ITEM 9

Town of Kittery

Planning Board Meeting

November 18, 2021

ITEM 9— 89 Route 236—Final Site Plan Review

Action: Accept or deny application as complete, continue to a subsequent meeting, approve or deny final plan. Pursuant to *Commercial (C-1, C-2, C-3, §*16.8 *Design and Performance Standards for Built Environment* and Article VII *Final Plan Review and Decision* of *§*16.10 *Development Plan Application* of the Town of Kittery Land Use and Development Code, the Planning Board shall consider a final site plan application from applicant/owner JD Investment Inc. and agent Jones & Beach Engineers, Inc. requesting final approval to expand the existing parking lot by 11 spaces totaling 3,400-sf. of additional impervious surface with appurtenant stormwater infrastructure on real property with an address of 89 Route 236 (Tax Map 28, Lot 14-2) located in the Commercial-2 (C2) Zone.

PROJECT TRACKING

REQ'D	ACTION	COMMENTS	STATUS
No	Sketch Plan	Not Pursued	N/A
YES	Site Visit	September 30, 2021	HELD
YES	Preliminary Plan Review Completeness/Acceptance	September 9, 2021	ACCEPTED
YES	Public Hearing	October 14, 2021	HELD
YES	Preliminary Plan Approval	October 14, 2021	APPROVED
YES	Final Plan Review and Decision	May occur on November 18, 2021	PENDING

Applicant: Prior to the signing of the approved Plan any **Conditions of Approval related to the Findings of Fact along with waivers and variances (by the BOA) must be placed on the Final Plan and, when applicable, recorded at the York County Registry of Deeds. PLACE THE MAP AND LOT NUMBER IN 1/4" HIGH LETTERS AT LOWER RIGHT BORDER OF ALL PLAN SHEETS.** As per Section 16.4.4.13 - 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.

Project Introduction

The application before the Planning Board ("Board") is a site plan development that seeks to construct a 3,400-sf expansion of an existing parking lot in order to accommodate an increase of the amount visitors the various businesses are experiencing. Currently, there is an engineering firm, CBD retail store (not a marijuana business) and an Aroma Joes drive-thru coffee shop.

The proposed development seeks approval to create 11 additional parking spaces. To accommodate the expansion, the application proposes to add new stormwater infrastructure, updated operation and maintenance plan, landscaping, lighting fixtures and appropriate signage. Separate from this application, but a component of the overall development is the installation of two new septic systems. It was identified earlier this year that the subsurface wastewater systems were failing and were of need of replacement as soon as possible. The replacement systems fall under a separate application process under the local plumbing inspector; however, are depicted on the site plan so as to show the extent of all the elements of the proposed development. Given the uncertainty expressed by the Board over the new systems, Brady Frick, Licensed Site Evaluator, of Albert Frick Associates, Inc. penned an opinion and small analysis on why the original system failed and the new system will be appropriate with an anticipated longer longevity.

CMA Engineering Inc. has reviewed the site plan and stormwater management plan and they found a few minor issues with the plan, but generally agree that the application complies with the relevant standards..

The task before the Board at this juncture is to review the application for completeness, determine if additional information is required; and if not, vote on the final plan.

Final Plan Review

§16.2.2 Definitions	
Standard	Comment
Drainage Ditch A man-made, regularly maintained channel, trench or swale for conducting water that has a direction of flow to remove surface water or groundwater from land by means of gravity. For the purposes of this title, any new activity that reroutes a streambed or dredges a wetland is not considered to be a "drainage ditch." Where a drainage ditch widens out into a larger wetland, a route no more than 12 feet in width can be considered to be the drainage ditch. The remainder is considered wetlands unless it is demonstrated that the originally developed drainage ditch was designed to be greater than 12 feet in width.	The Planning Board needs to apply this definition to the water body to the rear of the lot and make a determination whether or not it is a wetland or drainage ditch for stormwater purposes.
Wetland Areas that under normal circumstances have hydrophytic vegetation, hydric soils and wetland hydrology, as determined in the Corps of Engineers Wetlands Delineation Manual — Waterways Experiment Station Technical Report Y-87-1, January 1987" (1987 manual). This definition of wetland is based on the 1987 manual and is not subject to further revisions and/or amendments.	Similar to the definition above, this definition and that of a drainage ditch needs to be taken together and applied to the water body that abuts the existing parking lot to the rear of the site.

Code Ref.	§16.3.2.11.D(2)	
	Standard	Comment
§16.3.2.11.D(2)(a)	Minimum lot size: 40,000-sf.	It appears that this standard is satisfied.
§16.3.2.11.D(2)(b)	Minimum street frontage: 150-ft.	It appears that this standard is satisfied.
§16.3.2.11.D(2)(c)	Minimum front setback: 50-ft.	It appears that this standard is satisfied.
§16.3.2.11.D(2)(d)	Minimum rear and side setbacks: 30-ft., except as may be required by the buffer provisions of this title, and where the side and/or rear yards of the proposed nonresidential use abut a residential zone or use; in which case a minimum of 40 feet is required.	It appears that this standard is satisfied.
§16.3.2.11.D(2)(e)	Maximum building height: 40-ft.	It appears that this standard is satisfied.
16.3.2.11.D(2)(f)[4]	For all uses in the C-2 Zone, building and outdoor material coverage must not exceed 40%.	
16.3.2.11.D(2)(h)	Minimum setback from streams, water bodies and wetlands: in accordance with Table 16.9, § 16.3.2.17 and Appendix A, Fee Schedules.	It appears that this standard is satisfied.
16.3.2.11.D(2)(k)	Underground utilities required. The Planning Board may allow an alternative, but it is incumbent upon the applicant to demonstrate why such a modification request should be granted.	It appears that this standard is satisfied.

Code Ref,	§16.3.2.11.D(5) C-2 Zone Standards	
	Standard	Comment
§16.3.2.11.D(5)(a)	All new or revised parking must be visually screened through the use of landscaping, earthen berms and/or fencing from adjacent public streets or residential properties. (See the Design Handbook for appropriate examples.)	There appears to be adequate screening of the new and existing parking lot, as there is a woodland buffer along the side and rear sections of the property. Moreover, the applicant has identified and flagged trees of significance to be preserved during the construction of the parking lot. Planning Board may want to consider adding a condition of approval that stipulates the replanting of any trees that die during construction with a species of similar quality.
§16.3.2.11.D(5)(b)[1]	New buildings should meet the general design principles set forth in the Design Handbook. In general, buildings should be oriented to the street with the front of the building facing the street. The front or street facade must be designed as the front of the building. The front elevation must contain one or more of the following elements: [a] A "front door," although other provisions for access to the building may be provided; [b] Windows; or [c] Display cases.	This standard is not applicable.
§16.3.2.11.D(5)(b)[2]	A building's prominent roofs must be pitched a minimum of 4:12 unless demonstrated to the Planning Board's satisfaction that this is not practicable. Acceptable roof styles are gabled, gambrel and hipped roofs. Flat roofs, shed roofs and roof facades (such as "stuck on" mansards) are not acceptable as prominent roof forms except as provided above. (See Design Handbook for examples of acceptable designs.)	This standard is not applicable.
§16.3.2.11.D(5)(c)[1]	Landscape planter strip. A vegetated landscape planter strip must be provided a minimum of 20 feet in depth adjacent to the right-of-way of all public roads and include the following landscape elements: [a] Ground cover. The entire landscape planter strip must be vegetated except for approved driveways, walkways, bikeways and screened utility equipment [b] Street-side trees. A minimum of one street tree must be planted for each 50 feet of street frontage. The trees may be spaced along the frontage or grouped or clustered to enhance the visual quality of the site. (See Design Handbook for examples.) The trees must be a minimum two-and-one-half-inch caliper and be at least 12 feet high at the time of planting. The species should be selected from the list of recommended street trees in the Design Handbook. Existing large healthy trees must be preserved if practical and will count toward this requirement.	These standards appear to be satisfied.

§16.3.2.11.D(5)(c)[1][c][i]	Expansions of less than 2,000 square feet to existing uses are exempt from the landscaping standard of this subsection.	This standard is not applicable.
§16.3.2.11.D(5)(c)[1][c][ii]	Depth of landscape planter strip. In instances where the required minimum depth of the landscape planter strip is legally utilized, in accordance with previous permits or approvals for parking, display, storage, building or necessary vehicle circulation, the depth may be narrowed by the Planning Board to the minimum extent necessary to achieve the objective of the proposed project, provided that the required shrubs and perennials are planted along the street frontage to soften the appearance of the development from the public street.	This standard is not applicable.
§16.3.2.11.D(5)(c)[1][c][iii]	Additions and changes in use. For additions to existing buildings and changes of residential structures to a nonresidential use, one street-side tree (see list of recommended street trees in Design Handbook) is required to be planted for every 1,000 square feet of additional gross floor area added or converted to nonresidential use. In instances where parking, display area, storage, building or necessary vehicle circulation exists at the time of enactment of this section, the required trees may be clustered and/or relocated away from the road as is necessary to be practicable. The preservation of existing large trees is encouraged; therefore, the Planning Board may permit the preservation of existing healthy, large, mature trees within the landscape planter strip or other developed areas of the site to be substituted for the planting of new trees.	This standard is not applicable.
§16.3.2.11.D(5)(c)[1][c][iv]	Residences. Residential additions to existing single- and two-family dwellings and proposed single and duplex family dwellings are exempt from the landscaping standards of this subsection.	This standard is not applicable.
§16.3.2.11.D(5)(c)[2]	Outdoor service and storage areas. No areas for the storage of raw materials, equipment or finished products other than small areas for the display of samples of products available for sale or rent may be located between the front property line and the front facade of the building. Display areas may not be located within the required landscape planter strip. Facilities for waste storage such as dumpsters must be located within an enclosure and be visually buffered by fencing, landscaping and/or other treatments. (See Design Handbook for examples of appropriate buffering.)	This standard appears to be satisfied as a fence is proposed to screed the dumpsters.
§16.3.2.11.D(5)(d)	Vehicular and pedestrian circulation must meet the general provisions of the Design Handbook	The Planning Board may want to consider having the applicant incorporate pedestrian access (crosswalks) ways from the parking lot to the building in order to create a safe area for people to use to travel to and from the parking lot.

Code Ref.	§16.8 Article IV Streets and Pedestrian/Sidewalks Site Design Standards	
	Standard	Comment
§16.8.4.5.A	Vehicular access to the development must be arranged to avoid traffic use of local residential streets.	This standard appears to be satisfied.
§16.8.4.5.B	Where a lot has frontage on two or more streets, the access to the lot must be provided to the lot across the frontage and to the street where there is lesser potential for traffic congestion and for hazards to traffic and pedestrians.	This standard appears to be satisfied.
§16.8.4.5.C	The street giving access to the lot and neighboring streets which can be expected to carry traffic to and from the development must have traffic-carrying capacity and be suitably improved to accommodate the amount and types of traffic generated by the proposed use. No development may increase the volume/capacity ratio of any street above 0.8 nor reduce any intersection or link level of service to "D" or below.	This standard appears to be satisfied has the access way that will be used to service the lot is a state highway. Moreover, there is no proposed use change appended with the parking lot expansion. If a use change were to occur, the
§16.8.4.5.D	Where necessary to safeguard against hazards to traffic and pedestrians and/or to avoid traffic congestion, provision must be made for turning lanes, traffic directional islands, frontage roads, driveways and traffic controls within public streets.	This standard appears to be satisfied.

§16.8.4.5.E	Accessways must be of a design and have sufficient capacity to avoid hazardous queuing of entering vehicles on any street.	This standard appears to be satisfied.
§16.8.4.5.F	Where topographic and other conditions allow, provision must be made for circulation driveway connections to adjoining lots of similar existing or potential use: (1) When such driveway connection will facilitate fire protection services as approved by the Fire Chief; or (2) When such driveway will enable the public to travel between two existing or potential uses, generally open to the public, without need to travel upon a street.	This standard is not applicable.
§16.8.4.13.A	Where required, sidewalks must be installed to meet minimum requirements as specified in Table 1 of this chapter	This standard is not applicable.
Code Ref.	§16.8 Article VI Water Supply	
§16.8.6.1.A	A public water supply system with fire hydrants must be installed and approved in writing by the servicing water department.	This standard is not applicable.
Code Ref.	§16.8 Article VII Sewage Disposal	
§16.8.7.2.C	Replacement of subsurface wastewater disposal systems (SWDS) for existing legal uses: (1) Where no expansion is proposed, the SWDS must comply with § 16.8.7.2 and Table 16.9 to the extent practicable and otherwise are allowed per the Maine Subsurface Wastewater Disposal Rules; or (2) Where expansion is proposed, the SWDS must comply with § 16.8.7.2 and Table 16.9 in addition to the Maine Subsurface Wastewater Disposal Rules. NOTE: For the purposes of this subsection, "expansion" is as defined in Section 9 of the Maine Subsurface Wastewater Disposal Rules.	This standard appears to be satisfied, as the proposed parking lot will not be within any wetland setbacks.
Code Ref.	§16.8 Article VIII Surface Drainage	
§16.8.8.1 & §16.8.8.2		The applicant has filed a stormwater management report, which will be peer reviewed by CMA Engineers Inc. to determine compliance. Comments have yet to be received from CMA.
Code Ref.	§16.8 Article IX Parking, Loading and Traffic	
16.8.9.1.A	All development, special exceptions and changes in use must comply with the performance standards herein and, where applicable, those contained in Article V of this chapter. The Planning Board may impose additional reasonable requirements, which may include off-site improvements, based on the following considerations: (1) Sight distances along public rights-of-way; (2) The existence and impact upon adjacent access points and intersections; (3) Turning movements of vehicles entering and leaving the public streets; (4) Snow removal; and (5) General condition and capacity of public streets serving the facility.	Planning Board may want the applicant to revise the plan notes to state that in the instance the lot reaches it capacity for snow storage, all excess snow will be carried off site.
§16.8.9.1.E	All traffic flow in parking areas is to be clearly marked with signs and/or surface directions at all times.	This standard appears to be satisfied.
§16.8.9.1.F	Off-street parking must be constructed in accordance with Table 2 of this chapter, set out at the end of Article IX, Parking Loading and Traffic.	This standard appears to be satisfied.

§16.8.9.4.F	A parking area must meet the wetland and water body setback requirements for structures for the district in which such areas are located, per Table 16.9, Minimum Setback from Wetlands and Water Bodies; except, in the Commercial Fisheries/Maritime Uses Overlay Zone, parking area must be set back at least 25 feet from the normal high-water line or the upland edge of a wetland. The setback requirement for a parking area serving public boat-launching facilities, in zones other than the Commercial, Business-Local, Residential-Urban Zones, and the Commercial Fisheries/Maritime Uses Overlay Zone, may be reduced to no less than 50 feet from the normal high-water line or upland edge of a wetland if the Planning Board finds no other reasonable alternative exists.	This standard appears to be satisfied.
§16.8.9.4.G	Parking landscaping is required for parking areas containing 10 or more parking spaces and must have at least one tree per eight spaces. Such trees are to be located either within the lot or within five feet of it. Such trees are to be at least 1 1/2 inches in diameter, with no less than 25 square feet of unpaved soil or permeable surface area per tree. At least 10% of the interior of any parking area having 25 or more spaces is to be maintained with landscaping, including trees, in plots of at least five feet in width.	This standard appears to be satisfied.
§16.8.9.4.I	If parking spaces are provided for employees, customers or visitors, then accessible parking spaces must be included in each such parking area in conformance with the following table: (see table) (1) Each accessible parking space must contain a rectangular area at least 19 feet long and eight feet wide with access to a designated and marked five-foot-wide aisle. All required accessible parking spaces are to be identified by a vertical sign displaying the international symbol of accessibility; pavement marking alone is not adequate to identify accessible parking spaces. (2) The total number of accessible parking spaces is to be distributed to serve the various accessible entrances as well as possible. (3) At least one accessible route is to connect from each accessible parking space to the accessible building entrance.	This standard appears to be satisfied.
§16.8.9.4.K	Where off-street parking for more than six vehicles is required or provided, the following construction requirements apply: (1) Appropriate driveways from streets or alleys, as well as maneuvering areas, must be provided. Location and width of approaches over public sidewalk are to be approved by the Commissioner of Public Works. When access to parking areas is available from more than one street, the location of points of ingress and egress are to have the approval of the Planning Board. (2) The surface of driveways, maneuvering areas and parking areas must be uniformly graded with a subgrade consisting of gravel or equivalent materials at least six inches in depth, well-compacted and with a wearing surface equivalent in qualities of compaction and durability to fine gravel. (3) A system of surface drainage must be provided in such a way that the water runoff does not run over or across any public sidewalk or street or adjacent property. Where catch basins are required, oil traps are to be provided. (4) Where artificial lighting is provided, it must be shaded or screened so that no light source is visible from outside the area and its access driveways. (5) Where surface water drainage utilizes a municipal drainage system, the parking or driveway area may be required to have a bituminous asphalt surface or other approved equivalent.	These standard appear to be satisfied or not applicable.
Code Ref.	§16.8 Article XVII Utilities	
§16.8.17.2	Utilities, where feasible, are to be installed underground. The Board must require the developer to adopt a prudent avoidance approach when aboveground electrical installations are approved.	It is unclear on the site plan where the electrical lines to connect with the proposed parking lot light pole will be located. Planning Board should have the applicant update the site plan to incorporate this element and determine whether or not relief is needed.

Code Ref.	§16.8 Article XVIII Landscaping	
§16.8.18.1	Street trees, esplanades and open green spaces may be required, at the Board's discretion. Where such improvements are required, they are to be incorporated in the plan and executed as construction progresses. Said improvements must be maintained throughout the life of the development. A "life maintenance" note is to be included on the plan.	These standards generally appear to be satisfied.
Code Ref.	§16.8 Article XXIV Exterior Lighting	
§16.8.24.2.A	Lighting fixtures mounted on masts or poles must be cutoff fixtures except for period or historical fixtures meeting the provisions of Subsection G of this section.	These standards generally appear to be satisfied.
§16.8.24.2.B	Floodlighting or other directional lighting may be used for supplemental illumination of sales or storage areas, provided that the floodlights are installed no higher than 12 feet above ground level, are aimed to avoid the source of the light being seen from adjacent streets or properties, and utilize lamps with an initial lumen rating not exceeding 39,000 lumens. The Town has the right to inspect the completed lighting installation and, if floodlights are used, to require that the floodlights be re-aimed or fitted with face louvers if necessary to control direct brightness or glare.	This standard is not applicable.
§16.8.24.2.C	Except for ornamental lighting fixtures that utilize lamps with initial lumen ratings of 8,500 lumens or less, wall-mounted building lights must include full-face shielding consisting of either a solid panel or full-face louvers. Exposed lamps, reflectors or refractors may not be visible from any part of the fixture except the bottom light-emitting surface.	This standard is not applicable.
§16.8.24.2.D	Light fixtures located on or within canopies must be recessed into the ceiling of the canopy so that the lamp, reflector and lens are not visible from public streets. Fixtures must limit the direction of light as required for a cutoff fixture. Refractors or diffusing panels that are dropped below the canopy ceiling surface are not permitted.	This standard is not applicable.
§16.8.24.2.E	Light fixtures must be mounted at the lowest level that allows reasonable compliance with IESNA-recommended practices and the provisions of this article.	This standard is not applicable.
§16.8.24.2.E(1)	In approving new or modified lighting, the Planning Board may permit a maximum light fixture height for pole-mounted or mast-mounted light fixtures located between the building and the front lot line of not more than 15 feet, unless the applicant demonstrates that a higher height is necessary to allow reasonable compliance with the lighting standards and the Planning Board finds that no practicable alternative for lighting of the site exists.	It is unclear how tall the light pole will be. Applicant should provide a detail depicting its proposed height.
§16.8.24.2.E(2)	The Planning Board may permit a maximum light fixture height for pole-mounted or mast-mounted light fixtures for other areas of the site of not more than 20 feet, unless the applicant demonstrates that a higher height is necessary to allow reasonable compliance with the lighting standards and the Planning Board finds that no practicable alternative for lighting of that area of the site exists.	At the Planning Board discretion.
§16.8.24.2.E(3)	The maximum light fixture height for building-mounted light fixtures is the equivalent of that allowed for a pole-mounted light illuminating the same area. See the Design Handbook for examples of acceptable lighting installations.	This standard is not applicable.
§16.8.24.2.F	Lamps in exterior light fixtures must be incandescent, metal halide, high-pressure sodium, compact fluorescent or light-emitting diode (LED). This provision does not prohibit the use of fluorescent lamps in internally lighted signs where such signs are otherwise permitted, provided such signs meet the requirements of this article. See the Design Handbook for appropriate examples of signs. With the use of LED lighting, the applicant is required to demonstrate that standards within this article are met and/or meet comparable accepted standards for LED exterior lighting. Required photometric test reports for LED lighting must be based on the IESNA LM-79-08 test procedure.	This standard appears to be satisfied.

§16.8.24.32.G	Period or historical fixtures that do not meet the requirements of this section may be used as an alternative to cutoff fixtures, provided the maximum initial lumens generated by each fixture does not exceed 2,000. The maximum initial lumens for metal halide lamps may be increased to 8,500 if the lamp is internally recessed within the fixture or is shielded by internal louvers or refractors. The mounting height of period or historical fixtures may not exceed 12 feet above the adjacent ground. See the Design Handbook for examples.	This standard is not applicable.
§16.8.24.2.H	State and national flags that are flown on flagpoles may be illuminated by ground-mounted lighting that shines vertically as long as exposed lamps, reflectors or refractors are not visible from any public street.	This standard is not applicable.
§16.8.24.3.A	The illumination of access drives must provide for a uniformity ratio of not more than 4:1 (ratio of average to minimum luminance). The illumination of parking lots and outdoor sales and service areas must provide for a uniformity ratio of not more than 20:1 (ratio of maximum to minimum luminance).	Applicant should confirm the ratio to determine if this standard has been met.
§16.8.24.3.B	The maximum illumination level within access drives, parking lots and sales and service areas may not exceed eight footcandles measured at the ground surface.	This standard appears to be satisfied.
§16.8.24.3.C	The maximum illumination level at the property line of a nonresidential or multifamily housing use with abutting properties in a residential district may not exceed 0.1 footcandle.	This standard appears to be satisfied.
§16.8.24.3.D	Areas directly under canopies must be illuminated so that the uniformity ratio (ratio of average to minimum luminance) will be not greater than 3:1 with an average illumination level at ground level of not more than 30 footcandles. Areas of access drives, parking lots, sales display areas, etc., which are adjacent to canopies must taper down in illumination level from the illumination level permitted under the canopy to the maximum illumination level permitted in Subsection B of this section for the access drive, parking lot or sales display area adjacent to the canopy within a horizontal distance equivalent to the height of the canopy.	This standard is not applicable.
§16.8.24.3.E	The maximum illumination levels and uniformity ratios for areas other than parking lots, access drives and canopies must be consistent with IESNA-recommended practices and be compatible with the overall lighting of the project and be specifically approved by the Planning Board.	This standard is not applicable.

Code Ref.	§16.10 Article VII Final Plan Review and Decision	
	Standard	Comment
§16.10.7.2.A	Preliminary plan information, including vicinity map and any amendments thereto suggested or required by the Planning Board or other required reviewing agency.	This standard appears to be satisfied.
§16.10.7.2.B	Street names and lines, pedestrian ways, lots, easements and areas to be reserved for or dedicated to public use.	This standard appears to be satisfied.
§16.10.7.2.C	Street length of all straight lines, the deflection angles, radii, lengths of curves and central angles of all curves, tangent distances and tangent bearings	This standard appears to be satisfied.
§16.10.7.2.D	Lots and blocks within a subdivision, numbered in accordance with local practice.	This standard is not applicable.
§16.10.7.2.E	Markers/permanent reference monuments: Their location, source references and, where required, constructed in accordance with specifications herein.	This standard appears to be satisfied.
§16.10.7.2.F	Structures: their location and description, including signs, to be placed on the site, floor plans and elevations of principal structures as well as detail of all structures, showing building materials and colors, and accesses located within 100 feet of the property line.	This standard appears to be satisfied.
§16.10.7.2.G	Outdoor lighting and signage plan if the application involves the construction of more than 5,000 square feet of nonresidential floor area; or the creation of more than 20,000 square feet of impervious area; or the creation of three or more dwelling units in a building — prepared by a qualified lighting professional, showing at least the following at the same scale as the site plan:	These standards appear to be satisfied.

	(1) All buildings, parking areas, driveways, service areas, pedestrian areas, landscaping and proposed exterior lighting fixtures; (2) All proposed lighting fixture specifications and illustrations, including photometric data, designation as "cutoff" fixtures, color rendering index (CRI) of all lamps (bulbs), and other descriptive information on the fixtures; (3) Mounting height of all exterior lighting fixtures; (4) Lighting analyses and luminance level diagrams or photometric point-by-point diagrams on a twenty-foot grid, showing that the proposed installation conforms to the lighting level standards of the ordinance codified in this section together with statistical summaries documenting the average luminance, maximum luminance, minimum luminance, average-to-minimum uniformity ratio, and maximum-to-minimum uniformity ratio for each parking area, drive, canopy and sales or storage area; (5) Drawings of all relevant building elevations, showing the fixtures, the portions of the walls to be illuminated, the luminance levels of the walls, and the aiming points for any remote light fixtures; and (6) A narrative that describes the hierarchy of site lighting and how the lighting will be used to provides safety, security and aesthetic effects.	
§16.10.7.2.H	Machinery in permanently installed locations likely to cause appreciable noise at the lot lines.	This standard appears to be satisfied.
§16.10.7.2.I	Materials (raw, finished or waste) storage areas, their types and location, and any stored toxic or hazardous materials, their types and locations.	This standard appears to be satisfied.
§16.10.7.2.J	Fences, retaining walls and other artificial features locations and dimensions proposed.	This standard appears to be satisfied.
§16.10.7.2.K	Landscaping plan, including location, size and type of plant material.	This standard appears to be satisfied.
§16.10.7.2.L	Municipal impact analysis of the relationship of the revenues to the Town from the development and the costs of additional publicly funded resources, including: (1) Review for impacts. A list of the construction items that will be completed by the developer prior to the sale of lots. (2) Municipal construction and maintenance items. A list of construction and maintenance items that must be borne by the municipality, which must include, but not be limited to: (a) Schools, including busing; (b) Road maintenance and snow removal; (c) Police and fire protection; (d) Solid waste disposal; (e) Recreation facilities; (f) Runoff water disposal drainageways and/or storm sewer enlargement with sediment traps. (3) Municipal costs and revenues. Cost estimates to the Town for the above services and the expected tax revenue of the development.	This standard is not applicable.
§16.10.7.2.M	Open space land cession offers. Written offers of cession to the municipality of all public open space shown on the plan, and copies of agreements or other documents showing the manner in which space(s), title to which is reserved by the subdivider, are to be maintained.	This standard is not applicable.
§16.10.7.2.N	Open space land cession offers acknowledgement by Town. Written evidence that the municipal officers are satisfied with the legal sufficiency of the documents referred to in § 16.10.7.2M. Such written evidence does not constitute an acceptance by the municipality of any public open space referred to in § 16.10.7.2M.	This standards are not applicable.
§16.10.7.2.O	Performance guaranty and Town acceptance to secure completion of all improvements required by the Planning Board, and written evidence the Town Manager is satisfied with the sufficiency of such guaranty. (1) Where improvements for the common use of lessees or the general public have been approved, the Planning Board must require a performance guaranty of amount sufficient to pay for said improvements as a part of the agreement.	These standards are not applicable.

	(2) Process. Prior to the issue of a building permit, the applicant must, in an amount and form acceptable to the Town Manager, file with the Municipal Treasurer an instrument to cover the full cost of the required improvements. A period of one year (or such other period as the Planning Board may determine appropriate, not to exceed three years) is the guaranty time within which required improvements must be completed. The performance guaranty must include an amount required for recreation land or improvements, as specified.	
§16.10.7.2.P	Maintenance plan and agreement defining maintenance responsibilities, responsible parties, shared costs and schedule. Where applicable, a maintenance agreement must be included in the document of covenants, homeowners' documents and/or as riders to the individual deed.	This standard appears to be satisfied.

Next Steps

Overall, the site plan appears to conform with the standards outlined in §16.3, §16.8 and §16.9 with minor issues as stated above. Planning Board should decide how to proceed based on the events of the meeting.

Recommended Motions

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

Motion to continue final plan application

Move to continue a preliminary site plan application from applicant/owner JD Investment Inc. and agent Jones & Beach Engineers, Inc. requesting preliminary approval to expand the existing parking lot by 11 spaces totaling 3,400-sf. of additional impervious surface with appurtenant stormwater infrastructure on real property with an address of 89 Route 236 (Tax Map 28, Lot 14-2) located in the Commercial-2 (C2) Zone.

Motion to approve final plan application

Move to approve a preliminary site plan application from applicant/owner JD Investment Inc. and agent Jones & Beach Engineers, Inc. requesting preliminary approval to expand the existing parking lot by 11 spaces totaling 3,400-sf. of additional impervious surface with appurtenant stormwater infrastructure on real property with an address of 89 Route 236 (Tax Map 28, Lot 14-2) located in the Commercial-2 (C2) Zone.

M 28 L 14-2
UNAPPROVED

Kittery Planning Board
Findings of Fact
For 89 Route 236
Final Site Plan Review

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

WHEREAS: applicant/owner JD Investment Inc. and agent Jones & Beach Engineers, Inc. requesting final approval to expand the existing parking lot by 11 spaces totaling 3,400-sf. of additional impervious surface with appurtenant stormwater infrastructure on real property with an address of 89 Route 236 (Tax Map 28, Lot 14-2) located in the Commercial-2 (C2) Zone.

Hereinafter the "Development".

Pursuant to the Plan Review meetings conducted by the Planning Board as noted in the Plan Review Notes dated 11/18/2021;

Sketch Plan	Not Pursued	N/A
Site Visit	September 30, 2021	HELD
Preliminary Plan Review Completeness/Acceptance	September 9, 2021	ACCEPTED
Public Hearing	October 14, 2021	HELD
Preliminary Plan Approval	October 14, 2021	APPROVED
Final Plan Review and Decision	May occur on November 18, 2021	TBD

and pursuant to the Project Application and Plan and other documents considered to be a part of the approval by the Planning Board in this finding consist of the following and as noted in the Plan Review Notes dated 11/18/2021 (Hereinafter the "Plan").

1. Final Plan Review Site Plan, Jones & Beach Engineering, Inc., dated 8/21/2021, last revised 10/27/21
2. Stormwater Management Operation and Maintenance Manual, dated 8/19/2021
3. CMA Review Letter, dated 10/25/2021
4. Email from Brady Frick, Licensed Site Evaluator, dated 10/22/2021
5. Jones & Beach Engineering, Inc response letter, dated 10/27/21

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.D. and as recorded below:**

FINDINGS OF FACT

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

A. Development Conforms to Local Ordinances.

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

Finding: The proposed development conforms to Title 16,

Conclusion: This standard appears to be met.

Vote of __ in favor __ against __ abstaining

B. Freshwater Wetlands Identified.

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

Finding: The wetlands boundaries have been delineated/flagged by Michael Cuomo, Maine Certified Soil Scientist and depicted on the site plan. No wetlands will be impacted by the development.

Conclusion: This standard is appears to be met.

Vote of __ in favor __ against __ abstaining

C. River, Stream or Brook Identified.

Standard: *Any river, stream or brook within or abutting the proposed project area has been identified on any maps submitted as part of the application. For purposes of this section, "river, stream or brook" has the same meaning as in 38 M.R.S. §480-B, Subsection 9.*

Finding: There is a creek that abuts the property to the southeast.

Conclusion: This standard appears to be met.

Vote of __ in favor __ against __ abstaining

D. Water Supply Sufficient. *{and}*

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

E. Municipal Water Supply Available.

Standard The proposed development will not cause an unreasonable burden on an existing water supply, if one is to be used.

Finding: The proposed parking lot expansion does not incorporate additional Kittery Water District connections.

Conclusion: This standard appears to not be applicable.

Vote of __ in favor __ against __ abstaining

F. Sewage Disposal Adequate.

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

Finding: The proposed development is to replace a failing subsurface wastewater system ,which is designed to handle heavy usage from the proposed commercial building.

Conclusion: This standard appears to be met.

Vote of __ in favor __ against __ abstaining

G. Municipal Solid Waste Disposal Available.

Standard: The proposed development will not cause an unreasonable burden on the municipality's ability to dispose of solid waste, if municipal services are to be used.

Finding: The proposed development doesn't not require any changes to municipal solid waste services.

Conclusion: This standard appears to be met.

Vote of __ in favor __ against __ abstaining

H. Water Body Quality and Shoreline Protected.

Standard: *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.*

Finding: The proposed development appears to be designed not to negatively impact any wetlands

Conclusion: This standard appears to be met.

Vote of __ in favor __ against __ abstaining

I. Groundwater Protected.

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

Finding: The proposed development is to replace a failing subsurface wastewater system ,which is designed to handle heavy usage from the proposed commercial building. The new design will facilitate the attenuation wastewater reentering the environment.

Conclusion: This standard appears to be met.

Vote of __ in favor __ against __ abstaining

J. Flood Areas Identified and Development Conditioned.

Standard: *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.*

Finding: No flood hazard zones were identified to be located on the property.

Conclusion: This standard appears to be met.

Vote of __ in favor __ against __ abstaining

K. Stormwater Managed.

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

Finding: The design was prepared by Jones & Beach Engineers, Inc. and reviewed by CMA Engineers, Inc. Town peer-review engineer. CMA reported that the applicant has prepared a complete stormwater design and associated analysis and the proposed development meets the requirements of the Title 16., with the need of slight revisions.

Stormwater from impervious and disturbed areas on the site will be treated by the use of stormwater BMPs designed to remove fine particulates and suspended sediments. A grassed underdrain soil filter, wooded buffers, grass swales, level spreaders and riprap are utilized to obtain the required stormwater treatment. A comprehensive review of the stormwater management plan will be performed by MDEP to which no comments were issued.

Conclusion: This standard appears to be met.

Vote of ___ in favor __ against __ abstaining

***L.* Erosion Controlled.**

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

The Contractor shall follow MDEP best management practices for erosion and sediment control (silt fencing, silt sacks, etc.), and CMA Engineers will be notified to observe application during construction.

Finding: Runoff is primarily maintained as sheet flow and minimized concentrated flow. Other best management practices include the use of undisturbed wooded buffers, grass swales, ponds, riprap protection, stabilized construction exit and silt barriers. Best management practices for erosion control will be reviewed as part of the MDEP *Stormwater Law License* permit.

Conclusion: This standard appears to be met.

Vote of ___ in favor __ against __ abstaining

M. Traffic Managed.

Standard: *The proposed development will:*

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

2. Provide adequate traffic circulation, both on-site and off-site.

Finding: The applicant is not changing any of the uses within the property, rather adding extra spaces to the lot in order to accommodate existing businesses.

Conclusion: This standard appears to be met.

Vote of ___ in favor __ against __ abstaining

N. Water and Air Pollution Minimized.

Standard: *The proposed development will not result in undue water or air pollution. In making this determination, the following must be considered:*

1. Elevation of the land above sea level and its relation to the floodplains;

2. Nature of soils and sub-soils and their ability to adequately support waste disposal;

3. *Slope of the land and its effect on effluents;*

4. *Availability of streams for disposal of effluents;*

5. *Applicable state and local health and water resource rules and regulations; and*

6. *Safe transportation, disposal and storage of hazardous materials.*

Finding:

1. No filling or development is proposed within the 100-year floodplain.

2. It appears with the new subsurface waste water system, the soils underneath should be able to accommodate the rate of discharge.

3. Not applicable.

4. Not applicable.

5. The applicant has applied for a MDEP review.

6. Not applicable

Conclusion: This standard appears to be met.

Vote of __ in favor __ against __ abstaining

O. Aesthetic, Cultural and Natural Values Protected.

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

Finding: The applicant has agreed to remove those trees that are necessary to accommodate the new parking lot and subsurface waste water system.

Conclusion: This standard appears to be met.

Vote of __ in favor __ against __ abstaining

P. Developer Financially and Technically Capable.

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

Finding: 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.

Conclusion: This standard appears to be met.

Vote of __ in favor __ against __ abstaining

NOW THEREFORE the Kittery Planning Board adopts each of the foregoing Findings of Fact and based on these Findings determines the proposed Development will have no significant detrimental impact, and the Kittery Planning Board hereby grants final approval for the Development at the above referenced property, including any waivers granted or conditions as noted.

Waivers: None.

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

1. No changes, erasures, modifications or revisions may be made to any Planning Board approved final plan. (Title 16.10.9.1.2)
2. Applicant/contractor will follow Maine DEP *Best Management Practices* for all work associated with site and building construction to ensure adequate erosion control and slope stabilization.
3. Prior to the commencement of grading and/or construction within a building envelope, as shown on the Plan, the owner and/or developer must stake all corners of the envelope. These markers must remain in place until the Code Enforcement Officer determines construction is completed and there is no danger of damage to areas that are, per Planning Board approval, to remain undisturbed.
4. All Notices to Applicant contained in the Findings of Fact (dated: 11/18/2021).

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

1. 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 for endorsement. .

Notices to Applicant: (not to be included on the final plan)

1. Prior to the release of the signed plans, the applicant must pay all outstanding fees associated with review, including, but not limited to, Town Attorney fees, peer review, newspaper advertisements and abutter notification.
2. State law requires all subdivision and shoreland development plans, and any plans receiving waivers or variances, be recorded at the York County Registry of Deeds within 90 days of the final approval.
3. Three (3) paper copies of the final recorded plan and any and all related state/federal permits or legal documents that may be required, must be submitted to the Town Planning Department. Date of Planning Board approval shall be included on the final plan in the Signature Block.
4. This approval by the Town Planning Board constitutes an agreement between the Town and the Developer, incorporating the Plan and supporting documentation, the Findings of Fact, and any Conditions of Approval.

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

Vote of _in favor_against_ abstaining

APPROVED BY THE KITTERY PLANNING BOARD ON November 18, 2021

_____

Dutch Dunkelberger, Planning Board Chair

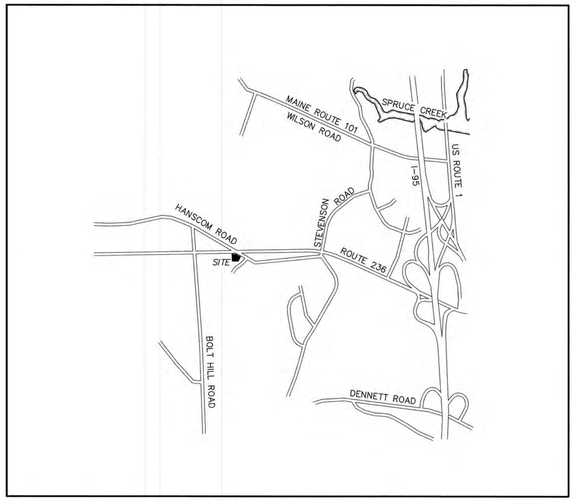
Appeal:

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.

PARKING LOT EXPANSION
TAX MAP 28, LOT 14-2
89 ROUTE 236, KITTERY, MAINE

GENERAL LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINES
		SETBACK LINES
		CENTERLINE
		FRESHWATER WETLANDS LINE
		TIDAL WETLANDS LINE
		TREE LINE
		STONEWALL
		SOIL BOUNDARY
		FLOOD PLAIN LINE
		EASEMENT
100	100	MAJOR CONTOUR
98	98	MINOR CONTOUR
		EDGE OF PAVEMENT
		EDGE OF GRAVEL
CCB	CCB	CAPE COD BERM
	X	SILT FENCE
D		DRAINAGE LINE
W	W	WATER LINE
OHE	OHE	OVERHEAD ELECTRIC
UGE	UGE	UNDERGROUND ELECTRIC
UD	UDW	UNDERDRAIN
		THRUST BLOCK
		IRON PIPE/IRON ROD
		DRILL HOLE
		IRON ROD/DRILL HOLE
100x0	100x0	STONE/GRANITE BOUND
100.00	100.00	SPOT GRADE
		PAVEMENT SPOT GRADE
		SINGLE POST SIGN
		WELL
		TEST PIT
		UTILITY POLE
		LIGHT POLES
		DRAIN MANHOLE
		HYDRANT
		WATER GATE
		WATER SHUT OFF
		REDUCER
		SINGLE GRATE CATCH BASIN
		DOUBLE GRATE CATCH BASIN
		TRANSFORMER
D		CULVERT W/STRAIGHT HEADWALL
		SEPTIC AREA
		WETLAND IMPACT
		RIPRAP
		TIDAL WETLANDS
		FRESHWATER WETLANDS
		STABILIZED CONSTRUCTION ENTRANCE



LOCUS MAP
SCALE 1" = 2000'

TYPE OF PERMIT

KITTERY SITE PLAN APPROVAL:
TOWN OF KITTERY PLANNING BOARD
200 ROGERS ROAD
KITTERY, MAINE 03904
(207) 439-0452
RESPONSIBLE CONSULTANT:
JONES & BEACH ENGINEERS, INC.

STATUS

SUBMITTED: 08/19/21
PERMIT NO.
DATED:
EXPIRATION:

SHEET INDEX

CIVIL ENGINEER / SURVEYOR
JONES & BEACH ENGINEERS, INC.
85 PORTSMOUTH AVENUE
PO BOX 219
STRATHAM, NH 03885
(603) 772-4746
CONTACT: ERIK POULIN
EPOULIN@JONESANDBEACH.COM

WATER
KITTERY WATER DISTRICT
17 STATE ROAD
KITTERY, ME 03904
(207) 439-0775
CONTACT: MICHAEL S. ROGERS

OWNER OF RECORD
JD INVESTMENTS, LLC
19 BUFFUM ROAD, UNIT 6
NORTH BERWICK, ME 03906
(603) 978-7159
CONTACT: DAVIS DROLET

ELECTRIC
CENTRAL MAINE POWER COMPANY
162 CANCO ROAD
PORTLAND, ME 04103
(800) 750-4500
CONTACT: HERBERT STEVENS

TELEPHONE
FAIRPOINT COMMUNICATIONS
155 GANNETT DRIVE
SOUTH PORTLAND, ME 04106
(866) 984-2001

APPLICANT DATE:

OWNER DATE:

KITTERY, MAINE PLANNING BOARD
APPROVAL DATE:

PLANNING BOARD CHAIR DATE:

PROJECT PARCEL
TOWN OF KITTERY
TAX MAP 28, LOT 14-2

APPLICANT/OWNER
JD INVESTMENTS, LLC
19 BUFFUM ROAD, UNIT 6
NORTH BERWICK, ME 03906
BK 18278, PG 577

TOTAL LOT AREA
60,402 SQ. FT.
1.39 ACRES

TAX MAP 28, LOT 14-2

Design: EMP	Draft: GDR
Checked: WGM	Scale: AS NOTED
Drawing Name: 21076-PLAN.dwg	Date: 7/6/21 Project No.:21076

STATE OF MAINE — ERIK M POULIN No. 16914 — LICENSED PROFESSIONAL ENGINEER — 12/21

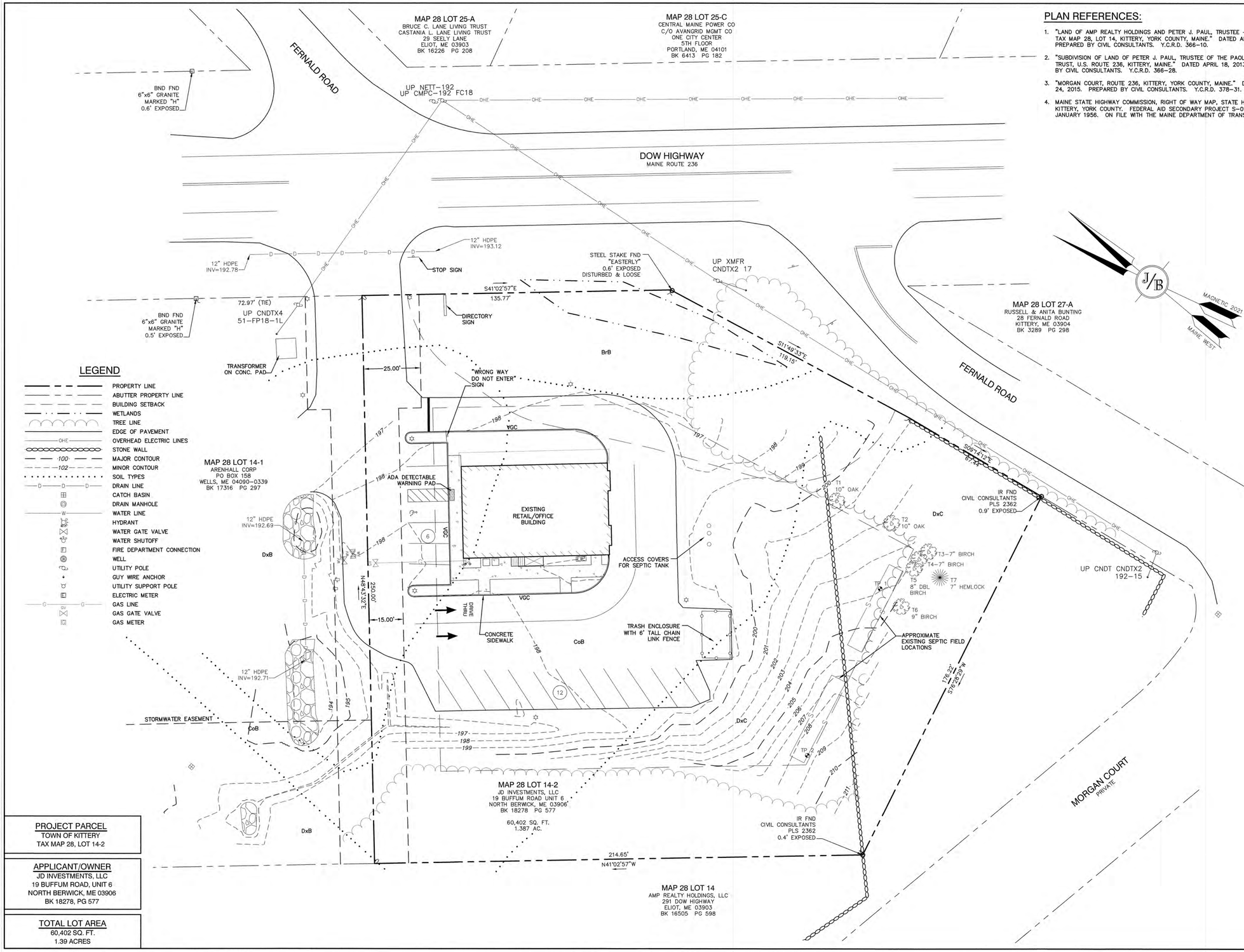
REV.	DATE	REVISION	BY
2	10/27/21	REVISED PER PB COMMENTS	EMP
1	10/11/21	REVISED PER PB COMMENTS	EMP
0	08/17/21	ISSUED FOR REVIEW	EMP

Designed and Produced in NH
J/B Jones & Beach Engineers, Inc.
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885
Civil Engineering Services
603-772-4746
FAX: 603-772-0227
E-Mail: JBE@JONESANDBEACH.COM

Plan Name:	COVER SHEET
Project:	PARKING LOT EXPANSION 89 ROUTE 236, KITTERY, MAINE
Owner of Record:	JD INVESTMENST, LLC NAME 19 BUFFUM RD, UNIT 6, NORTH BERWICK, MAINE

DRAWING No.
CS
SHEET 1 OF 9
JBE PROJECT NO. 21076

JBE # 21076



LEGEND

- PROPERTY LINE
- ABUTTER PROPERTY LINE
- BUILDING SETBACK
- WETLANDS
- TREE LINE
- EDGE OF PAVEMENT
- OVERHEAD ELECTRIC LINES
- STONE WALL
- MAJOR CONTOUR
- MINOR CONTOUR
- SOIL TYPES
- DRAIN LINE
- CATCH BASIN
- DRAIN MANHOLE
- WATER LINE
- HYDRANT
- WATER GATE VALVE
- WATER SHUTOFF
- FIRE DEPARTMENT CONNECTION
- WELL
- UTILITY POLE
- GUY WIRE ANCHOR
- UTILITY SUPPORT POLE
- ELECTRIC METER
- GAS LINE
- GAS GATE VALVE
- GAS METER

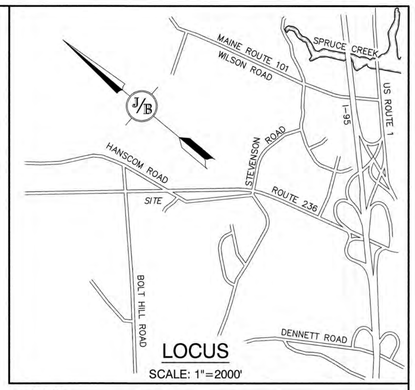
PROJECT PARCEL
TOWN OF KITTERY
TAX MAP 28, LOT 14-2

APPLICANT/OWNER
JD INVESTMENTS, LLC
19 BUFFUM ROAD, UNIT 6
NORTH BERWICK, ME 03906
BK 18278, PG 577

TOTAL LOT AREA
60,402 SQ. FT.
1.39 ACRES

PLAN REFERENCES:

1. "LAND OF AMP REALTY HOLDINGS AND PETER J. PAUL, TRUSTEE – ROUTE 236, TAX MAP 28, LOT 14, KITTERY, YORK COUNTY, MAINE." DATED APRIL 8, 2013. PREPARED BY CIVIL CONSULTANTS. Y.C.R.D. 366-10.
2. "SUBDIVISION OF LAND OF PETER J. PAUL, TRUSTEE OF THE PAOLUCCI REALTY TRUST, U.S. ROUTE 236, KITTERY, MAINE." DATED APRIL 18, 2013. PREPARED BY CIVIL CONSULTANTS. Y.C.R.D. 366-28.
3. "MORGAN COURT, ROUTE 236, KITTERY, YORK COUNTY, MAINE." DATED AUGUST 24, 2015. PREPARED BY CIVIL CONSULTANTS. Y.C.R.D. 378-31.
4. MAINE STATE HIGHWAY COMMISSION, RIGHT OF WAY MAP, STATE HIGHWAY "100", KITTERY, YORK COUNTY. FEDERAL AID SECONDARY PROJECT S-0100(5). DATED JANUARY 1956. ON FILE WITH THE MAINE DEPARTMENT OF TRANSPORTATION.



NOTES:

1. THE INTENT OF THIS PLAN IS TO SHOW THE BOUNDARY AND EXISTING CONDITIONS OF KITTERY TAX MAP 28 LOT 14-2.
2. ZONING DISTRICT: COMMERCIAL 2
   LOT AREA MINIMUM = 40,000 SF
   LOT FRONTAGE MINIMUM = 150'
   BUILDING SETBACKS (MINIMUM):
   FRONT SETBACK = 50'
   SIDE SETBACK = 30'
   REAR SETBACK = 30'
   MAX. BUILDING HEIGHT = 40'
   MAX. BUILDING AND OUTDOOR STORED MATERIAL COVERAGE = 40%
3. THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE AND SHOULD BE CONSIDERED APPROXIMATE IN LOCATION ONLY. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY. ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG-SAFE AT 1-888-DIG-SAFE.
4. THE SUBJECT PARCEL IS LOCATED WITHIN ZONE C, AREAS OF MINIMAL FLOODING, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 230171 0004 C, WITH EFFECTIVE DATE OF JULY 5, 1984.
5. BASIS OF BEARING: HORIZONTAL – NAD83 MAINE WEST, PER PLAN REFERENCE 1
   VERTICAL – ASSUMED.
6. CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
7. ALL BOOK AND PAGE NUMBERS REFER TO THE YORK COUNTY REGISTRY OF DEEDS.
8. THE TAX MAP AND LOT NUMBERS ARE BASED ON THE TOWN OF KITTERY TAX RECORDS AND ARE SUBJECT TO CHANGE.
9. RESEARCH WAS PERFORMED AT THE TOWN OF KITTERY ASSESSOR'S OFFICE, THE YORK COUNTY REGISTRY OF DEEDS, AND THE MAINE DEPARTMENT OF TRANSPORTATION.
10. THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.
11. ANY USE OF THIS PLAN AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL, TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.
12. WETLANDS WERE NOT DELINEATED AS A PART OF THIS SURVEY.
13. THIS PLAN IS THE RESULT OF A CLOSED TRAVERSE WITH A RAW, UNADJUSTED LINEAR ERROR OF CLOSURE GREATER THAN 1 IN 25,000.
14. SURVEY TIE LINES SHOWN HEREON ARE NOT BOUNDARY LINES. THEY SHOULD ONLY BE USED TO LOCATE THE PARCEL SURVEYED FROM THE FOUND MONUMENTS SHOWN AND LOCATED BY THIS SURVEY.
15. SOIL TYPES AND LIMIT SHOWN ON THIS PLAN ARE FROM A HIGH INTENSITY SOIL SURVEY CONDUCTED BY KENNETH GARDNER OF JRK SOIL SEARCH, INC. (LICENSE CSS#61). THE FOLLOWING SOIL TYPES ARE LOCATED ON SITE.
   BRAYTON FINE SANDY LOAM (Br)
   DIXFIELD FINE SANDY LOAM (Dx)
   COLONEL FINE SANDY LOAM (Co)

CERTIFICATION:

I CERTIFY THAT THIS SURVEY PLAT CONFORMS TO THE STANDARDS OF PRACTICE OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, CHAPTER 90, PARTS 1 & 2, WITH THE FOLLOWING EXCEPTIONS:
MONUMENTATION HAS NOT BEEN SET AT ALL CORNERS
A WRITTEN BOUNDARY REPORT HAS NOT BEEN ISSUED

STATE OF MAINE
MATTHEW J SALVUCCI
2569
PROFESSIONAL LAND SURVEYOR

10/27/21

MATTHEW J. SALVUCCI, PLS 2569 DATE:
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

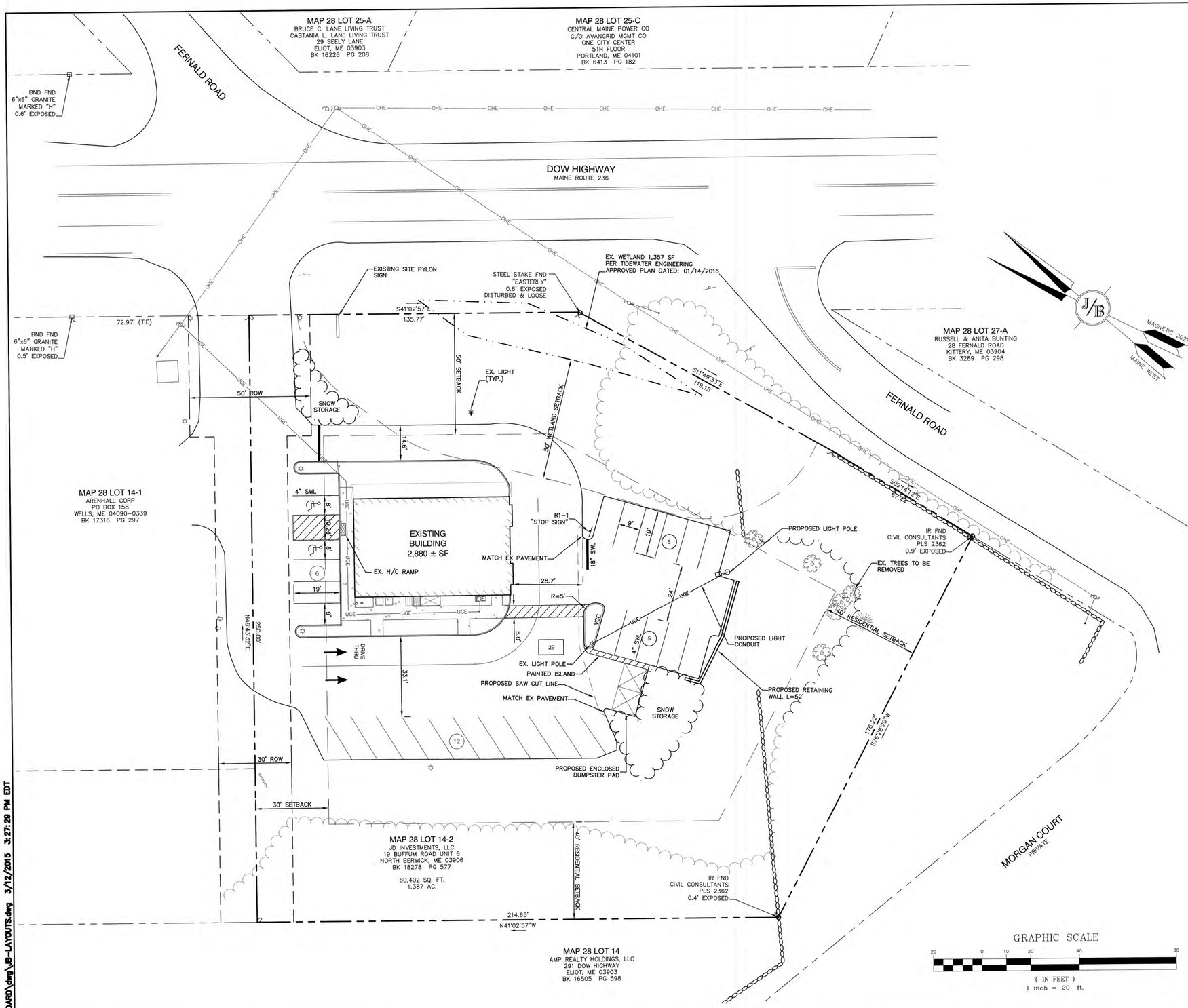
Design: MJS	Draft: EMP
Checked: WGM	Scale: AS SHOWN
Drawing Name: 21076-EX-CONDITIONS.dwg	Date: 08/11/2021
	Project No.: 21076

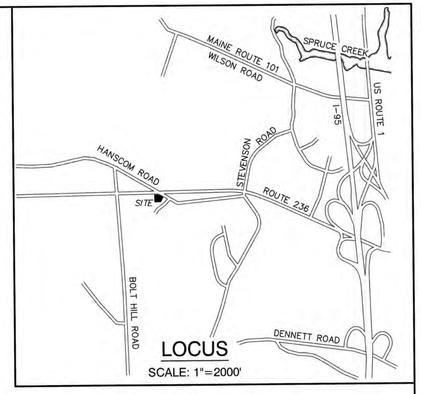
REV.	DATE	REVISION	BY
2	10/27/21	REVISED PER PB COMMENTS	EMP
1	10/11/21	REVISED PER PB COMMENTS	EMP
0	08/21/21	ISSUED FOR REVIEW	EMP

Jones & Beach Engineers, Inc.
Civil Engineering Services
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885
603-772-4746
FAX: 603-772-0227
E-Mail: JBE@JONESANDBEACH.COM

Plan Name:	EXISTING CONDITIONS PLAN
Project:	NAME OF PROJECT 89 ROUTE 236, KITTERY, MAINE
Owner of Record:	JD INVESTMENTS, LLC 19 BUFFUM ROAD, UNIT 6, NORTH BERWICK, ME 03906

DRAWING No.
C1
SHEET 2 OF 9
JBE PROJECT NO. 21076





SITE NOTES:

1. THE INTENT OF THIS PLAN IS TO SHOW THE LAYOUT OF A PROPOSED 11 SPACE PARKING LOT EXPANSION AT TAX MAP 28, LOT 14-2.
2. ZONING DISTRICT: COMMERCIAL 2 (C-2)
   LOT AREA MINIMUM = 40,000 SF
   LOT FRONTAGE MINIMUM = 150'
   BUILDING SETBACKS (MINIMUM):
   FRONT SETBACK = 50'
   SIDE/REAR SETBACK = 30' (40' WHEN ABUTTING RESIDENTIAL ZONE OR USE)
   MAX. BUILDING HEIGHT = 40'
   MAX. BUILDING COVERAGE = 40%
   PROPOSED BUILDING COVERAGE = 5.8%
   WETLAND SETBACK TO PARKING = 50'
3. PARKING CALCULATIONS:
   EXISTING SPACE ALLOCATION
   1ST FLOOR - 2,637 SF
   -AROMA JOES = 857 SF (3 SPACES)
   -COMMON AREA = 604 SF (6 SPACES)
   -OFFICE AREA = 679 SF (3 SPACES)
   2ND FLOOR - 1,855 SF
   -OFFICE AREA = 1,481 SF (6 SPACES)
   -COMMON AREA = 374 SF
   TOTAL SPACES REQUIRED: (18 SPACES)
   TOTAL EXISTING SPACES: (18 SPACES)
   ADDITIONAL SPACES PROPOSED = (11 SPACES)
   TOTAL SPACES PROPOSED = (29 SPACES)
4. TOTAL BUILDING FOOTPRINT = 2,880 S.F. (INCLUDES FRONT OVERHANGS)
   EXISTING PAVED AREA ON LOT = 14,412 S.F.
   PROPOSED PAVED AREA = 3,400 S.F.
   TOTAL DISTURBANCE = 13,555 S.F.
5. THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ONSITE OR OFFSITE TO ENSURE SAFETY AND OBEY THE LAW.
6. ALL PARKING STALLS SHALL BE SEPARATED USING 4" WIDE SOLID STRIPES. STRIPING SHALL BE 100% ACRYLIC TYPE, LOW VOC, FAST DRYING, IN A COLOR OF WHITE.
7. SNOW TO BE STORED AT EDGE OF PAVEMENT AND IN AREAS SHOWN ON THE PLANS, OR TRUCKED OFFSITE TO AN APPROVED SNOW DUMPING LOCATION.
8. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
9. LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
10. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, SEPTIC DESIGNER AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
11. ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE TOWN ZONING REGULATIONS, UNLESS A VARIANCE IS OTHERWISE REQUESTED.
12. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND NHDOT STANDARDS AND SPECIFICATIONS (NON-REFLECTORIZED PAVEMENT MARKINGS), UNLESS OTHERWISE NOTED.
13. ALL PARKING STALLS SHALL BE SEPARATED USING 4" WIDE SOLID STRIPES. STRIPING SHALL BE 100% ACRYLIC TYPE, LOW VOC, FAST DRYING, IN A COLOR OF WHITE.
14. ALL STOP BARS SHALL BE 18" IN WIDTH IN A COLOR OF WHITE; ALL TRAFFIC ARROWS SHALL BE PAINTED IN A COLOR OF WHITE.
15. ALL CURBING TO BE VERTICAL GRANITE WITH A MINIMUM RADIUS OF 2', UNLESS OTHERWISE NOTED.
16. SNOW TO BE STORED AT EDGE OF PAVEMENT AND IN AREAS SHOWN ON THE PLANS, OR TRUCKED OFFSITE TO AN APPROVED SNOW DUMPING LOCATION.
17. ALL ARCHITECTURAL BLOCK RETAINING WALLS ARE TO BE DESIGNED AND STAMPED BY THE MANUFACTURER'S STRUCTURAL ENGINEER. CONTRACTOR TO COORDINATE WITH APPROVED MANUFACTURER PRIOR TO INSTALLATION.
18. DUMPSTERS AND/OR ROLL-OFFS ARE NOT TO BE PICKED UP BETWEEN 7:00 PM AND 7:00 AM.
19. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
20. ALL PRECAST CONCRETE PRODUCTS WILL BE SOURCED FROM MANUFACTURING FACILITIES IN COMPLIANCE WITH THE NATIONAL PRECAST CONCRETE ASSOCIATION (NPCA) PLANT CERTIFICATION PROGRAM. EVIDENCE OF COMPLIANCE WILL BE PROVIDED FOR THE CURRENT CALENDAR YEAR THE PRODUCTS WERE MANUFACTURED WITHIN.
21. WHEN THE SNOW STORAGE ON SITE IS AT CAPACITY, EXCESS SNOW MUST BE TRUCKED OFF SITE.

PROJECT PARCEL
TOWN OF KITTERY
TAX MAP 28, LOT 14-2

APPLICANT/OWNER
JD INVESTMENTS, LLC
19 BUFFUM ROAD, UNIT 6
NORTH BERWICK, ME 03906
BK 18278, PG 577

TOTAL LOT AREA
60,402 SQ. FT.
1.39 ACRES

TAX MAP 28, LOT 14-2

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Design: EMP	Draft: GDR	Date: 7/6/21
Checked: WGM	Scale: AS SHOWN	Project No.:21076
Drawing Name: 21076-PLAN.dwg		

ERIK M POULIN No. 16914 LICENSED PROFESSIONAL ENGINEER STATE OF MAINE

REV.	DATE	REVISION	BY
2	10/27/21	REVISED PER PB COMMENTS	EMP
1	10/11/21	REVISED PER PB COMMENTS	EMP
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Designed and Produced in NH
Jones & Beach Engineers, Inc.
Civil Engineering Services
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885
603-772-4746
FAX: 603-772-0227
E-Mail: JBE@JONESANDBEACH.COM

Plan Name:	SITE PLAN
Project:	PARKING LOT EXPANSION 89 ROUTE 236, KITTERY, MAINE
Owner of Record:	JD INVESTMENST, LLC NAME 19 BUFFUM RD, UNIT 6, NORTH BERWICK, MAINE

DRAWING No.
C2
SHEET 3 OF 9
JBE PROJECT NO. 21076

MAP 28 LOT 25-A
BRUCE C. LANE LIVING TRUST
CASTANIA L. LANE LIVING TRUST
29 SEELY LANE
ELIOT, ME 03903
BK 16226 PG 208

MAP 28 LOT 25-C
CENTRAL MAINE POWER CO
C/O AVANGRID MGMT CO
ONE CITY CENTER
5TH FLOOR
PORTLAND, ME 04101
BK 6413 PG 182

FERNALD ROAD

DOW HIGHWAY
MAINE ROUTE 236

12" HDPE
INV=192.78

12" HDPE
INV=193.12

72.97" (TIE)

EX. WETLAND 1,357 SF
PER TIDEWATER ENGINEERING
APPROVED PLAN DATED: 01/14/2016

MAP 28 LOT 27-A
RUSSELL & ANITA BUNTING
28 FERNALD ROAD
KITTERY, ME 03904
BK 3289 PG 298

MAGNETIC 2021
MAINE WEST

FERNALD ROAD

MAP 28 LOT 14-1
ARENHALL CORP
PO BOX 158
WELLS, ME 04090-0339
BK 17316 PG 297

12" HDPE
INV=192.69

DxB

PROPOSED SILTFENCE

12" HDPE
INV=192.71

STORM WATER EASEMENT
FOR SUBJECT PARCEL
AREA = 6,906 SF

CoB

PROPOSED VEGETATED
STORM WATER BASIN
BOTTOM: 195.00
(SEE DTL. SHT. D1)

PROPOSED OUTLET
STRUCTURE
(SEE DTL. SHT. D1)

PROPOSED RIPRAP
AREA=25 SF
D50=3" T=7.5"

MAP 28 LOT 14-2
JD INVESTMENTS, LLC
19 BUFFUM ROAD UNIT 6
NORTH BERWICK, ME 03906
BK 18278 PG 577

60,402 SQ. FT.
1.387 AC.

EXISTING 20' STONE
LEVEL SPREADER
TOP=48.00'

EXISTING CONVEYANCE SWALE

MAP 28 LOT 14
AMP REALTY HOLDINGS, LLC
291 DOW HIGHWAY
ELIOT, ME 03903
BK 16505 PG 598

PROPOSED SILTFENCE

DRIVE THRU

Br8

CoB

DxC

TW=201.20
BW=200.70

TW=202.80
BW=200.80

TW=200.00
BW=199.40

TW=201.60
BW=199.75

TP 1

TP 2

BENCHMARK
ELEV.=208.85

BENCHMARK
ELEV.=212.87

MORGAN COURT
PRIVATE

GRADING AND DRAINAGE NOTES:

1. UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC., NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES AND/OR UTILITIES NOT SHOWN THAT MAY EXIST, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 888-DIG-SAFE (888-344-7233).
2. VERTICAL DATUM: ASSUMED. HORIZONTAL DATUM: NAD83 MAINE WEST.
3. ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
4. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED. SEE CONSTRUCTION SEQUENCE ON SHEET E1.
5. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO HAVE THE PROJECT'S LAND SURVEYOR STAKE OR FLAG CLEARING LIMITS. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED.
6. ALL SWALES AND DETENTION PONDS ARE TO BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
7. PROPOSED RIM ELEVATIONS OF DRAINAGE STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH WITH FINISH GRADES.
8. ALL SWALES AND ANY SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75 EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER), UNLESS OTHERWISE SPECIFIED.
9. ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4' MIN) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS.
10. ALL DRAINAGE STRUCTURES SHALL BE PRECAST, UNLESS OTHERWISE SPECIFIED. SEE SHEET D2 FOR DRAINAGE STRUCTURE SCHEDULE AND SHEET D2 FOR DRAINAGE DETAILS.
11. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC H20 LOADING AND SHALL BE INSTALLED ACCORDINGLY.
12. IMMEDIATELY APPLY AND COMPACT STONE BASE FOR BUILDING PAD TO +/-½" PRIOR TO EXCAVATING INTERIOR AND PERIMETER FOOTINGS.
13. IN AREAS WHERE CONSTRUCTION IS PROPOSED ADJACENT TO ABUTTING PROPERTIES, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG PROPERTY LINES IN ALL AREAS WHERE SILT FENCING IS NOT REQUIRED.
14. ALL DRAINAGE PIPE SHALL BE NON-PERFORATED ADS N-12 OR APPROVED EQUAL.
15. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY ALL GOVERNING AUTHORITIES. THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE EPA SWPPP DURING CONSTRUCTION OPERATIONS.
16. NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
17. ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 3 DAYS OF FINAL GRADING.
18. SHOULD CONSTRUCTION STOP FOR LONGER THAN 3 DAYS, THE SITE SHALL BE SEEDED AS SPECIFIED.
19. MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN EVENT OF 0.5" OR GREATER IN A 24 HOUR PERIOD AND AT LEAST ONCE A WEEK.
20. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE, AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
21. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
22. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
23. SEDIMENT SHALL BE REMOVED FROM ALL SEDIMENT BASINS BEFORE THEY ARE 25% FULL.
24. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.
25. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, IF DEEMED NECESSARY BY ON-SITE INSPECTION BY ENGINEER AND/OR REGULATORY OFFICIALS.
26. SEE ALSO EROSION AND SEDIMENT CONTROL SPECIFICATIONS ON SHEET E1.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

PROJECT PARCEL
TOWN OF KITTERY
TAX MAP 28, LOT 14-2

APPLICANT/OWNER
JD INVESTMENTS, LLC
19 BUFFUM ROAD, UNIT 6
NORTH BERWICK, ME 03906
BK 18278, PG 577

TOTAL LOT AREA
60,402 SQ. FT.
1.39 ACRES

TAX MAP 28, LOT 14-2

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ERIK M POULIN No. 16914 LICENSED PROFESSIONAL ENGINEER STATE OF MAINE

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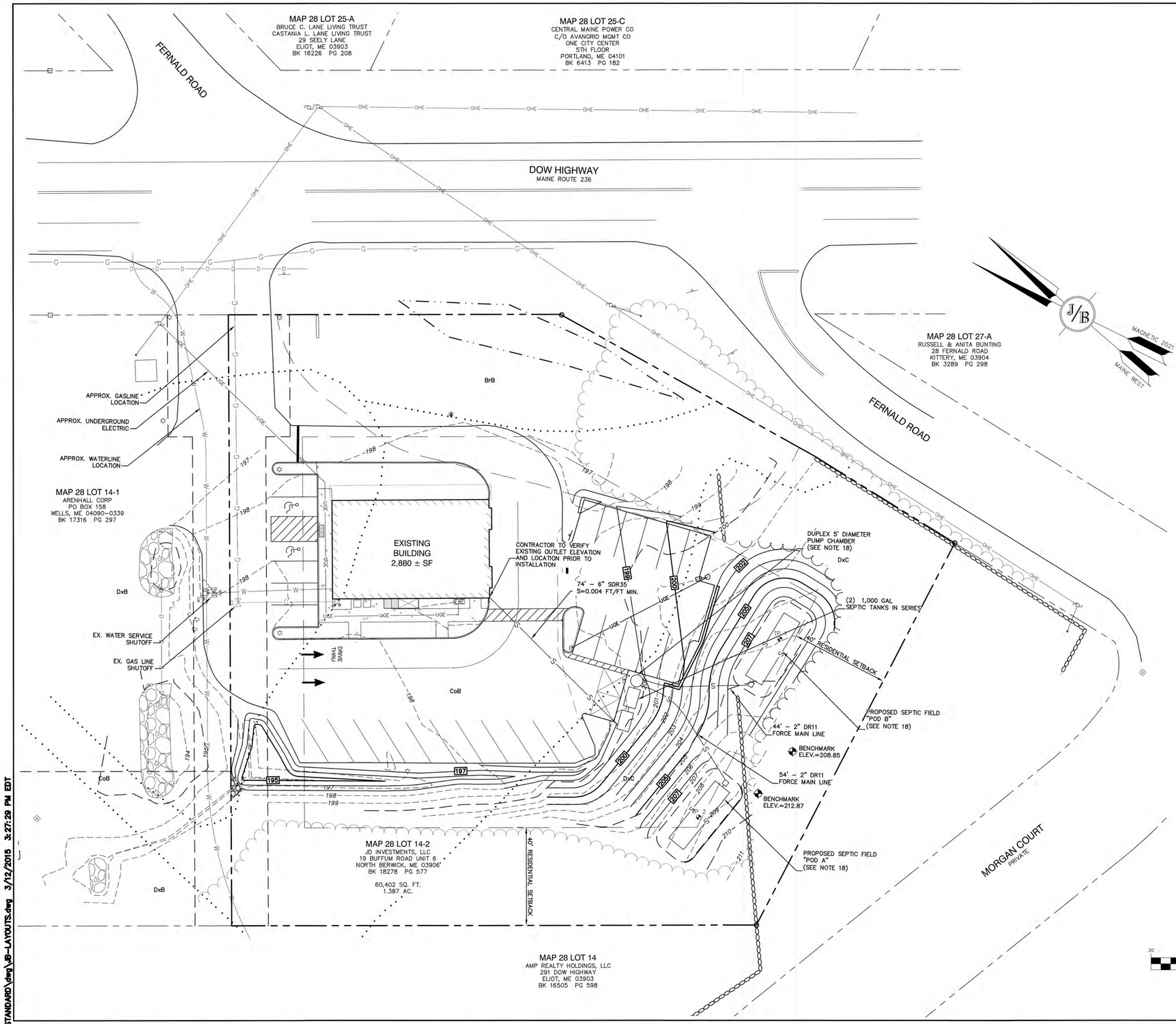
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885
Civil Engineering Services
603-772-4746
FAX: 603-772-0227
E-Mail: JBE@JONESANDBEACH.COM

Plan Name: GRADING AND DRAINAGE PLAN
Project: PARKING LOT EXPANSION
89 ROUTE 236, KITTERY, MAINE
Owner of Record: JD INVESTMENST, LLC NAME
19 BUFFUM RD, UNIT 6, NORTH BERWICK, MAINE

DRAWING No.
C3
SHEET 4 OF 9
JBE PROJECT NO. 21076



UTILITY NOTES:

1. UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC., NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES AND/OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 888-DIG-SAFE (888-344-7233).
2. ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
3. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER AND OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, CONNECTION FEES AND BONDS.
4. THE CONTRACTOR SHALL PROVIDE A MINIMUM NOTICE OF FOURTEEN (14) DAYS TO ALL CORPORATIONS, COMPANIES AND/OR LOCAL AUTHORITIES OWNING OR HAVING A JURISDICTION OVER UTILITIES RUNNING TO, THROUGH OR ACROSS PROJECT AREAS PRIOR TO DEMOLITION AND/OR CONSTRUCTION ACTIVITIES.
5. THE LOCATION, SIZE, DEPTH AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE TO THE STANDARDS AND REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANY (ELECTRIC, TELEPHONE, CABLE TELEVISION, FIRE ALARM, GAS, WATER, AND SEWER).
6. A PRECONSTRUCTION MEETING SHALL BE HELD WITH THE OWNER, ENGINEER, CONTRACTOR, LOCAL OFFICIALS, AND ALL PROJECT-RELATED UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO START OF CONSTRUCTION.
7. ALL CONSTRUCTION SHALL CONFORM TO THE TOWN STANDARDS AND REGULATIONS, AND MDEP STANDARDS AND SPECIFICATIONS, WHICHEVER ARE MORE STRINGENT, UNLESS OTHERWISE SPECIFIED.
8. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
9. BUILDINGS TO BE SERVICED BY UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
10. THE CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITY STUBS PRIOR TO CONSTRUCTION AND DISCONNECT ALL EXISTING SERVICE CONNECTIONS AT THEIR RESPECTIVE MAINS IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANY'S STANDARDS AND SPECIFICATIONS. ENGINEER TO BE NOTIFIED.
11. ADJUST ALL OTHER RIM ELEVATIONS OF MANHOLES, WATER GATES, GAS GATES AND OTHER UTILITIES TO FINISH GRADE AS SHOWN ON THE GRADING AND DRAINAGE PLAN.
12. DIMENSIONS ARE SHOWN TO CENTERLINE OF PIPE OR FITTING.
13. CONTRACTOR TO FURNISH SHOP DRAWINGS FOR UTILITY RELATED ITEMS TO ENSURE CONFORMANCE WITH THE PLANS AND SPECIFICATIONS. SHOP DRAWINGS SHOULD BE SENT IN TRIPLICATE TO THE DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
14. EXISTING UTILITIES SHALL BE DIGSAFED BEFORE CONSTRUCTION.
15. ALL WATER AND SANITARY LEADS TO BUILDING(S) SHALL END AT RIGHT OF WAY AS SHOWN ON PLANS AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AND WITNESS AT END.
16. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
17. ALL EXISTING UNDERGROUND UTILITIES (INCLUDING WATER, ELECTRICITY, AND TELEPHONE/COMMUNICATIONS) WILL BE MAINTAINED AND PROTECTED DURING CONSTRUCTION. CONTRACTOR SHALL VERIFY THE LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO ANY WORK. OWNER/CONTRACTOR SHALL CONFIRM THE APPLICABLE CONTACTS FOR EACH UTILITY, AND UTILITY USERS PRIOR TO CONSTRUCTION, AND ESTABLISH PROTOCOLS FOR PROMPT RESPONSE IN THE EVENT THAT ANY UTILITY SERVICES ARE AFFECTED OR DISTURBED. SUCH PROTOCOLS WILL BE REVIEWED BY THE TOWN'S PEER REVIEW ENGINEER AT THE REQUIRED PRE-CONSTRUCTION MEETING.
18. PROPOSED SUBSURFACE WASTEWATER DISPOSAL SYSTEM WAS DESIGNED BY BRADY FRICK, ALBERT FRICK ASSOCIATES INC. (LICENSE NUMBER SE#352). CONTRACTOR TO COORDINATE WITH SEPTIC DESIGNER LISTED, AND REVIEW SUBSURFACE WASTEWATER DISPOSAL SYSTEM DESIGN PLANS, DATED: 07/13/21.

PROJECT PARCEL
TOWN OF KITTERY
TAX MAP 28, LOT 14-2

APPLICANT/OWNER
JD INVESTMENTS, LLC
19 BUFFUM ROAD, UNIT 6
NORTH BERWICK, ME 03906
BK 18278, PG 577

TOTAL LOT AREA
60,402 SQ. FT.
1.39 ACRES

TAX MAP 28, LOT 14-2

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STATE OF MAINE — ERIK M POULIN No. 16914 — LICENSED PROFESSIONAL ENGINEER — 07/27/12

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85 Portsmouth Ave.
PO Box 219
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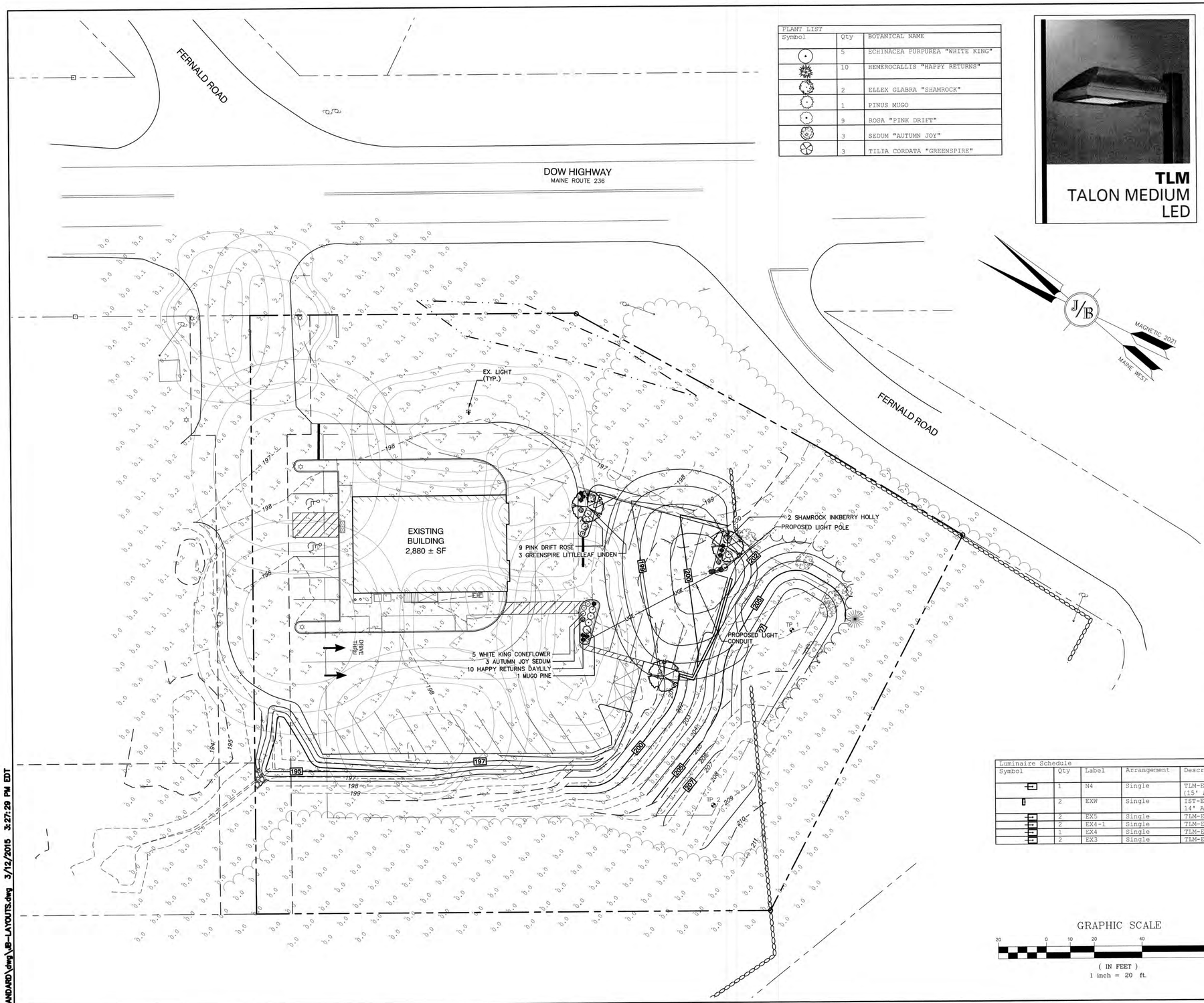
Civil Engineering Services
603-772-4746
FAX: 603-772-0227
E-Mail: JBE@JONESANDBEACH.COM

Plan Name:	SEPTIC OVERVIEW PLAN
Project:	PARKING LOT EXPANSION 89 ROUTE 236, KITTERY, MAINE
Owner of Record:	JD INVESTMENST, LLC NAME 19 BUFFUM RD, UNIT 6, NORTH BERWICK, MAINE

DRAWING No.
C4
SHEET 5 OF 9
JBE PROJECT NO. **21076**



PLANT LIST		
Symbol	Qty	BOTANICAL NAME
	5	ECHINACEA PURPUREA "WHITE KING"
	10	HEMEROCALLIS "HAPPY RETURNS"
	2	ILLEX GLABRA "SHAMROCK"
	1	PINUS MUGO
	9	ROSA "PINK DRIFT"
	3	SEDUM "AUTUMN JOY"
	3	TILIA CORDATA "GREENSPIRE"

TLM
TALON MEDIUM LED

LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THE DRAWINGS.
3. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. ALL PLANT SUBSTITUTIONS MUST BE APPROVED THE LANDSCAPE DESIGNER.
5. ALL PLANT MATERIALS SHALL BE EXACTLY AS SPECIFIED BY THE LANDSCAPE DESIGNER. IF PLANT SPECIES CULTIVARS ARE FOUND TO VARY FROM THAT SPECIFIED AT ANY TIME DURING THE GUARANTEE PERIOD, THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO HAVE THE CONTRACTOR REPLACE THAT PLANT MATERIAL.
6. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, UPON DELIVERY OR AT THE JOB SITE WHILE WORK IS ON-GOING FOR CONFORMITY TO SPECIFIED QUALITY, SIZE AND VARIETY.
7. PLANTS FURNISHED IN CONTAINERS SHALL HAVE THE ROOTS WELL ESTABLISHED IN THE SOIL MASS AND SHALL HAVE AT LEAST ONE (1) GROWING SEASON. ROOT-BOUND PLANTS OR INADEQUATELY SIZED CONTAINERS TO SUPPORT THE PLANT MAY BE DEEMED UNACCEPTABLE.
8. NO PLANT SHALL BE PUT IN THE GROUND BEFORE GRADING HAS BEEN FINISHED AND APPROVED BY THE LANDSCAPE DESIGNER.
9. ALL WORK AND PLANTS SHALL BE DONE, INSTALLED AND DETAILED IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.
10. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY, OR MORE OFTEN IF NECESSARY, DURING THE FIRST GROWING SEASON.
11. ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR NOT LESS THAN ONE FULL YEAR FROM THE TIME OF PROVISIONAL ACCEPTANCE. DURING THIS TIME, THE OWNER SHALL MAINTAIN ALL PLANT MATERIALS IN THE ABOVE MANNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE PLANTS TO ENSURE PROPER CARE. IF THE CONTRACTOR IS DISSATISFIED WITH THE CARE GIVEN, HE SHALL IMMEDIATELY, AND IN SUFFICIENT TIME TO PERMIT THE CONDITION TO BE RECTIFIED, NOTIFY THE LANDSCAPE DESIGNER IN WRITING OR OTHERWISE FORFEIT HIS CLAIM.
12. FINAL ACCEPTANCE BY THE LANDSCAPE DESIGNER WILL BE MADE UPON THE CONTRACTOR'S REQUEST AFTER ALL CORRECTIVE WORK HAS BEEN COMPLETED.
13. BY THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL HAVE REPLACED ANY PLANT MATERIAL THAT IS MISSING, NOT TRUE TO SIZE AS SPECIFIED, THAT HAS DIED, LOST NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESSIVE PRUNING OR INADEQUATE OR IMPROPER CARE, OR THAT IS, IN THE OPINION OF THE LANDSCAPE DESIGNER, IN UNHEALTHY OR UNSIGHTLY CONDITION.
14. ALL LANDSCAPE AREAS TO BE GRASS COMMON TO REGION, EXCEPT FOR INTERIOR LANDSCAPED ISLANDS OR WHERE OTHER PLANT MATERIAL IS SPECIFIED.
15. ALL TREES AND SHRUBS SHALL BE PLANTED IN MULCH BEDS WITH EDGE STRIPS TO SEPARATE TURF GRASS AREAS.
16. THE CONTRACTOR SHALL REMOVE WEEDS, ROCKS, CONSTRUCTION ITEMS, ETC. FROM ANY LANDSCAPE AREA SO DESIGNATED TO REMAIN, WHETHER ON OR OFF-SITE. GRASS SEED OR PINE BARK MULCH SHALL BE APPLIED AS DEPICTED ON PLANS.
17. FINISHED GRADES IN LANDSCAPED ISLANDS SHALL BE INSTALLED SO THAT THEY ARE 1" HIGHER THAN THE TOP OF THE SURROUNDING CURB.
18. ALL LANDSCAPING SHALL MEET THE TOWN STANDARDS AND REGULATIONS.
19. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY SNOW FENCING AT THE DRIPLINE OF THE TREE. THE CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS WITHIN THE LANDSCAPED AREAS. ANY DAMAGE TO EXISTING TREES, SHRUBS OR LAWN SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
20. ALL MULCH AREAS SHALL RECEIVE A 3" LAYER OF SHREDDED PINE BARK MULCH OVER A 10 MIL WEED MAT EQUAL TO "WEEDBLOCK" BY EASY GARDENER OR DEWTT WEED BARRIER.
21. ALL LANDSCAPED AREAS SHALL HAVE SELECT MATERIALS REMOVED TO A DEPTH OF AT LEAST 9" BELOW FINISH GRADE. THE RESULTING VOID IS TO BE FILLED WITH A MINIMUM OF 9" HIGH-QUALITY SCREENED LOAM AMENDED WITH 3" OF AGED ORGANIC COMPOST.
22. THIS PLAN IS INTENDED FOR LANDSCAPING PURPOSES ONLY. REFER TO CIVIL/SITE DRAWINGS FOR OTHER SITE CONSTRUCTION INFORMATION.
23. IRRIGATION PIPING SYSTEM SHALL BE REVIEWED AND APPROVED BY OWNER AND ENGINEER PRIOR TO INSTALLATION.
24. ADDITIONAL PLANTING AND SEEDING MAY BE REQUIRED AS PART OF THE ON-SITE WETLANDS RESTORATION AND MITIGATION PACKAGE PREPARED BY WEST ENVIRONMENTAL. CONTRACTOR SHALL COORDINATE WITH PROJECT ENGINEER AND WETLAND CONSULTANT TO ENSURE THAT THESE ADDITIONAL REQUIREMENTS ARE PROPERLY ADDRESSED.
25. LANDSCAPE DESIGN PERFORMED BY LM LAND DESIGN LLC, 11 SOUTH ROAD, BRENTWOOD, NH 03833, ATTENTION: LISE MCNAUGHTON.

LIGHTING AND ELECTRICAL NOTES:

1. SITE ELECTRICAL CONTRACTOR SHALL COORDINATE LOCATION OF EASEMENTS, UNDERGROUND UTILITIES AND DRAINAGE BEFORE DRILLING POLE BASES.
2. CONTRACTOR SHALL INSTALL PROPOSED LIGHT POLES ACCORDING TO TOWN REGULATIONS.
3. ALL OUTDOOR LIGHTING SYSTEMS SHALL BE EQUIPPED WITH TIMERS TO REDUCE ILLUMINATION LEVELS TO NON-OPERATIONAL VALUES PER TOWN REGULATIONS.
4. LIGHTING CONDUIT SHALL BE SCHEDULE 40 PVC, AND SHALL BE INSTALLED IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE. CONTRACTOR SHALL PROVIDE EXCAVATION AND BACKFILL.
5. ILLUMINATION READINGS SHOWN ARE BASED ON A TOTAL LLF OF 0.75 AT GRADE. ILLUMINATION READINGS SHOWN ARE IN UNITS OF FOOT-CANDLES.
6. LIGHTING CALCULATIONS SHOWN ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM AND SAFETY.
7. ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF DARK-SKY COMPLIANT, UNLESS OTHERWISE NOTED.
8. SEE SHEET D2 FOR LIGHTING DETAILS.
9. EXTEND A 480/277V, 3" DIAMETER SERVICE TO ROAD SIGN. INSTALL A 30A 3P NEMA 3R DISC. SWITCH (EACH LEG FUSED @ 20A). SIGN REQUIRES (3) 20A 277V CIRCUITS.
10. THE PROPOSED LIGHTING CALCULATIONS AND DESIGN WAS PERFORMED BY CHARRON, INC., P.O. BOX 4550, MANCHESTER, NH 03108, ATTENTION KEN SWEENEY. ALL LIGHTS SHOULD BE PURCHASED FROM THIS COMPANY, OR AN EQUAL LIGHTING DESIGN SHOULD BE SUBMITTED FOR REVIEW IF EQUAL SUBSTITUTIONS ARE PROPOSED BY THE CONTRACTOR OR OWNER.

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	Luminaire Lumens	Luminaire Watts	Total Watts
	1	N4	Single	TLM-E02-LED-E1-T4 / SSS4A15SFN1 (15' AFG)	6044	52.1	52.1
	2	EXW	Single	IST-E01-LED-E1-BL4 / WALL MTD 14' AFG	2613	24.7	49.4
	2	EX5	Single	TLM-E02-LED-E1-5WQ / 15' AFG	6367	52.1	104.2
	2	EX4-1	Single	TLM-E01-LED-E1-T4 / 15' AFG	3022	24.7	49.4
	1	EX4	Single	TLM-E02-LED-E1-T4 / 15' AFG	6044	52.1	52.1
	2	EX3	Single	TLM-E02-LED-E1-T3/ 15' AFG	6168	52.1	104.2

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

PROJECT PARCEL
TOWN OF KITTERY
TAX MAP 28, LOT 14-2

APPLICANT/OWNER
JD INVESTMENTS, LLC
19 BUFFUM ROAD, UNIT 6
NORTH BERWICK, ME 03906
BK 18278, PG 577

TOTAL LOT AREA
60,402 SQ. FT.
1.39 ACRES

TAX MAP 28, LOT 14-2

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Design: EMP	Draft: GDR
Checked: WGM	Scale: AS SHOWN
Drawing Name: 21076-PLAN.dwg	Date: 7/6/21
	Project No.: 21076

STATE OF MAINE · ERIK M POULIN No. 16914 · LICENSED PROFESSIONAL ENGINEER · 10/27/21

REV.	DATE	REVISION	BY
2	10/27/21	REVISED PER PB COMMENTS	EMP
1	10/11/21	REVISED PER PB COMMENTS	EMP
0	08/17/21	ISSUED FOR REVIEW	EMP

Designed and Produced in NH
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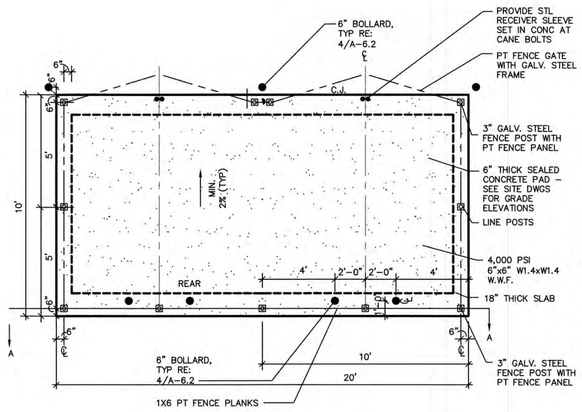
Civil Engineering Services
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885
603-772-4746
FAX: 603-772-0227
E-Mail: JBE@JONESANDBEACH.COM

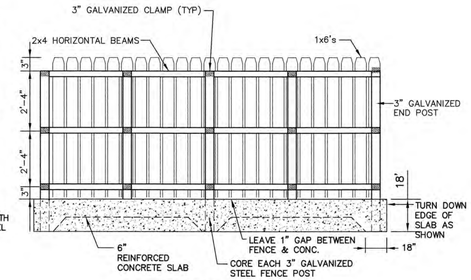
Plan Name:	LIGHTING AND LANDSCAPE PLAN
Project:	PARKING LOT EXPANSION 89 ROUTE 236, KITTERY, MAINE
Owner of Record:	JD INVESTMENST, LLC NAME 19 BUFFUM RD, UNIT 6, NORTH BERWICK, MAINE

DRAWING No.
L1
SHEET 6 OF 9
JBE PROJECT NO. **21076**



NOTES

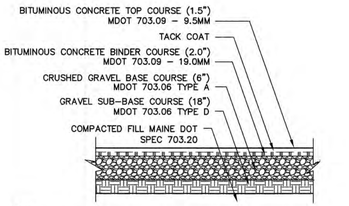
1. ALL LUMBER TO BE PRESSURE TREATED.
2. WOOD FENCE TO BE PAINTED OR STAINED TO MATCH BUILDING FOUNDATION.
3. DUMPSTER SIZE VARIES, SEE SITE PLANS FOR SCREENING SIZE



SECTION A-A

DOUBLE DUMPSTER ENCLOSURE PLAN

NOT TO SCALE

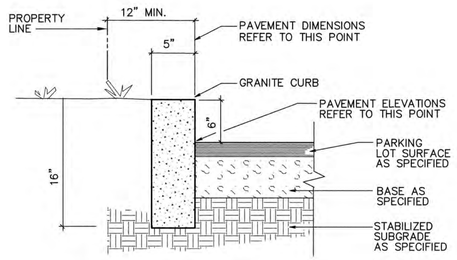


NOTE:

1. PAVEMENT SUBGRADES SHOULD BE PROOFROLLED IN ORDER TO DENSIFY THE SUBGRADES USING A MINIMUM OF 4 PASSES WITH A 10-TON VIBRATORY DRUM COMPACTOR. (SEE GEOTECH NOTE BELOW)
2. THE GRAVEL BORROW SUB-BASE COURSE AND CRUSHED GRAVEL BASE COURSE SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D-1557).
3. HOT MIX ASPHALT PAVEMENT SHOULD BE COMPACTED TO 92 TO 97 PERCENT OF ITS THEORETICAL MAXIMUM DENSITY AS DETERMINED BY ASTM D-2041.
4. MEDOT 703.06 TYPE D MAY CONTAIN 50% BY WEIGHT OF RECYCLED CONCRETE AGGREGATE. COMBINED MATERIAL MUST HAVE A MICRO-DEVAL VALUE OF LESS THAN 25% OR A WASHINGTON DEGRADATION VALUE OF 15 OR GREATER.

STANDARD DUTY ASPHALT PAVEMENT SECTION

NOT TO SCALE

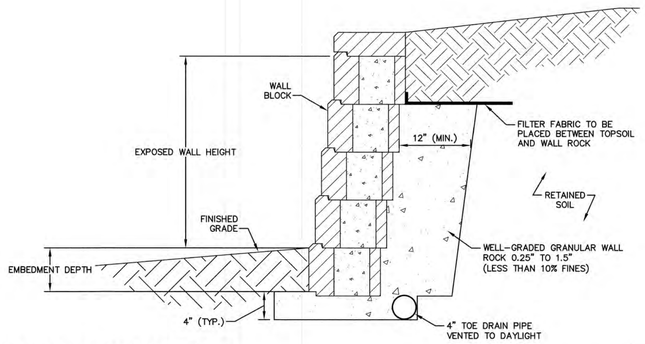


NOTES:

1. EDGING TO BE PLACED PRIOR TO PLACING TOP SURFACE COURSE.
2. JOINTS BETWEEN STONES SHALL BE MORTARED.

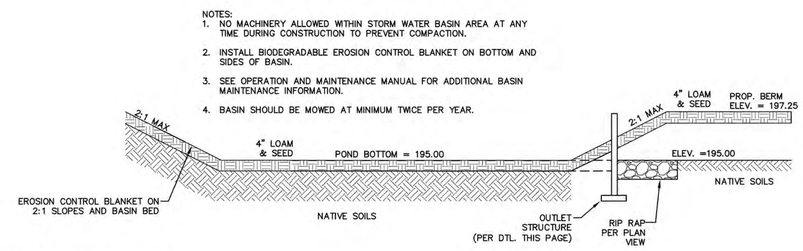
VERTICAL GRANITE CURB

NOT TO SCALE



TYPICAL GRAVITY WALL DETAIL

NOT TO SCALE



VEGETATED STORM WATER BASIN

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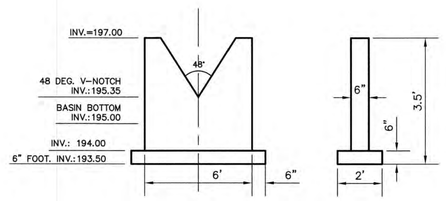
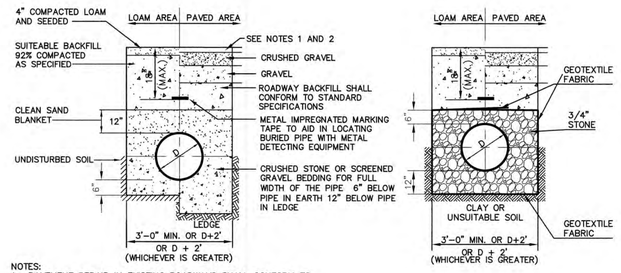


NOTES:

1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ENGINEER REVIEW AND APPROVAL.
2. CONTRACTOR TO KEY ENDS OF OUTLET STRUCTURE INTO SIDE SLOPES.

V-NOTCH OUTLET STRUCTURE

NOT TO SCALE



NOTES:

1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.
2. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO SUBDIVISION SPECIFICATIONS.
3. GAPS BETWEEN SECTIONS OF INSULATION TO BE COVERED WITH 2" x 2' x 2' PIECE OF INSULATION OVER GAP.
4. RIGID FOAM INSULATION TO BE PROVIDED WHERE COVER IN THE ROADWAY IS LESS THAN 5' AND CROSS COUNTRY IS LESS THAN 4'.

NOTES:
IF CLAY OR UNSUITABLE IS PRESENT AT TRENCH BOTTOM:

1. OVER EXCAVATE 12" BELOW INVERT OF PIPE
2. LAY GEOTEXTILE FABRIC IN BOTTOM OF EXCAVATION
3. PLACE 3/4" STONE BETWEEN FABRIC AND PIPE
4. LAY PIPE AT DESIRED SLOPE
5. PLACES STONE OVER AND AROUND PIPE (MIN. 6")
6. WRAP GEOTEXTILE AROUND STONE AS SHOWN

SEWER TRENCH

NOT TO SCALE

TAX MAP 28, LOT 14-2

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Design: EMP	Draft: GDR
Checked: WGM	Scale: AS NOTED
Drawing Name: 21076-PLAN.dwg	Date: 7/6/21
	Project No.:21076

STATE OF MAINE ERIK M POULIN No. 16914 LICENSED PROFESSIONAL ENGINEER

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Designed and Produced in NH
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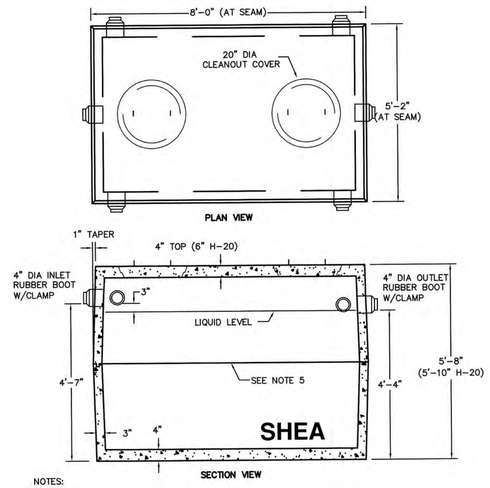
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885
Civil Engineering Services
603-772-4746
FAX: 603-772-0227
E-Mail: JBE@JONESANDBEACH.COM

Plan Name:	DETAIL SHEET
Project:	PARKING LOT EXPANSION 89 ROUTE 236, KITTERY, MAINE
Owner of Record:	JD INVESTMENST, LLC NAME 19 BUFFUM RD, UNIT 6, NORTH BERWICK, MAINE

DRAWING No.

D1

SHEET 7 OF 9
JBE PROJECT NO. 21076

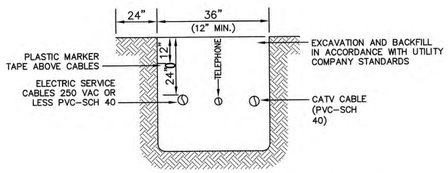


NOTES:

1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. CONSTRUCTION OF SEPTIC TANK CONFORMS WITH DEP TITLE 5 REGS, 310 CMR, SECTION 15.226.
3. ALL REINFORCEMENT PER ASTM C1227.
4. TEES AND GAS BAFFLE SOLD SEPARATELY.
5. TONGUE & GROOVE JOINT SEALED WITH BUTYL RESIN.
6. IF COVER EXCEEDS 4 FEET, HEAVY DUTY TANK REQUIRED. ALSO AVAILABLE IN AASHTO HS-20 LOADING.
7. CONTRACTOR TO REVIEW SUBSURFACE WASTEWATER DISPOSAL SYSTEM DESIGN PLANS FOR ADDITIONAL SEPTIC INFORMATION (ALBERT FRICK ASSOCIATES INC.)

1,000 GAL SEPTIC TANK

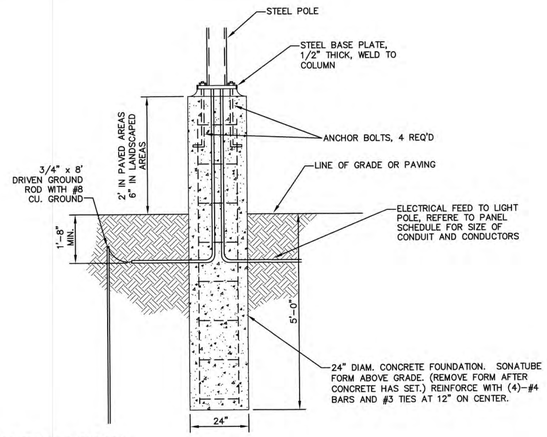
NOT TO SCALE



NOTE: ALL UTILITIES SHALL BE REVIEWED AND APPROVED BY APPROPRIATE UTILITY COMPANY.

UTILITY TRENCH

NOT TO SCALE



LIGHT POLE BASE

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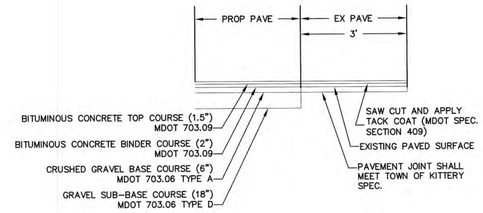
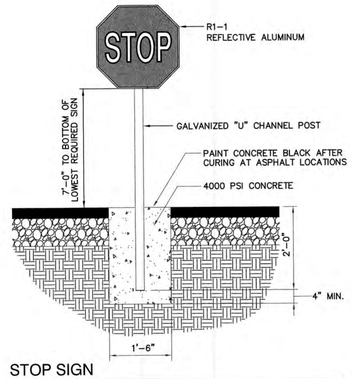


TYPICAL PAVEMENT JOINT

NOT TO SCALE



STOP SIGN

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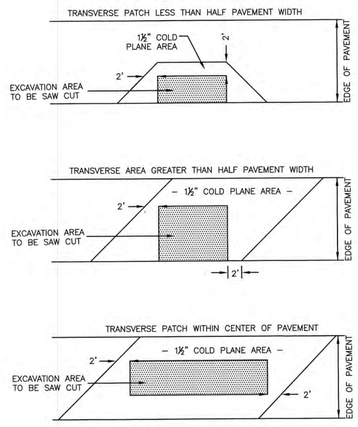

NOTE: WHERE LIMITS OF ADJACENT COLD PLANED AREAS ARE LESS THAN OR EQUAL TO 20', THE AREA BETWEEN SHALL BE COLD PLANED AND RESURFACED

SAWCUT DETAIL

NOT TO SCALE

TAX MAP 28, LOT 14-2

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Design: EMP	Draft: GDR	Date: 7/6/21
Checked: WGM	Scale: AS NOTED	Project No.: 21076
Drawing Name: 21076-PLAN.dwg		

STATE OF MAINE ERIK M POULIN No. 16914 LICENSED PROFESSIONAL ENGINEER 7/22/21

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PO Box 219
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Plan Name:	DETAIL SHEET
Project:	PARKING LOT EXPANSION 89 ROUTE 236, KITTERY, MAINE
Owner of Record:	JD INVESTMENST, LLC NAME 19 BUFFUM RD, UNIT 6, NORTH BERWICK, MAINE

DRAWING No.

D2

SHEET 8 OF 9

JBE PROJECT NO. 21076

SEEDING SPECIFICATIONS

1. GRADING AND SHAPING
   - A. SLOPES SHALL NOT BE STEEPER THAN 2:1 WITHOUT APPROPRIATE EROSION CONTROL MEASURES AS SPECIFIED ON THE PLANS (3:1 SLOPES OR FLATTER ARE PREFERRED).
   - B. WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.

2. SEEDBED PREPARATION
   - A. SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
   - B. STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEEDBED AND FERTILIZER AND LIME MIXED INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.

3. ESTABLISHING A STAND
   - A. LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL. TYPES AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
     AGRICULTURAL LIMESTONE, 2 TONS PER ACRE OR 100 LBS. PER 1,000 SQ.FT.
     NITROGEN(N), 50 LBS. PER ACRE OR 1.1 LBS. PER 1,000 SQ.FT.
     PHOSPHATE(P2O5), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ.FT.
     POTASH(K2O), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ.FT.
     (NOTE: THIS IS THE EQUIVALENT OF 500 LBS. PER ACRE OF 10-20-20 FERTILIZER OR 1,000 LBS. PER ACRE OF 5-10-10.)
   - B. SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH .25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAKING.
   - C. REFER TO THE 'SEEDING GUIDE' AND 'SEEDING RATES' TABLES ON THIS SHEET FOR APPROPRIATE SEED MIXTURES AND RATES OF SEEDING. ALL LEGUMES (CROWNVETCH, BIRDSFOOT, TREFOIL AND FLATPEA) MUST BE INOCULATED WITH THEIR SPECIFIC INOCULANT PRIOR TO THEIR INTRODUCTION TO THE SITE.
   - D. WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20th OR FROM AUGUST 10th TO SEPTEMBER 1st.

4. MULCH
   - A. HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
   - B. MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE BEST MANAGEMENT PRACTICE FOR MULCHING. HAY OR STRAW MULCH SHALL BE PLACED AT A RATE OF 90 LBS PER 1000 S.F.

5. MAINTENANCE TO ESTABLISH A STAND
   - A. PLANTED AREAS SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
   - B. FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIALS TAKE 2 TO 3 YEARS TO BECOME FULLY ESTABLISHED.
   - C. IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, ANNUAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.

USE	SEEDING MIXTURE 1/	DROUGHTY	WELL DRAINED	MODERATELY WELL DRAINED	POORLY DRAINED
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	A	FAIR	GOOD	GOOD	FAIR
	B	POOR	GOOD	FAIR	FAIR
	C	POOR	GOOD	EXCELLENT	GOOD
	D	FAIR	EXCELLENT	EXCELLENT	POOR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER.	A	GOOD	GOOD	GOOD	FAIR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
LIGHTLY USED PARKING LOTS, ODD AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES.	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	FAIR	POOR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
PLAY AREAS AND ATHLETIC FIELDS. (TOPSOIL IS ESSENTIAL FOR GOOD TURF.)	E	FAIR	EXCELLENT	EXCELLENT	2/
	F	FAIR	EXCELLENT	EXCELLENT	2/

GRAVEL PIT, SEE NH-PM-24 IN APPENDIX FOR RECOMMENDATION REGARDING RECLAMATION OF SAND AND GRAVEL PITS.

1/ REFER TO SEEDING MIXTURES AND RATES IN TABLE BELOW.
2/ POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE AS PLAYING AREA AND athletic FIELDS.

NOTE: TEMPORARY SEED MIX FOR STABILIZATION OF TURF SHALL BE WINTER RYE OR OATS AT A RATE OF 2.5 LBS. PER 1000 S.F. AND SHALL BE PLACED PRIOR TO OCTOBER 15th, IF PERMANENT SEEDING NOT YET COMPLETE.

SEEDING GUIDE

MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 Sq. Ft.
A. TALL FESCUE	20	0.45
CREEPING RED FESCUE	20	0.45
RED TOP	2	0.05
TOTAL	42	0.95
B. TALL FESCUE	15	0.35
CREEPING RED FESCUE	10	0.25
CROWN VETCH	15	0.35
OR		
FLAT PEA	30	0.75
TOTAL	40 OR 55	0.95 OR 1.35
C. TALL FESCUE	20	0.45
CREEPING RED FESCUE	20	0.45
BIRDS FOOT TREFOIL	8	0.20
TOTAL	48	1.10
D. TALL FESCUE	20	0.45
FLAT PEA	30	0.75
TOTAL	50	1.20
E. CREEPING RED FESCUE 1/	50	1.15
KENTUCKY BLUEGRASS 1/	50	1.15
TOTAL	100	2.30
F. TALL FESCUE 1	150	3.60

1/ FOR HEAVY USE ATHLETIC FIELDS CONSULT THE UNIVERSITY OF NEW HAMPSHIRE COOPERATIVE EXTENSION TURF SPECIALIST FOR CURRENT VARIETIES AND SEEDING RATES.

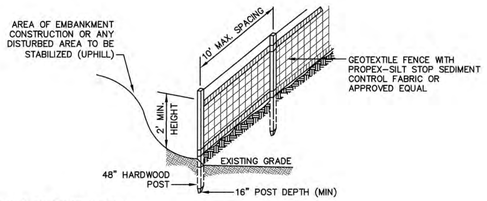
SEEDING RATES

TEMPORARY EROSION CONTROL NOTES

1. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME. AT NO TIME SHALL AN AREA IN EXCESS OF 5 ACRES BE EXPOSED AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.
2. EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED, DIRECTED BY THE ENGINEER.
3. ALL DISTURBED AREAS SHALL BE RETURNED TO PROPOSED GRADES AND ELEVATIONS. DISTURBED AREAS SHALL BE LOAMED WITH A MINIMUM OF 6" OF SCREENED ORGANIC LOAM AND SEEDED WITH SEED MIXTURE 'C' AT A RATE NOT LESS THAN 1.10 POUNDS OF SEED PER 1,000 S.F. OF AREA (48 LBS. / ACRE).
4. SILT FENCES AND OTHER BARRIERS SHALL BE INSPECTED EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF A RAINFALL OF 0.25" OR GREATER. ALL DAMAGED AREAS SHALL BE REPAIRED, AND SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED OF.
5. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND THE AREA DISTURBED BY THE REMOVAL SMOOTHED AND RE-VEGETATED.
6. AREAS MUST BE SEEDED AND MULCHED OR OTHERWISE PERMANENTLY STABILIZED WITHIN 3 DAYS OF FINAL GRADING, OR TEMPORARILY STABILIZED WITHIN 14 DAYS OF THE INITIAL DISTURBANCE OF SOIL. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
7. ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING NORTH AMERICAN GREEN S75 EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER) ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
8. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
9. AFTER NOVEMBER 15th, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3" OF CRUSHED GRAVEL.
10. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
    - a. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
    - b. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
    - c. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH STONE OR RIPRAP HAS BEEN INSTALLED; OR
    - d. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
11. IN ORDER TO ENSURE THE STABILITY OF THE SITE AND EFFECTIVE IMPLEMENTATION OF THE SEDIMENT AND EROSION CONTROL MEASURES SPECIFIED IN THE PLANS FOR THE DURATION OF CONSTRUCTION.

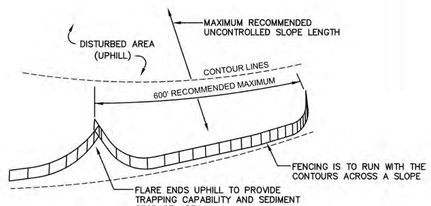
CONSTRUCTION SEQUENCE:

1. A PRE-CONSTRUCTION MEETING IS TO BE HELD WITH ALL DEPARTMENT HEADS PRIOR TO THE START OF CONSTRUCTION.
2. CUT AND REMOVE TREES IN CONSTRUCTION AREA AS REQUIRED OR DIRECTED.
3. INSTALL SILT FENCING, HAY BALES AND CONSTRUCTION ENTRANCES PRIOR TO THE START OF CONSTRUCTION. THESE ARE TO BE MAINTAINED UNTIL THE FINAL PAVEMENT SURFACING AND LANDSCAPING AREAS ARE ESTABLISHED.
4. CLEAR, CUT, GRUB AND DISPOSE OF DEBRIS IN APPROVED FACILITIES. THIS INCLUDES ANY REQUIRED DEMOLITION OF EXISTING STRUCTURES, UTILITIES, ETC.
5. CONSTRUCT AND/OR INSTALL TEMPORARY OR PERMANENT SEDIMENT AND/OR DETENTION BASIN(S) AS REQUIRED. THESE FACILITIES SHALL BE INSTALLED AND STABILIZED PRIOR TO DIRECTING RUN-OFF TO THEM.
6. STRIP LOAM AND PAVEMENT, OR RECLAIM EXISTING PAVEMENT WITHIN LIMITS OF WORK PER THE RECOMMENDATIONS OF THE PROJECT ENGINEER AND STOCKPILE EXCESS MATERIAL. STABILIZE STOCKPILE AS NECESSARY.
7. PERFORM PRELIMINARY SITE GRADING IN ACCORDANCE WITH THE PLANS.
8. INSTALL THE SEWER AND DRAINAGE SYSTEMS FIRST, THEN ANY OTHER UTILITIES IN ACCORDANCE WITH THE PLAN AND DETAILS. ANY CONFLICTS BETWEEN UTILITIES ARE TO BE RESOLVED WITH THE INVOLVEMENT AND APPROVAL OF THE ENGINEER.
9. ALL SWALES AND DRAINAGE STRUCTURES ARE TO BE CONSTRUCTED AND STABILIZED PRIOR TO HAVING RUN-OFF DIRECTED TO THEM.
10. STORMWATER FLOWS ARE NOT TO BE DIRECTED TO TREATMENT PRACTICES UNTIL ALL CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
11. DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINAGE DITCHES, CHECK DAMS, SEDIMENT TRAPS, ETC., TO PREVENT EROSION ON THE SITE AND PREVENT ANY SILTATION OF ABUTTING WATERS AND/OR PROPERTY.
12. PERFORM FINAL FINE GRADING, INCLUDING PLACEMENT OF 'SELECT' SUBGRADE MATERIALS.
13. PAVE ALL PARKING LOTS AND ROADWAYS WITH INITIAL 'BASE COURSE'.
14. PERFORM ALL REMAINING SITE CONSTRUCTION (i.e. BUILDING, CURBING, UTILITY CONNECTIONS, ETC.).
15. LOAM AND SEED ALL DISTURBED AREAS AND INSTALL ANY REQUIRED SEDIMENT AND EROSION CONTROL FACILITIES (i.e. RIP RAP, EROSION CONTROL BLANKETS, ETC.).
16. FINISH PAVING ALL ROADWAYS AND PARKING AREAS WITH 'FINISH' COURSE.
17. ALL ROADWAYS AND PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
18. ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
19. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
20. REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE BEEN 75%-85% ESTABLISHED AND SITE IMPROVEMENTS ARE COMPLETE. SMOOTH AND RE-VEGETATE ALL DISTURBED AREAS.
21. CLEAN SITE AND ALL DRAINAGE STRUCTURES, PIPES AND SUMPS OF ALL SILT AND DEBRIS.
22. INSTALL ALL PAINTED PAVEMENT MARKINGS AND SIGNAGE PER THE PLANS AND DETAILS.
23. ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY QUARTER-INCH OF RAINFALL.
24. UPON COMPLETION OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ANY RELEVANT PERMITTING AGENCIES THAT THE CONSTRUCTION HAS BEEN FINISHED IN A SATISFACTORY MANNER.



CONSTRUCTION SPECIFICATIONS:

1. WOVEN FABRIC FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP, MID AND BOTTOM AND EMBEDDED IN THE GROUND A MINIMUM OF 8" AND THEN COVERED WITH SOIL.
2. THE FENCE POSTS SHALL BE A MINIMUM OF 48" LONG, SPACED A MAXIMUM 10' APART, AND DRIVEN A MINIMUM OF 16" INTO THE GROUND.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THE ENDS OF THE FABRIC SHALL BE OVERLAPPED 6", FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BY-PASSING.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED AND PROPERLY DISPOSED OF WHEN IT IS 6" DEEP OR VISIBLE 'BULGES' DEVELOP IN THE SILT FENCE.
5. PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE FOR SEDIMENT STORAGE.
6. SILT FENCE SHALL REMAIN IN PLACE FOR 24 MONTHS.



7. SILT FENCES SHALL BE REMOVED WHEN NO LONGER NEEDED AND THE SEDIMENT COLLECTED SHALL BE DISPOSED AS DIRECTED BY THE ENGINEER. THE AREA DISTURBED BY THE REMOVAL SHALL BE SMOOTHED AND REVEGETATED.

MAINTENANCE:

1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE DONE IMMEDIATELY.
2. IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
4. SEDIMENT DEPOSITS THAT ARE REMOVED, OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED, SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

SILT FENCE

NOT TO SCALE

TAX MAP 28, LOT 14-2

F:\CADD\MASTER STANDARD\dwg\JB-LAYOUTS.dwg 3/12/2015 3:27:29 PM EDT

Design: EMP	Draft: GDR
Checked: WGM	Scale: AS NOTED
Drawing Name: 21076-PLAN.dwg	Date: 7/6/21
Project No.: 21076	

STATE OF MAINE — ERIK M POULIN — No. 16914 — LICENSED PROFESSIONAL ENGINEER

REV.	DATE	REVISION	BY
2	10/27/21	REVISED PER PB COMMENTS	EMP
1	10/11/21	REVISED PER PB COMMENTS	EMP
0	08/17/21	ISSUED FOR REVIEW	EMP

Designed and Produced in NH
J/B Jones & Beach Engineers, Inc.
Civil Engineering Services
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885
603-772-4746
FAX: 603-772-0227
E-Mail: JBE@JONESANDBEACH.COM

Plan Name: EROSION AND SEDIMENT CONTROL DETAILS
Project: PARKING LOT EXPANSION, 89 ROUTE 236, KITTERY, MAINE
Owner of Record: JD INVESTMENST, LLC NAME, 19 BUFFUM RD, UNIT 6, NORTH BERWICK, MAINE

DRAWING No. E1
SHEET 9 OF 9
JBE PROJECT NO. 21076

JONES&BEACH
ENGINEERS INC.
85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

October 26, 2021

Kittery Planning Department
Attn. Bart McDonough, Town Planner
200 Rogers Road
Kittery, ME 03094

RE: Response Letter
89 Route 236, Kittery, Maine
Tax Map 28, Lot 14-2
JBE Project No. 21076

Dear Mr. McDonough,

We are in receipt of comments from Jodie Bray Strickland from CMA Engineers, Inc. dated October 25, 2021, and comments from the October 14th, 2021 Planning Board. Review comments are listed below with our responses in bold.

CMA COMMENTS:

1. *16.8.8.2.C.4.a.3 – The stormwater management operation and maintenance manual should specify annual reporting, on or by July 1, to Kittery Code Enforcement office.*
   RESPONSE: The stormwater management operation and maintenance manual has been revised to specify annual reporting, on or by July 1, to Kittery Code Enforcement office. This is depicted in Section B, Item 3 of the report.

2. *The applicant should provide details for the stormwater basin and outlet structure. Leaders on Sheet C3 reference detail Sheet D1, but this was not included in the plan set.*
   RESPONSE: The details in question are included on Sheet D1. This Sheet has been included in the updated plan set included with this letter.

3. *Following the site walk the Town of Kittery requested additional information with respect to the classification of existing pond on site. Gove Environmental Services, Inc. provided a response letter and characterization of the stormwater feature as a detention pond and not a wetland. Their assessment includes discussion of a DEP Stormwater/Site Law permit for maintenance requirements. Does the applicant have this permit? A copy should be submitted to the Town for the project record.*
   RESPONSE: A Permit by Rule Application was submitted to Maine DEP on August 27th, 2021. Our receipt email from Maine DEP has been attached to this letter for review. The Permit by Rule is active for the site as Maine DEP did not contact us following the 14 day waiting period after submission.

PLANNING BOARD COMMENTS:

- **The following comments are from notes taken during the meeting, and does not represent verbatim statements from members of the board.**

4. *Confirm soils on site to ensure they are suitable for a proposed replacement septic system.*
RESPONSE: Note 15 on Sheet C1 is included in the plans indicating the soil survey was conducted by a licensed soil scientist. Ken Gardner (License No. CSS#61) is reviewing the test pit logs from the septic design. His findings will be provided to the town as soon as they are received.

5. *Description of the proposed septic system to ensure it is suitable to the uses on site, and is not in danger of failure in the near future. Does the system utilize pretreatment?*
RESPONSE: A system description narrative prepared by the project septic designer has been provided with this response letter. Soilair blower units are proposed as part of the design to provide pretreatment for the septic system.

6. *Provide a snow removal note on the plans for excess snow to be trucked off site.*
RESPONSE: Note 21 on Sheet C2 has been added stating this requirement.

ADDITIONAL ITEMS:

- **The power for the proposed light pole will be pulled from the existing light pole adjacent to the dumpster pad. The conduit is depicted on the Site Plan (Sheet C2).**
- **The test pits, which were dug in preparation for the replacement septic system, have been added to the plans (Sheets C1 & C4).**
- **A proposed cross walk has been added to provide safe pedestrian access to the proposed parking field. This cross walk is depicted on the plans.**

If you have any questions, please feel free to contact our office. Thank you for your time.

Very truly yours,
JONES & BEACH ENGINEERS, INC.

Erik Poulin, P.E
Project Manager

cc: Davis Drolet, JD Investments, LLC (letter and plans via email)
Jodie Bray Strickland, CMA Engineers, Inc. (letter and plans via email)

CMA ENGINEERS, INC.
CIVIL | ENVIRONMENTAL | STRUCTURAL
35 Bow Street
Portsmouth, New Hampshire
03801-3819
P: 603|431|6196
www.cmaengineers.com

October 25, 2021

Bart McDonough, Town Planner
Town of Kittery
200 Rogers Road
Kittery, Maine 03904

RE: Town of Kittery, Planning Board Services
Site Plan Application Stormwater Review
JD Investments, LLC
89 Route 236, Tax Map 28, Lot 14-2
CMA #591.140

Dear Bart:

CMA Engineers has received the following information for Assignment #140, review of the stormwater analysis associated with the Site Plan Application (Tax Map 28, Lot 14-2):

1) Site Plan Review Application for JD Investments, LLC, Tax Map 28 Lot 14-2 prepared by Jones & Beach Engineers, Inc. dated August 19, 2021.
2) Plans titled Parking Lot Expansion, 89 Route 236 Kittery, Maine for JD Investments, LLC, prepared by Jones & Beach Engineers, Inc. dated August 17, 2021.
3) Drainage Analysis, Erosion and Sediment Control Plan, Parking Lot Expansion, Ta Map 28, Lot 14-2, 89 Route 236, Kittery, ME 03904, prepared for JD Investments, LLC, 19 Buffam Road, North Berwick, ME, 03906 by Jones & Beach Engineers, Inc. dated August 19, 2021.
4) Response letter from Jones & Beach Engineers, Inc. dated October 11, 2021.
5) Tree Photo Log from Jones & Beach Engineers, Inc. Not dated.
6) Letter from Gove Environmental Services, Inc., dated October 11, 2021.

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

The proposed project is a parking addition and associated stormwater improvements at the existing building with a drive through restaurant, first floor retail and second floor office use.

16.8 Design and Performance Standards-Built Environment

Article VIII. Surface Drainage

The proposed plan for stormwater management includes the use of the existing stormwater basin (With some grading and sizing modifications) for storage of peak stormwater flows with controlled release of stormwater to an outlet structure which discharges to an overflow spillway and eventually a wooded buffer.

The design limits post construction flows to levels below those at pre-construction.

16.8.8.2.C.4.a.3. The stormwater management operation and maintenance manual should specify annual reporting, on or by July 1, to Kittery Code Enforcement office.

The applicant should provide details for the stormwater basin and outlet structure. Leaders on Sheet C3 reference detail sheet D1, but this was not included in the plan set.

Following the site walk the Town of Kittery requested additional information with respect to the classification of existing pond on site. Gove Environmental Services, Inc. provided a response letter and characterization of the stormwater feature as a detention pond and not a wetland. Their assessment includes discussion of a DEP Stormwater/Site Law permit for maintenance requirements. Does the applicant have this permit? A copy should be submitted to the Town for the project record.

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

Very truly yours,

CMA ENGINEERS, INC.

Jodie Bray Strickland, P.E.
Senior Project Engineer

cc: Erik Poulin, P.E., Jones & Beach Engineers, Inc.

Erik Poulin

From: Brady Frick <brady@albertfrick.com>
Sent: Friday, October 22, 2021 12:44 PM
To: Erik Poulin
Subject: RE: 21076 - 89 Route 236

Good afternoon Erik

You had inquired about why the first septic system failed so quickly and what is different about the new replacement design. Wastewater from coffee shops are "hard" on leach fields. The effluent discharge has a higher wastewater strength than typical residential wastewater. The *Maine Subsurface Wastewater Disposal Rules* allocates design flows for commercial facilities. In some facilities such as restaurants the state requires larger systems or added features (filters, larger tanks, pretreatment) to offset the increased wastewater strength. However for coffee shops the state does not require any design adjustments. It appears that the previous site evaluator designed the system per the plumbing code, therefore the system failed prematurely.

Advanced Wastewater Treatment

To address coffee in the wastewater, the design has to incorporate pretreatment. The issue is most advanced wastewater treatment units rely upon growing bacteria in a pretreatment tank. Coffee increases the PH in the wastewater, which creates an environment where bacteria cannot grow. The coffee essentially makes most pretreatment units useless unless you constantly adjust the PH levels in the waste stream.

My design uses SoilAir pretreatment blowers, which treats the wastewater directly in the leach field. In this application the PH doesn't matter. It also pressurizes the leach field so the effluent will not pond in the stone trenches. I have proposed 2 pods/leach fields. One pod will accept wastewater while the other pod is offline. The system will alternate flow to each pond most likely on a weekly or monthly basis depending one use. By alternating disposal areas there will always be a dry/fresh leach field ready to accept wastewater. If there is no ponding in the leach field there will be no failure.

Leach Field

There are various leach field products. The old system was an Eljen GSF system, which I use quite often, however they are not the best in commercial applications. Eljen's were most likely used because they require a small foot print.

The new design will incorporate GST stone trenches, which is a new take on an old trusted system. Conventional stone beds or stone trenches require a large area (75% more than Eljen or GST). Crushed stone is an excellent option for leach fields, but is impractical due to the sizing requirements. GST is a proprietary form that has more surface area than a conventional stone trench, therefore the sizing for this product is considerably smaller. We have had great success with the GST leaching system on some very difficult sites.

I have worked on various Circle Ks, Cumberland Farms, and Aroma Joes stores throughout Maine who have had the same problem with premature septic system failure. Some systems failing in 2 years, so this problem is not unique to this facility. Although there are no guarantees on how long a septic system will last due to numerous variables (design, use, maintenance and installation), I am confident that the replacement system will function properly into the future. No corners have been cut on the proposed replacement design. We have two leach fields, oversized septic tanks and we are using SoilAir. In my opinion this is *the* best option for this facility to have a long term functioning septic system.

Please feel free to contact met If anyone has any questions regarding the proposed design or products that will be used.

Thank you

Have a great day

Brady Frick
President
Licensed Site Evaluator

Albert Frick Associates, Inc
Environmental Consultants
731 Foss Road
Limerick, ME 04048
(207) 839-5563
f (207) 839-5564
www.albertfrick.com

Note: PDF files, if attached, will be slightly off-scale when printed. However, by requesting a mailed paper copy perfectly scaled plans can be assured, if that is important.

Erik Poulin

From: DEP, PBR Notification <DEP.PBRNotification@maine.gov>
Sent: Friday, August 27, 2021 12:06 PM
To: Erik Poulin
Subject: Automatic reply: Portland South Maine Regional Office - Kittery - JD Investments LLC - Stormwater PBR - Part 2 of 2

We have received your email sent to DEP.PBRNotification@maine.gov.

The Department uses this email account solely for receiving Natural Resources Protection Act (NRPA) and Stormwater Permit-by-Rule notifications and Maine Construction General Permit notice of intent forms.

You should not expect to hear further from the Department unless the Department has questions about your submission or administrative staff contact you to collect the application fee if that has not been paid at the time of filing.

NRPA and Stormwater Permits-by Rule (PBRs), as well as coverage under the Maine Construction General Permit (MCGP), become effective 14 days after the Department receives both the notification form with the required attachments and the application fee, unless the Department accepts or deems your application deficient prior to that date.

The Department will not mail or email approval of PBRs or notice of coverage under the MCGP. If you do not hear from the Department within this 14-day period, your submission is approved. Thank you for submitting your notice by email.

Maine DEP

STORMWATER MANAGEMENT OPERATION AND MAINTENANCE MANUAL

Parking Lot Expansion
Tax Map 28, Lot 14-2
89 Route 236
Kittery, ME 03904

Prepared for:

JD Investments, LLC
19 Buffum Road
North Berwick, ME 03906

Prepared by:
Jones & Beach Engineers, Inc.
85 Portsmouth Avenue
P.O. Box 219
Stratham, NH 03885
(603) 772-4746
August 19, 2021
JBE Project No. 21076

Inspection and Maintenance of Facilities and Property

A. Maintenance of Common Facilities or Property

1. The Project Developer JD Investments LLC is responsible for maintenance of all stormwater infrastructure associated with this site. This includes all temporary and permanent stormwater and erosion control facilities both during and after construction.

B. General Inspection and Maintenance Requirements

1. The Owner shall perform all inspections and maintenance with greater than annual frequency as required by this report.

2. Inspection reports must be provided to the DEP upon request.

3. An annual report shall be provided to the town of Kittery Code Enforcement Office on or by July 1st.

4. Permanent stormwater and sediment and erosion control facilities to be maintained on the site include, but are not limited to, the following:

    a. Culverts
    b. Erosion
    c. Vegetation and landscaping
    d. Riprap inlet and outlet protection aprons
    e. Vegetative Stormwater Basin

5. Maintenance of permanent measures shall follow the following schedule:

   a. **Culverts: Inspection** of culvert inlets and outlets at least **once per month** during the rainy season (March to November). Any debris is to be removed and disposed of properly.

   b. **Erosion: Annual inspection** of the site for erosion, destabilization, settling, and sloughing. Any needed repairs are to be conducted immediately.

   c. **Vegetation and Landscaping: Annual inspection** of site's vegetation and landscaping. Any areas that are bare shall be reseeded and mulched with hay or, if the case is extreme, loamed and seeded or sodded to ensure adequate vegetative cover. Landscape specimens shall be replaced in kind, if they are found to be dead or dying.

   d. **Riprap**: Rock riprap should be **inspected annually** and after every major storm event in order to ensure that it has not been displaced, undermined, or otherwise damaged. Displaced rock should be replaced, or additional rock added in order to maintain the structure(s) in their undamaged state. Woody vegetation should not be allowed to become established in riprap areas, and/or any debris removed from the void spaces between the rocks. If the riprap is adjacent to a stream or other waterbody, the water should be kept clear of obstructions, debris, and sediment deposits.

   e. **Vegetative Storm water Basin:** The bottoms, interior and exterior side slopes, and crest of earthen detention basins should be mowed, and the vegetation maintained in healthy condition, as appropriate to the function of the facility and type of vegetation.

      Vegetated embankments that serve as "berms" or "dams" that impound water should be mowed at least once annually to prevent the establishment of woody vegetation.

      Embankments should be inspected at least annually by a qualified professional for settlement, erosion, seepage, animal burrows, woody vegetation, and other conditions that could degrade the embankment and reduce its stability for impounding water. Immediate corrective action should be implemented if any such conditions are found.

      Inlet and outlet pipes, inlet and outlet structures, energy dissipation structures or practices, and other structural appurtenances should be inspected at least annually by a qualified professional, and corrective action implemented (e.g., maintenance, repairs, or replacement) as indicated by such inspection;

Trash and debris should be removed from the basin and any inlet or outlet structures whenever observed by inspection;

Accumulated sediment should be removed when it significantly affects basin capacity.

See attached sample forms as a guideline.

Any inquiries in regards to the design, function, and/or maintenance of any one of the above mentioned facilities or tasks shall be directed to the project engineer:

Jones & Beach Engineers, Inc.
85 Portsmouth Avenue
P.O. Box 219
Stratham, NH 03885

T#: (603) 772-4746
F#: (603) 772-0227

STORM WATER POLLUTION PREVENTION PLAN
INSPECTION PERIOD AND CRITERIA
Tax Map 28 Lots 14-2
Parking Lot Expansion
Kittery, ME

Stormwater Component	**Inspection Period**	**Inspection Criteria/Methods**
Culverts	Once per month	Inspect inlet/outlet. Remove debris.
Erosion	Annually	Repair site erosion.
Vegetation	Annually	Repair bare unvegetated areas.
Riprap	Annually	Relocate displaced rocks, remove woody vegetation and debris.
Vegetative Stormwater Basin	Bi-annually	Inspect for sediment/debris collection, inspect inlets/outlets, inspection for erosion.

STORM WATER OPERATIONS AND MAINTENANCE PLAN
INSPECTION REPORT

Tax Map 28 Lots 14-2
Parking Lot Expansion
Kittery, ME

Yearly Inspection Form			
Inspected Component	**Date of Inspection**	**Inspector**	**Issue Detected / Action Taken**
Culverts			
Erosion			
Vegetation			
Riprap			
Vegetative Stormwater Basin			