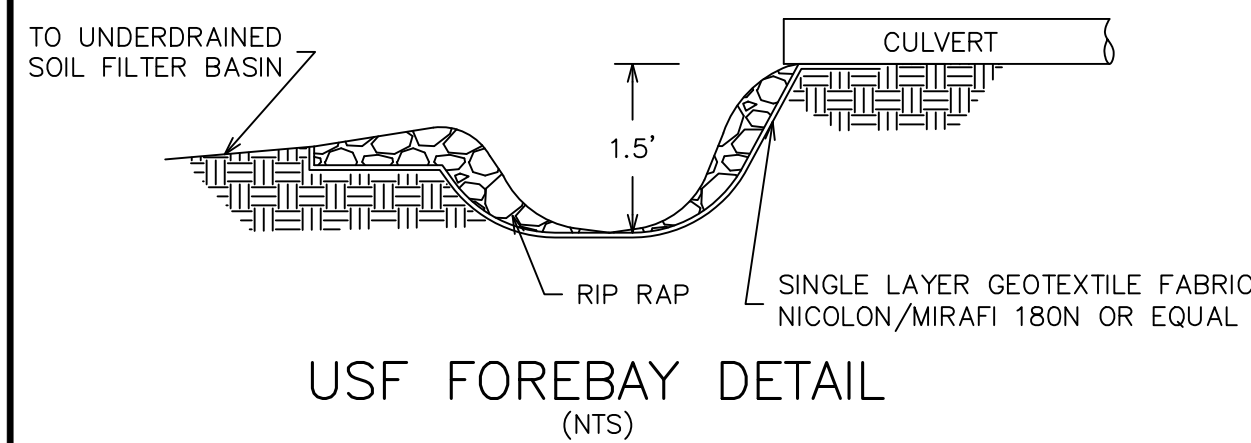
FOR: MIDDLESEX LAND HOLDINGS, LLC 1 BRIDGEVIEW CIRCLE TYNGSBORO, MA 01879	SCALE: AS SHOWN	APPROVED BY:	DRAWN BY: BRN
ATTAR ENGINEERING, INC. CIVIL • STRUCTURAL • MARINE 1284 STATE ROAD - ELIOT, MAINE 03903 PHONE: (207)439-6023 FAX: (207)439-2128	DATE: 1/18/2018		REVISION DATE: 04/14/2021
JOB NO: C052-20	FILE: THE HOMESTEAD DET.DWG		SHEET: 9.3



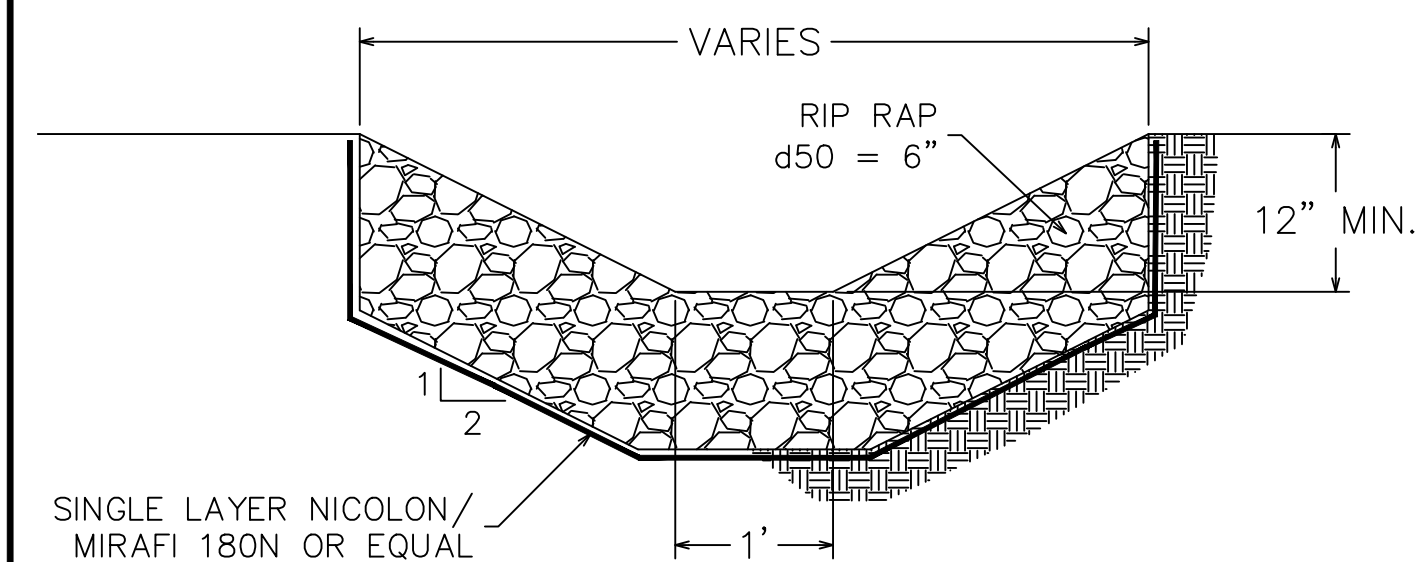
ENTRANCES ON SIDEWALK SECTIONS  
SCALE: (NTS)



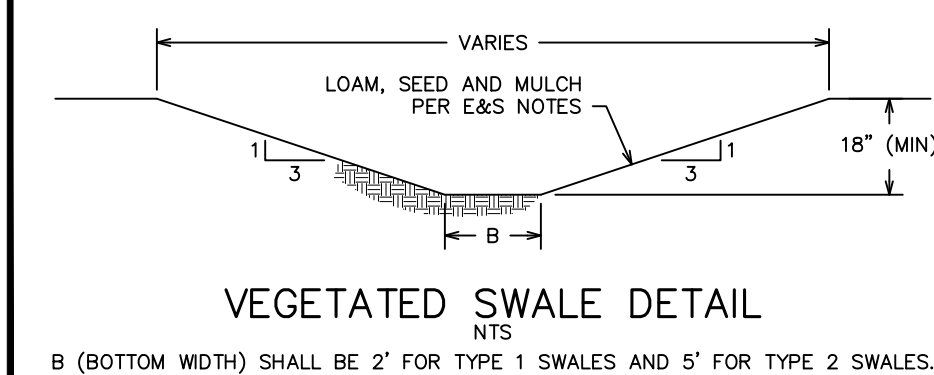
ASPHALT PARKING  
CROSS SECTION  
SCALE: (NTS)



USF FOREBAY DETAIL  
SCALE: (NTS)

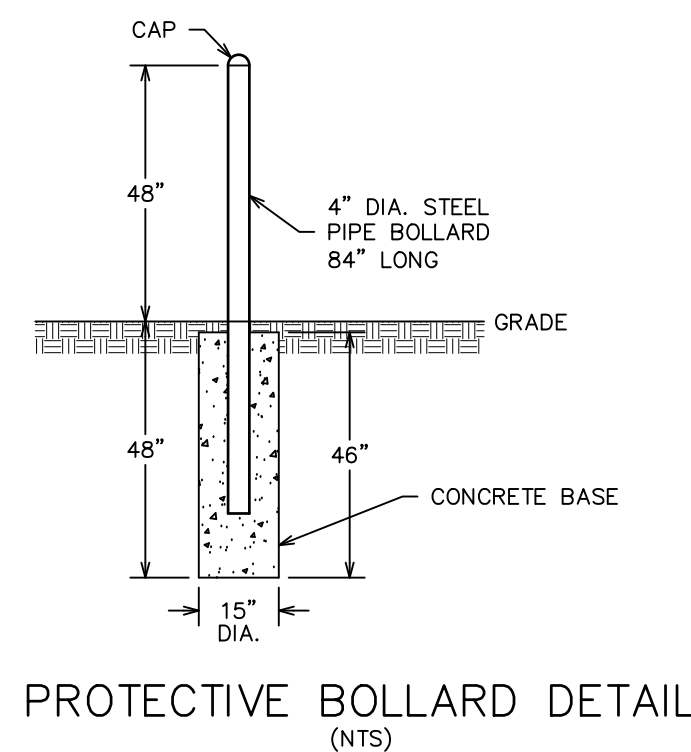


RIP RAP SWALE DETAIL  
SCALE: (NTS)

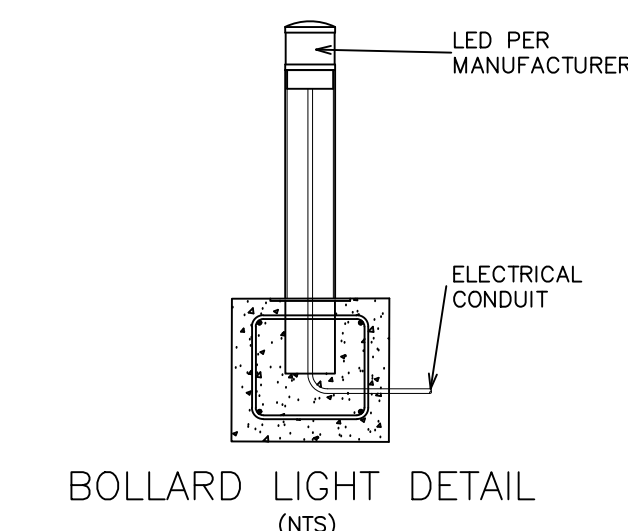


VEGETATED SWALE DETAIL  
SCALE: (NTS)

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

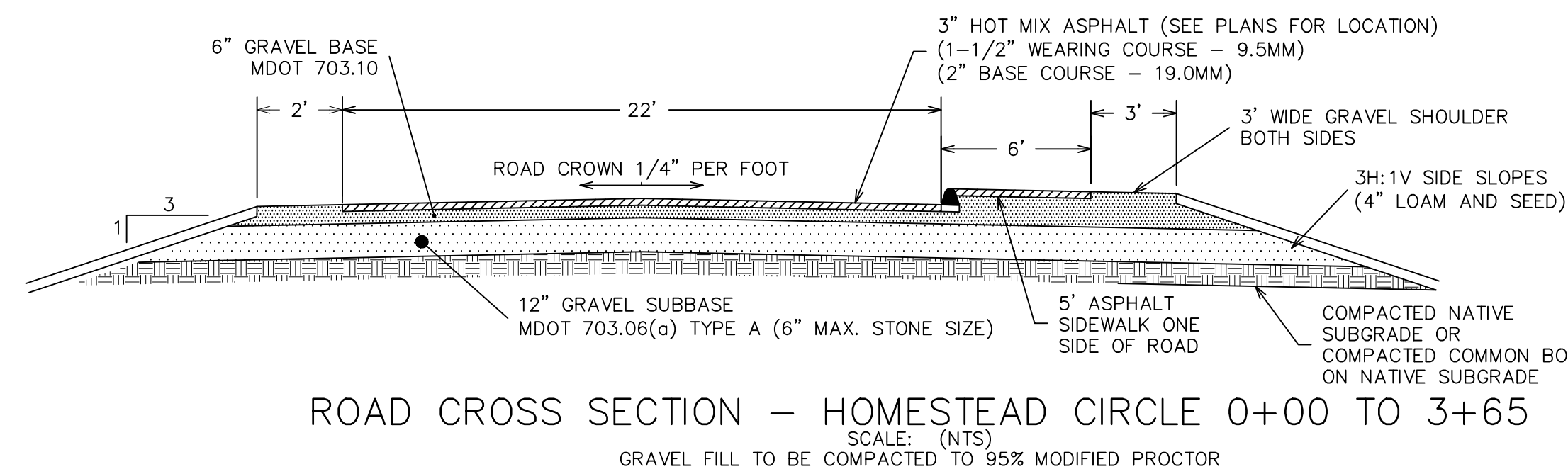


PROTECTIVE BOLLARD DETAIL  
SCALE: (NTS)



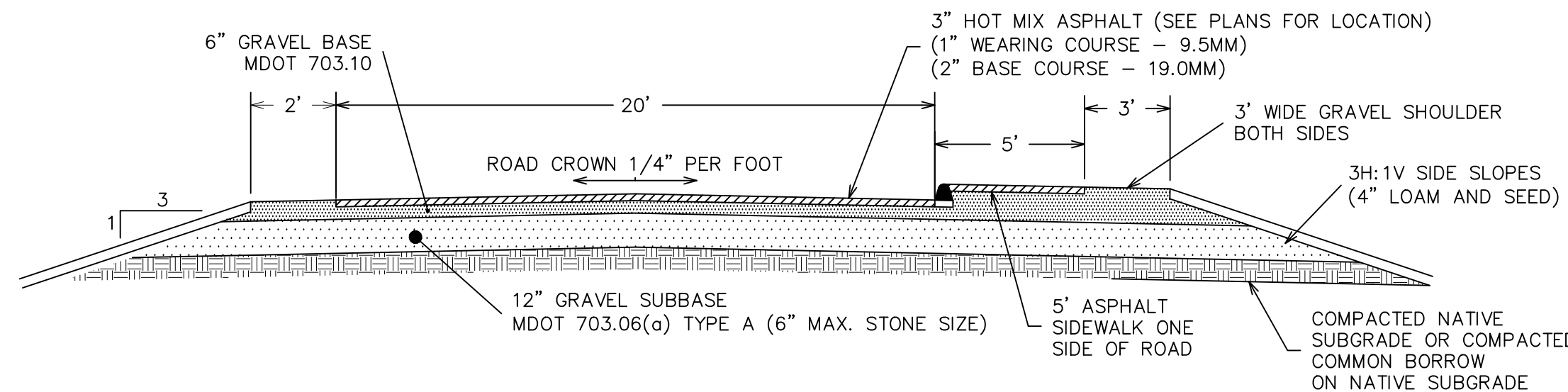
BOLLARD LIGHT DETAIL  
SCALE: (NTS)

1. INSTALL PER MANUFACTURERS INSTRUCTIONS  
2. DO NOT SCALE DRAWING



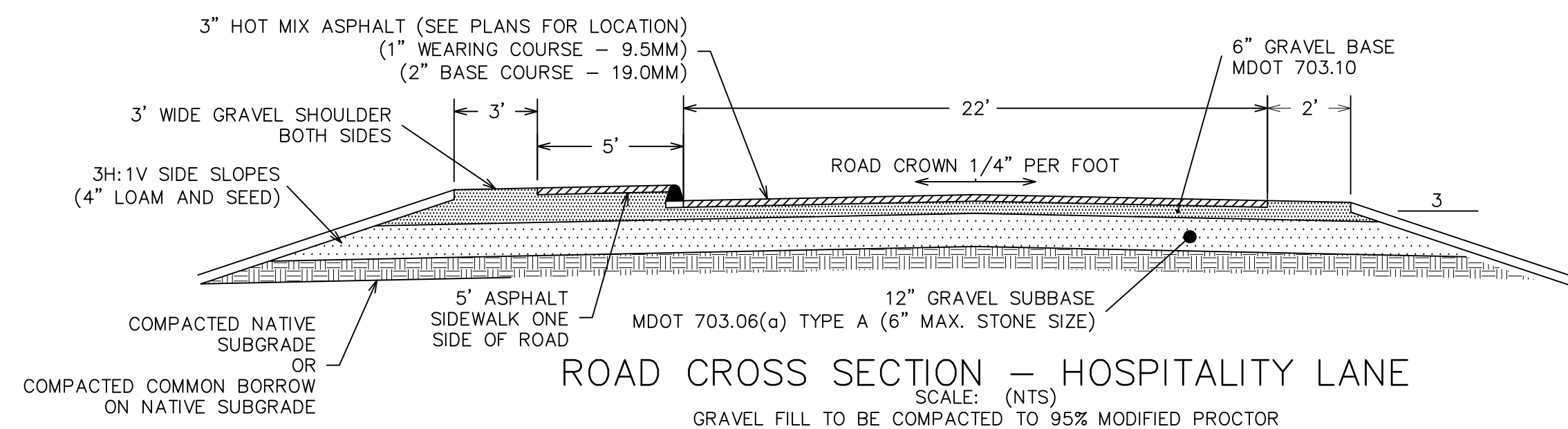
ROAD CROSS SECTION - HOMESTEAD CIRCLE 0+00 TO 3+65  
SCALE: (NTS)

GRAVEL FILL TO BE COMPACTED TO 95% MODIFIED PROCTOR



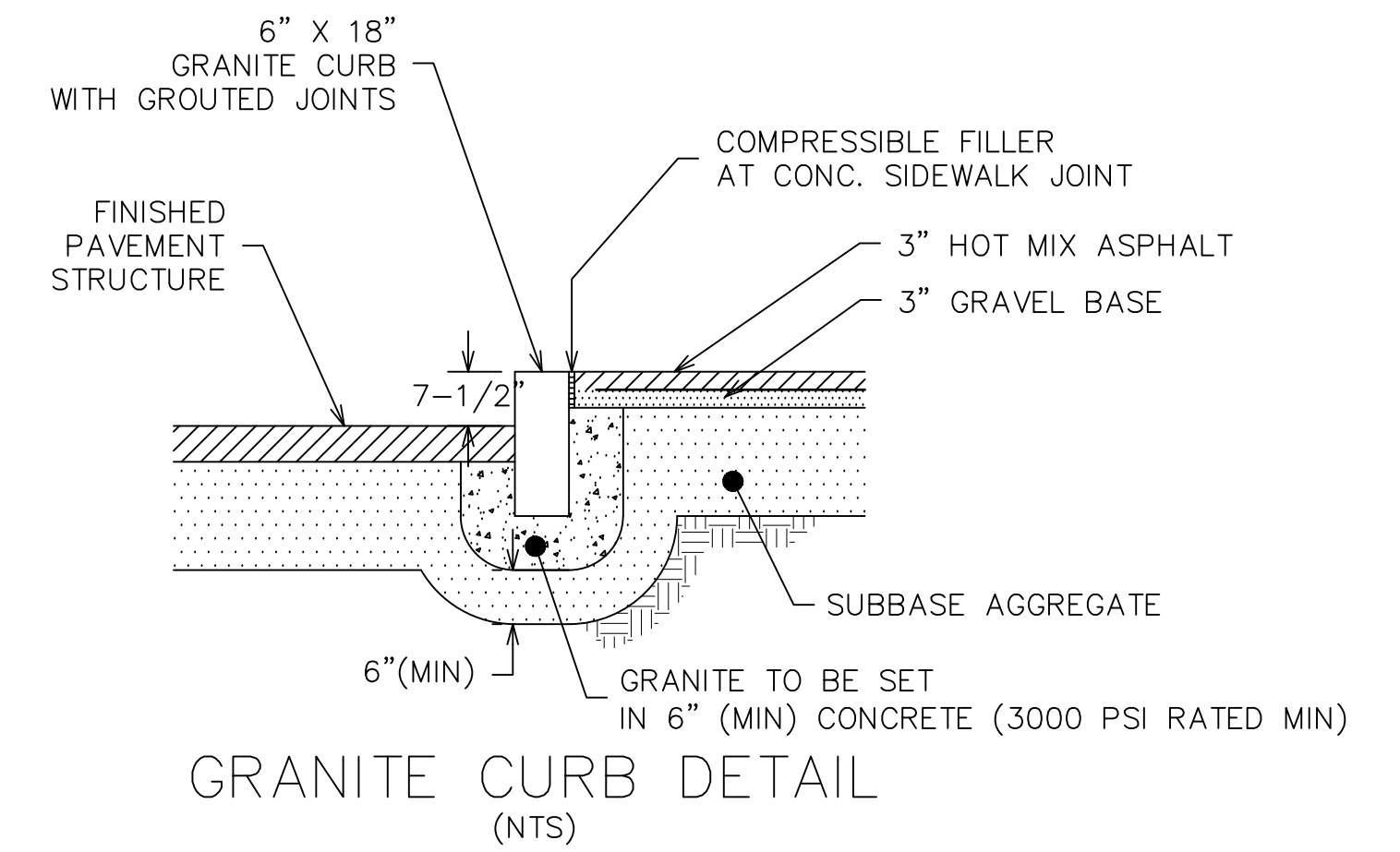
ROAD CROSS SECTION - HOMESTEAD CIRCLE 3+65 TO END  
SCALE: (NTS)

GRAVEL FILL TO BE COMPACTED TO 95% MODIFIED PROCTOR

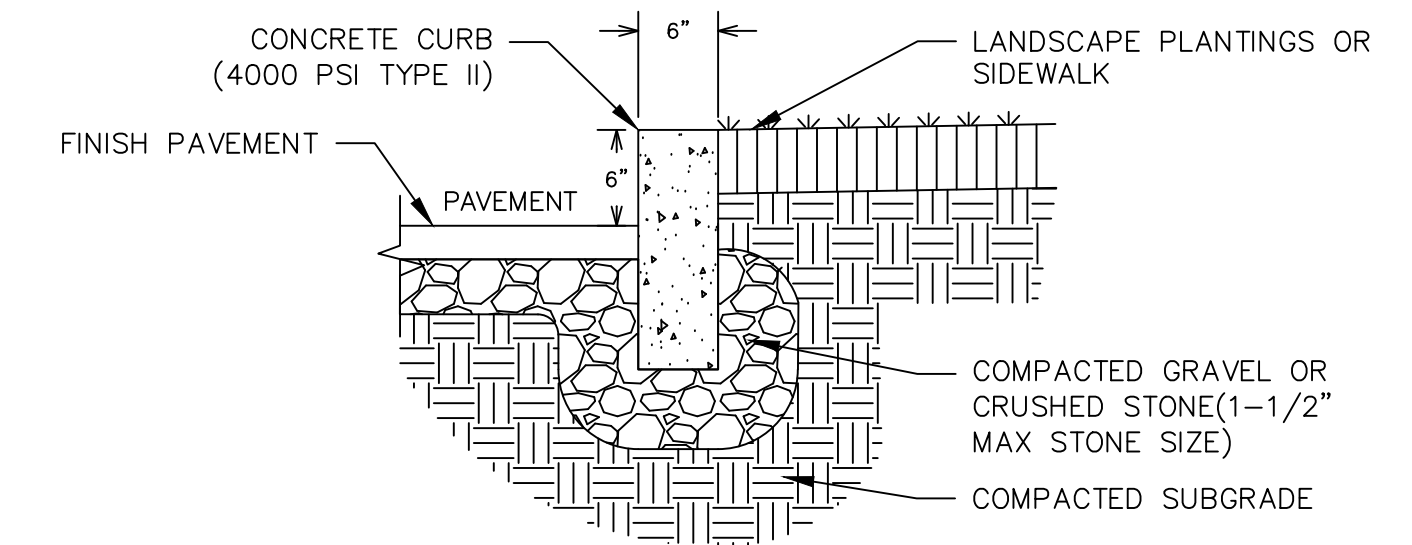


ROAD CROSS SECTION - HOSPITALITY LANE  
SCALE: (NTS)

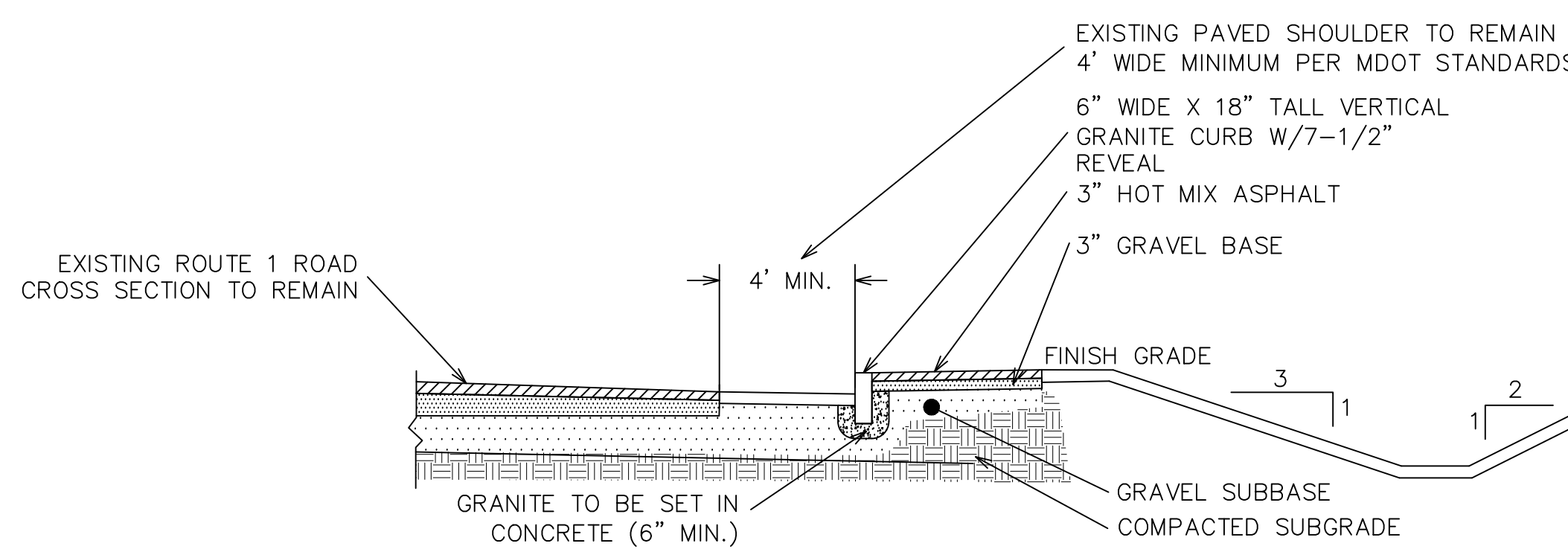
GRAVEL FILL TO BE COMPACTED TO 95% MODIFIED PROCTOR



GRANITE CURB DETAIL  
SCALE: (NTS)



CONCRETE CURB DETAIL  
SCALE: (NTS)



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

GRAVEL FILL TO BE COMPACTED TO 95% MODIFIED PROCTOR

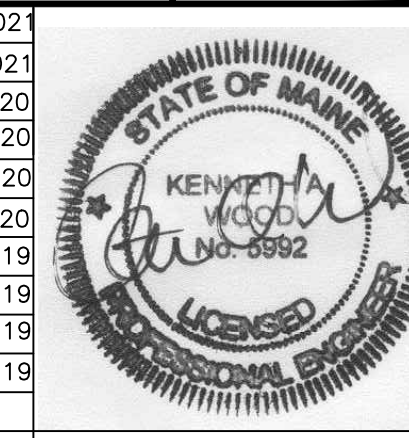
9.4

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

FOR: MIDDLESEX LAND HOLDINGS, LLC  
1 BRIDGEVIEW CIRCLE  
TYNGSBORO, MA 01879

ATTAR ENGINEERING, INC.

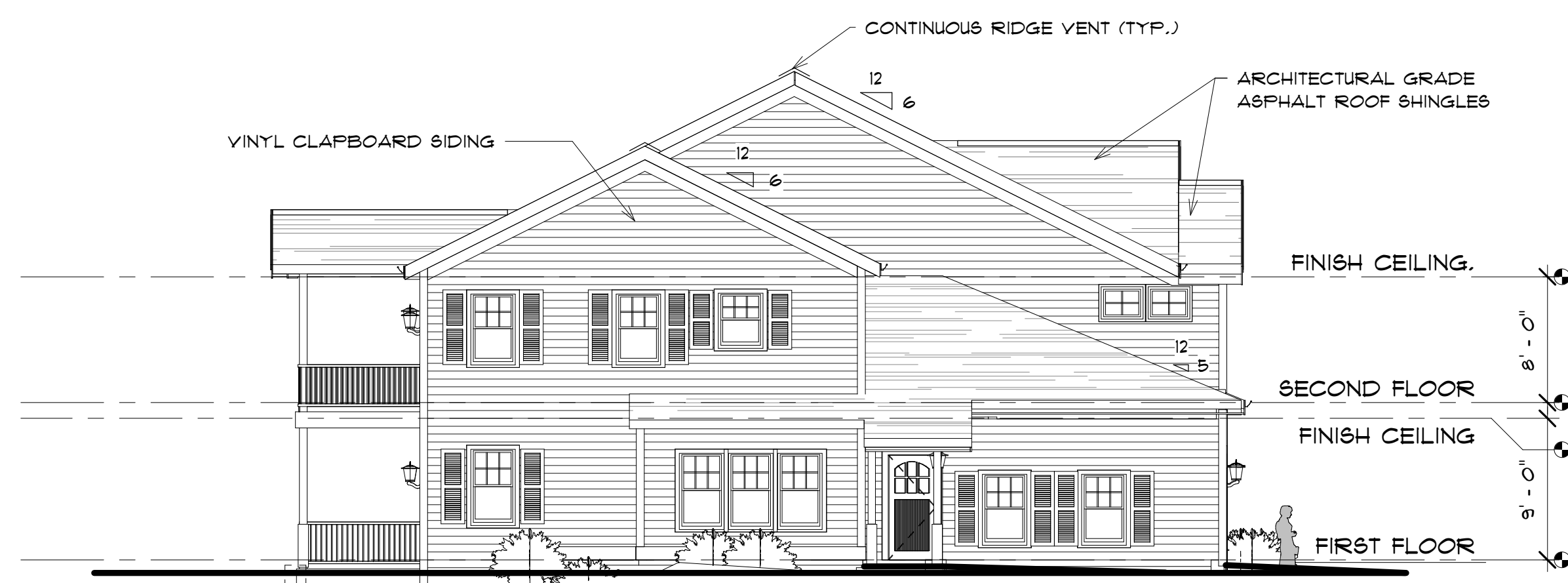
CIVIL ♦ STRUCTURAL ♦ MARINE  
1284 STATE ROAD - ELIOT, MAINE 03903  
PHONE: (207)439-6023 FAX: (207)439-2128



NO.	DESCRIPTION	DATE
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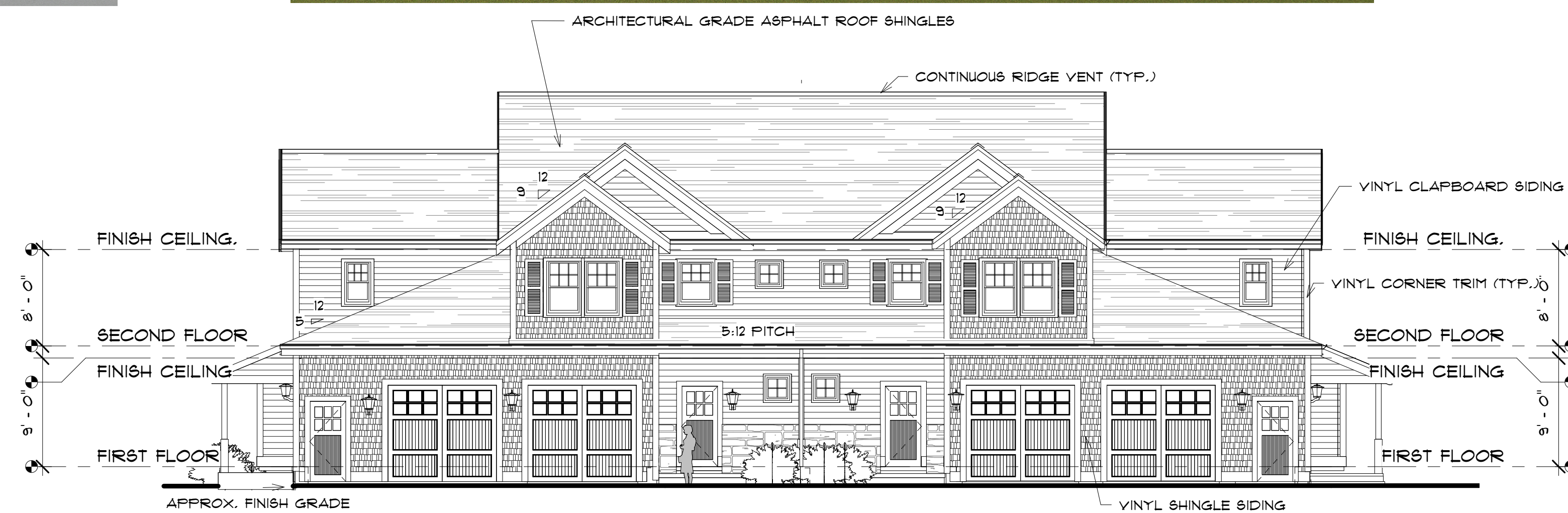
SCALE:	APPROVED BY:	DRAWN BY:
AS SHOWN		BRN
DATE:		REVISION DATE:
3/21/2019		Q : 04/14/2021
DESCRIPTION		
REVISIONS		

JOB NO: C052-20 FILE: THE HOMESTEAD DET.DWG SHEET: 9.4



1 LEFT ELEVATION.  
1/8" = 1'-0"

RIGHT ELEVATION  
IDENTICAL TO LEFT  
ELEVATION



2 FRONT ELEVATION.  
1/8" = 1'-0"

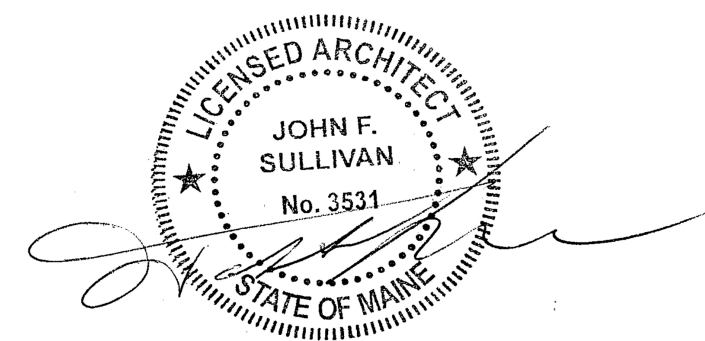


3 REAR ELEVATION .  
1/8" = 1'-0"

PROPOSED MULTI-FAMILY FOR:  
**HOMESTEAD, LLC**

ROUTE 1  
KITTERY, ME

DATE: MARCH 16, 2021

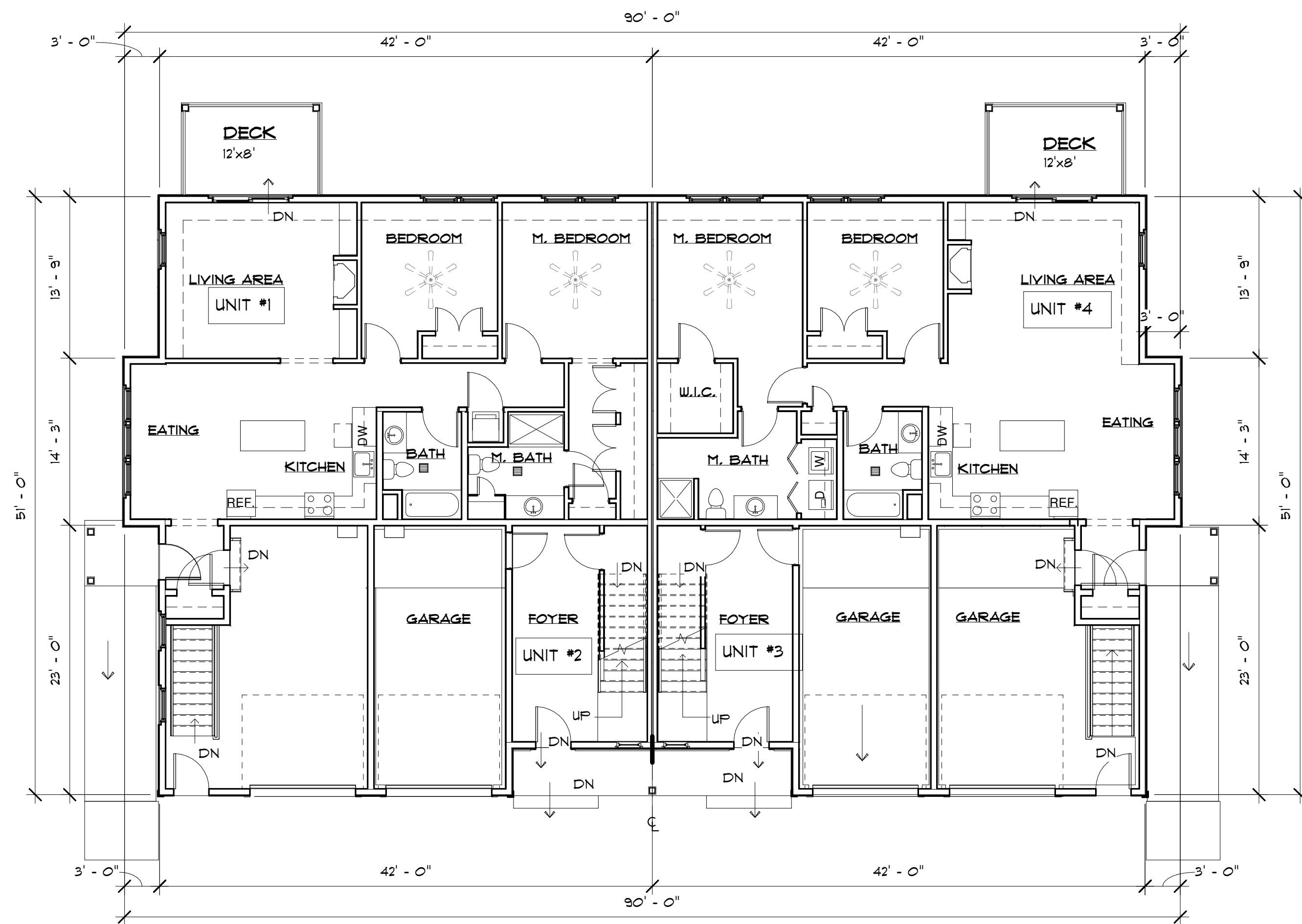


SQUARE FOOTAGE BREAKDOWN  
1ST FLOOR OVERALL 4,193 +/- SQ.FT.  
2ND FLOOR OVERALL 3,361 +/- SQ.FT.  
TOTAL 7,554 +/- SQ.FT.

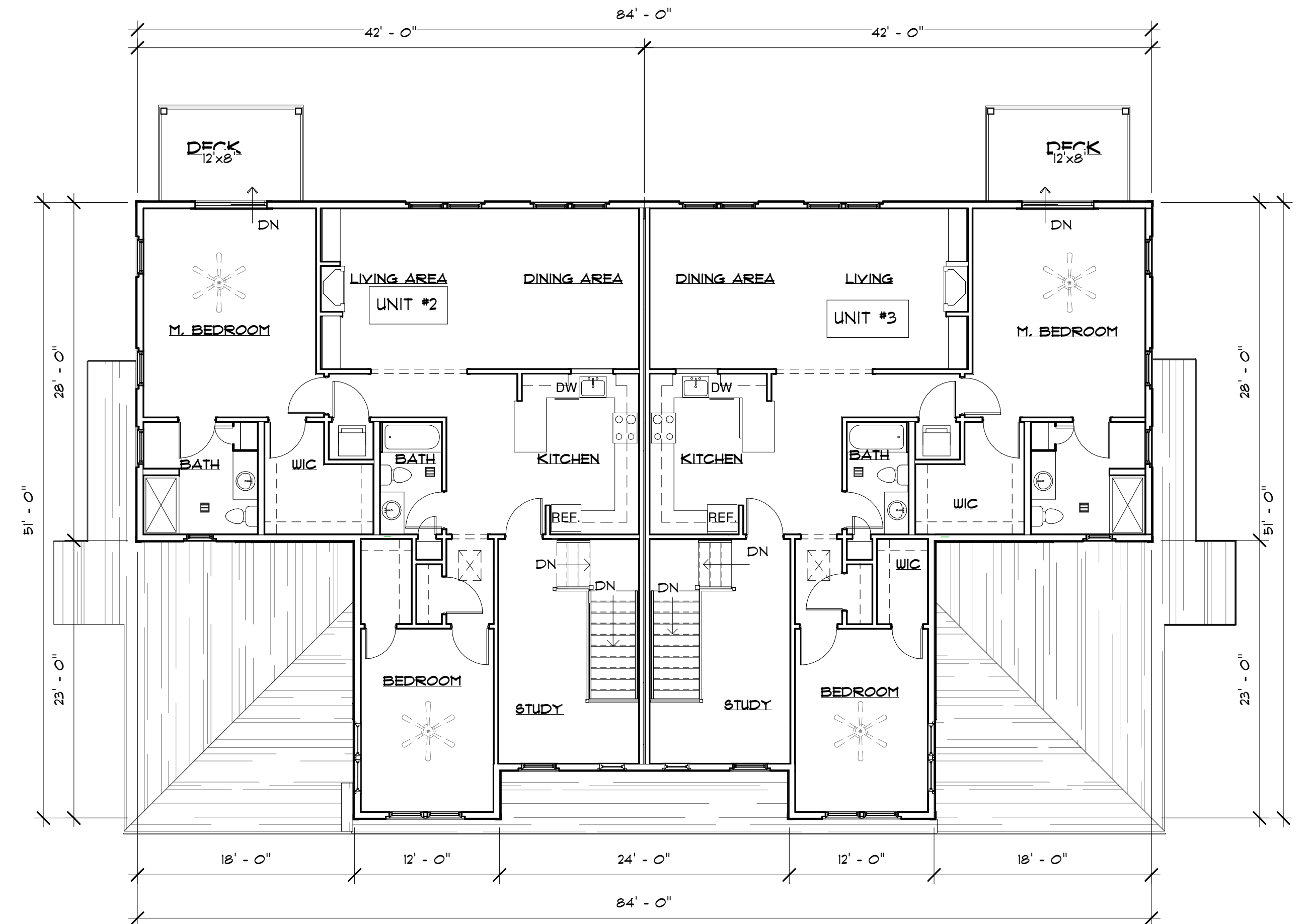
UNIT #1 AND #4 1,255 +/- SQ.FT. (DOES NOT INCLUDE THE GARAGE AND BASEMENT)  
UNIT #2 & #3 1,913 +/- SQ.FT. (DOES NOT INCLUDE GARAGE AND BASEMENT)

DESIGNED BY:  
**GAVIN AND SULLIVAN ARCHITECTS, INC.**

128 WARREN STREET  
LOWELL, MA 01852



1 FIRST FLOOR PLAN.  
1/8" = 1'-0"



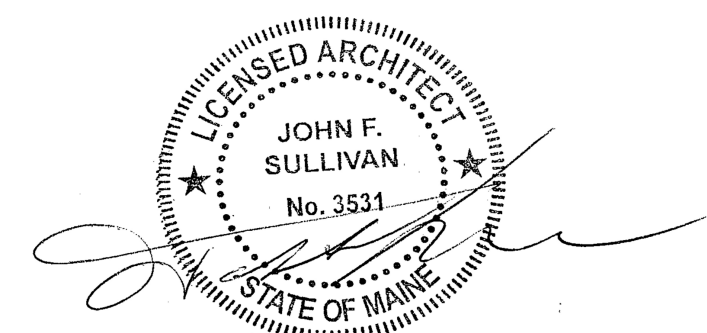
2 SECOND FLOOR PLAN.  
1/8" = 1'-0"

PROPOSED MULTI-FAMILY FOR:

**HOMESTEAD, LLC**

ROUTE 1  
KITTERY, ME

DATE: MARCH 16, 2021



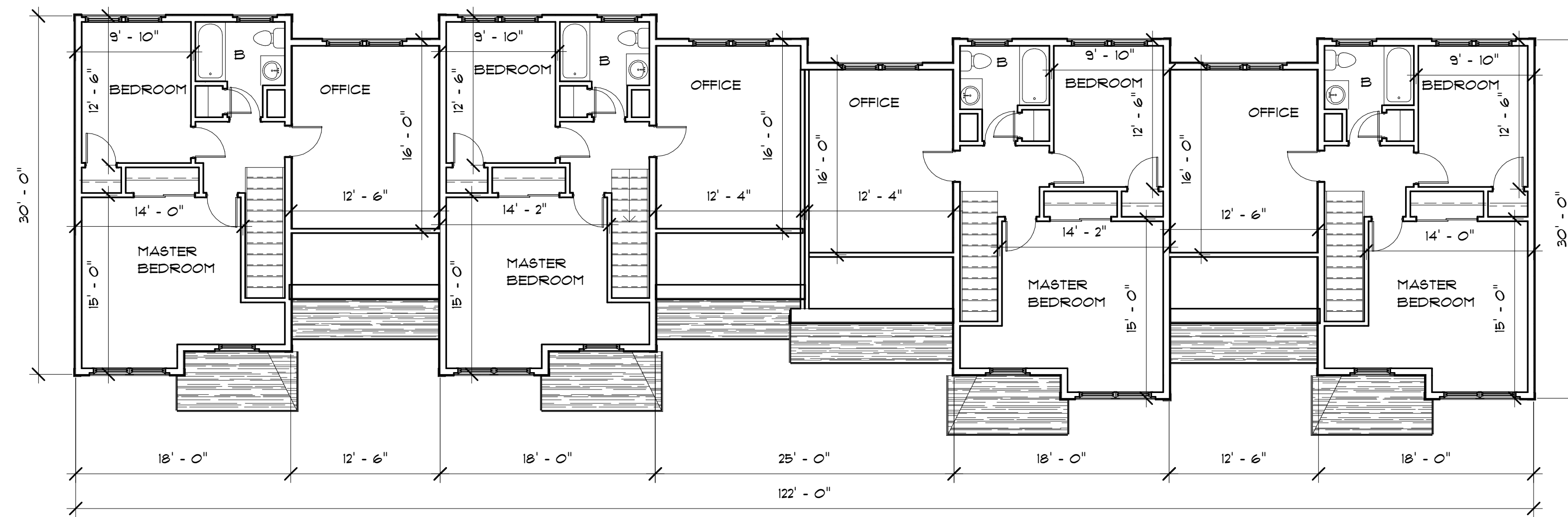
DESIGNED BY:

**GAVIN AND SULLIVAN ARCHITECTS, INC.**

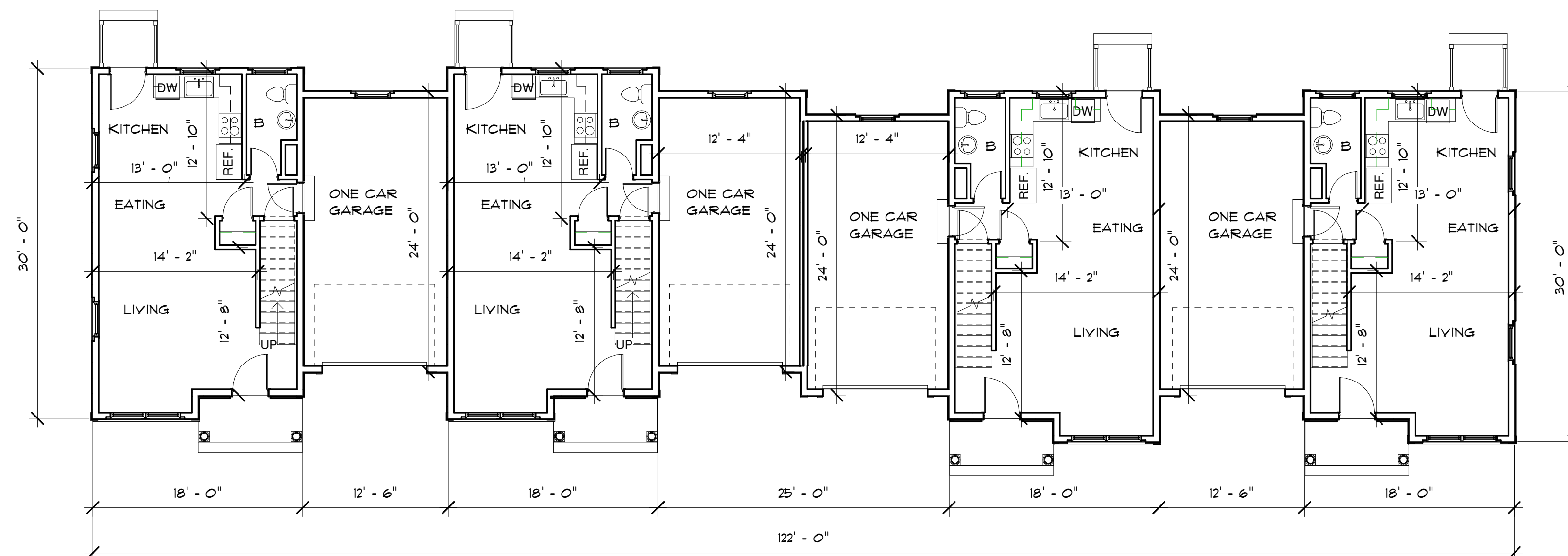
128 WARREN STREET  
LOWELL, MA 01852



3 FRONT ELEVATION  
1/8" = 1'-0"



2 SECOND FLOOR  
1/8" = 1'-0"



1 FIRST FLOOR  
1/8" = 1'-0"

FIRST FLOOR 522 SQ. FT.  
SECOND FLOOR 122 SQ. FT.  
TOTAL LIVING 1,244 SQ. FT.  
GARAGE 300 SQ. FT.  
UNIT TOTAL 1,544 SQ. FT.



3 3D VIEW 3



2 3D VIEW 2



1 3D VIEW 1

DESIGNED BY:  
**GAYN & SULLIVAN ARCHITECTS, INC.**  
128 WARREN STREET LOWELL, MA.

PROPOSED PLAN FOR  
**DCT DEVELOPMENT**  
WELLS, MAINE

**3D VIEWS**

PROJECT: 20-000 SCALE AS NOTED  
DATE: JANUARY 4, 2021 DRAWN BY: DJD

**A2**