

**Town of Kittery
 Planning Board Meeting
 April 12, 2018**

Estes Business Park – Sketch Plan Review

Action: Accept or deny application. Approve or deny sketch plan. Owner/applicant Michael Estes requests consideration of plans to develop a mixed use facility, consisting of business, storage and residential uses, located south of 506 US Route 1 (Tax Map 67 Lot 4) in the Mixed Use (MU), Residential – Rural (R-RL), Shoreland Overlay (SH-OZ-250’) and Resource Protection Overlay (OZ-RP) Zones. Agent is Ken Wood, Attar Engineering, Inc.

PROJECT TRACKING

REQ'D	ACTION	COMMENTS	STATUS
YES	Sketch Plan Review	10/13/2016 & 12/8/2016, 1/11/2018	PENDING
YES	Preliminary Plan Review Completeness/Acceptance		
NO	Site Visit	11/3/2016	HELD
YES	Public Hearing		
YES	Preliminary Plan Approval		
YES	Final Plan Review and Decision		

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.

Background

This is a conceptual review of a plan to develop a multi-use business park located on the northern end of US Route 1, directly across from the intersection of Route 1 and Idlewood Lane. The parcel is a vacant lot, approximately 29 acres in size with wetlands, a pond and a stream.

The Planning Board reviewed this project in December of 2016, at that time, the plans called for 17 construction service units and 86 warehouse/storage units with a manager’s office (apartment with business office). The submission now describes 12 shops in pursuit of trade and/or business and professional offices housed in two single-story buildings, 86 self-storage units housed in two single-story buildings and an attached office with a manager’s apartment on the second floor.

Board Actions up until 12/8/2016: The Board first reviewed the sketch plan on 10/13/2016 and voted to continue the plan, pending a revised sketch plan with updated wetland delineation and setbacks, as well as clarification on the proposed uses, including volume/intensity of use, and any information regarding the traffic impact caused by the proposed development. The applicant submitted a revised sketch plan on 11/3/2016. On 12/8/2016 the Board voted to continue the plan for no longer than 90 days, pending additional information being submitted, including updated Resource Protection wetland delineation. The 90 days expired in March of 2017 but no further action was taken by the applicant until submission and appearance by the Applicant’s agent at the January 11th, 2018 meeting.

January 11, 2018 meeting: The Board requested information on the Resource Protection wetland delineation and specifically wanted a DEP wetland scientist to inspect the area and make a determination. The Board did not approve the sketch plan.

Staff Review

Use

1. Shops in pursuit of trade and warehousing/storage are special exception uses in both the Mixed Use and Shoreland Overlay Zones. They are not permitted in the Resource Protection Overlay Zone. Professional and Business offices are a permitted use in the Mixed Use zone, and a special exception use in the Shoreland Overlay zone.

In previous applications, the Applicant described one of the uses as “construction services” but has now settled on shops in pursuit of trade, professional and business offices and warehousing/storage. Business/professional offices are defined as *offices for a profession or business including but not limited to, banks, insurance, realtors, attorneys, appraisers, engineers, architects, landscape architects, dentists, optometrists and physicians*. Shops in pursuit of trade are defined as: *establishments occupied by a business or craftspeople in a skilled trade, including by way of example only, plumbing, carpentry, or electrical work. Not more than ten (10) people may be employed at and/or work from the shop. The shop may include work space, storage space, and/or office space. A shop in pursuit of trade does not include “construction services” which is separately defined.*

The Board will want to discuss how the special exception uses requested meet the criteria per 16.2.3.13.D.10 and 16.2 (the definition of special exception) with the Applicant.

2. Title 16 does not have a separate definition or classification for “manager’s apartment”. Therefore, for the purpose of review, the proposed “manager’s apartment” is considered a dwelling unit. In the Mixed Use and Shoreland Overlay Zones, single-family dwelling units (on lots of record as of 1/1/2004) and dwelling units on the upper floors of a mixed-use building that is served by public sewerage are permitted.
3. Per 16.3.2.13.D.4 any development that proposes 20,000 square feet or more of gross floor area must consist of at least two principal uses. The smaller use or uses combined cannot be less than 10% of the total gross floor area. Combining the manager’s apartment and office with the smaller of the two uses (Shop in pursuit of trade/business and professional office with 14,400 sf, the warehousing/storage use proposes 17,200 sf) appears to meet the requirement.

Wetlands

4. Staff contacted DEP and did further investigation into the wetland delineation. DEP believes that the wetland delineation as shown on the plans is accurate. Maine Inland Fisheries & Wildlife agrees. A vernal pool assessment was also done in April of 2014 in addition to the May of 2013 date as stated on the plans. April is the preferred window for vernal pool identification. Staff is satisfied that the wetland delineation is correct.

The wetland setback limit lines are complicated because of the amount of wetlands involved but it appears that:

- All development proposed is outside the Resource Protection Zone.
- The buildings as proposed are outside the 100-foot building wetland setbacks
- Stormwater ponds #2 and #4 are between the 100-foot and 75-foot setback for wetlands not associated with the Resource Protection Zone. Stormwater pond #5 is outside the Resource Protection Zone
- Stormwater pond #1 along the road does not show the wetland setback (and should) but appears to be a bit over 25 feet from the wetland edge.

- Retaining walls that staff could identify are outside the 100-foot wetland setback with one possible exception in the southeastern corner of the self-storage building. Guardrails shown are outside the 100-foot setback although it isn't clear how far along the southern perimeter they run. Where are the retaining walls and guard rails proposed to be located?
 - Roads, the dumpster and the dumpster's concrete pad are outside the 30-foot road wetland setback allowed. A road around the perimeter of the shops in pursuit of trade buildings has been removed because it could not meet the wetland setbacks.
5. No snow storage locations are currently shown on the plan that staff could find, although the submission letter indicated they were. Where will they be located?
 6. The maximum devegetated area within the Shoreland Overlay/Mixed Use Zone is 20%. There is no standard for maximum building coverage in the Mixed Use Zone.
 7. The proposed road crosses a wetland in order to access the identified buildable area of the lot. An approved wetland alteration application is required, including the submission of a wetland mitigation plan, as outlined in Title 16.9.3, Conservation of Wetlands including Vernal Pools, and a wetland impact fee. A wetland alteration application and mitigation plan have been submitted because the plan, as proposed, involves significant wetland impacts. The application states that there is no reasonable alternative to the stream/wetland crossing to reach the developable upland. A 15,000 sf area of upland is proposed as a wetland buffer for mitigation as well as the fee (\$51,868 - \$4/sf x 12,967sf of wetland impact). CMA will provide comments at the preliminary plan stage.

Building Design

8. Architectural drawings and building elevation drawings have been provided. All structures must comply with the building design standards as outlined in 16.3.2.13.D.5.

Parking and Traffic

The sketch plan includes 36 parking spaces located in front of the shops in pursuit of trade units and four spaces for the self-storage, manager's office and apartment for a total of 40 spaces. The proposed development requires a minimum of 90 parking spaces, as outlined in the table below. The applicant is requesting a waiver for the storage facilities parking. The Planning Board can grant that waiver per 16.8.9.4.C which states in the second sentence that "*In cases not specifically covered*" – which Staff (including the CEO) interprets to mean if the use is not specifically listed in the table of parking – "*the Town Board or officer with jurisdiction to approve the application is authorized to determine the parking requirements and projected development use intensity. Existing parking standards are to be used as a guide where applicable...*" The parking table uses that seem closest to the uses proposed are below.

Shops in pursuit of Trade (12 total)	Warehouse and Storage	$12*(30'*40') = 14,400/500 = 29 + 24$ (2 additional spaces per office required)	53 spaces
Storage Facilities (54 total)	Warehouse and Storage	$86*(20'*10') = 17,200/500$	35 Spaces
"Manager's Office/DU" (1 total)	Dwellings	2 spaces/dwelling unit	2 Spaces

9. All new parking must be visually screened from Route 1, and, with the exception of 10 or fewer parking spaces, must be located to the side or rear of principal buildings. The sketch plan appears to conform to the standard.

10. As defined by 16.8 Table 1, based on the mixed-use proposed for the site, the road would need to be a secondary collector road. The road proposed is 20 feet wide with 3 foot grass shoulders which does not meet the Town's standards for a secondary collector road. If the Applicant agrees to keep the road private, the Board may find that a road of that size is not necessary as long as the Public Works Commissioner and the Fire Department finds the road design acceptable. The applicant may wish to seek a waiver for road design.

A paragraph on the traffic generation was included within the submission letter in January. Traffic is estimated to be 24 trips based on the Institute of Traffic Engineers Code at peak PM hour. The applicant should also provide the Average Daily Trips (ADT) which can be submitted with Preliminary Plan.

Mini-Warehouse (0.26 trips/unit * 17,200/1,000 sf) = 19 trips

Business Park (1.29 trips/unit per 1,000 sf) + 1 trip for manager's unit = 5 trips

In addition, the Board may wish to request a more detailed traffic report from a traffic engineer since the property is located on Route 1 and to clarify which ITE designation suits the shops in pursuit of trades units. Also receiving information on which hour is considered peak hour, accident rates and the distribution of traffic flowing in or out at that peak hour (including how left turns may affect the site) could be useful to the Board. Unless the Board decides to waive the parking requirements, a traffic impact analysis will be required for Preliminary Plan Review (40 parking spaces or more is the threshold).

Landscaping and Open Space

11. The plans depict a planting strip with trees along Route 1 and five more trees scattered around the shops in pursuit of trade buildings which a note says will be sugar maples. Another note says that the remainder of the planting strip will utilize existing trees and shrubs. It isn't clear what the placement and dimensions of the planting strip are – it must be 30 feet wide with a tree every 25 feet per standards outlined in 16.3.2.13.D.6. Are the trees shown in the wetland existing? More details are needed.
12. A minimum of 35% of the total lot must be designated as open space. Two open space areas are shown and labeled on the plan. Note 6 states that the two areas add up to the required 35%. The open space area in the front labeled Block 1 is 2.8 acres and Note 6 states that it meets the requirement that 25% of the open space be located in the front 50% of the lot area closest to Route 1.

Miscellaneous

13. Will the self-storage facility be open to tenants 24x7? Are the storage units climate-controlled? What kind of security will be used – a gate with a card key? Where will the gate be installed?
14. Will the shops in pursuit of trade have equipment permanently parked such as large trucks, backhoes etc.? How will the parking be managed – does each unit get three spaces no matter what their needs or number of employees

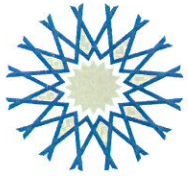
Recommendation

Sketch Plan gives the Board an opportunity to provide guidance on a plan still being developed and to consider the basic characteristics of the proposed plan such as the uses proposed, the general layout of the site, and whether or not the special exceptions proposed meet criteria.

The sketch plan appears to conform to the standards of Title 16. Additional details on traffic, the planting strip, security, retaining walls, guard rails, snow storage and operations are needed and should be provided for the preliminary plan. The Board will want to decide if the special exception uses requested meet Title 16's requirements and if the information required to make that decision has been submitted.

The Board gave the Applicant 90 days from the meeting on January 11th to continue the sketch plan per 16.10.4.2. The 90 days will expire on April 11th so the Board will need to approve or deny the application. The motion for both is below:

Move to [approve or deny] the sketch plan application dated December 20, 2017 with revisions dated March 22, 2018 from owner /applicant Michael Estes for a mixed-use development located at Tax Map 67 Lot 4 in the Mixed Use, Shoreland Overlay and Resource Protection Overlay Zone [with conditions].



ATTAR

ENGINEERING, INC

CIVIL • STRUCTURAL • MARINE

Ms. Kathy Connor, Senior Land Use Planner - SMPDC
Town of Kittery
P.O. Box 808
Kittery, Maine 03904

March 22, 2018
Project No.: C082-18

**Re: Sketch Plan Application
Estes Business Park
U.S. Route 1**

Dear Ms. Connor:

On behalf of Michael Estes, President of M & T Realty, LLC, I have additional included information for your review and consideration. The site is located on U.S. Route 1 and is identified on the Town of Kittery Assessor's Map 67 as Lot 4. The parcel contains 28 +/- acres and is located in the Mixed-Use (MU) district, Shoreland Overlay district, and Resource Protection district. All development will occur in the MU District.

M & T Realty, LLC proposes to construct a mixed use facility consisting of 12 Business and Professional offices and Shops in Pursuit of Trades spaces, 86 Warehousing/Storage spaces and an office/manager's dwelling. The project plan set provides details of the proposed building sizes and number of units. Business and professional offices are a permitted use; Shop in Pursuit of Trades and Warehousing/Storage are Special Exception uses.

Regarding consideration of the Special Exception (SE) approval;

Conditions for approving Special Exception Uses in the Mixed use Zone.

- 1.) Screening - The subject lot is approximately 28.8 acres in size with all of the proposed development concentrated into the middle portion of the parcel approximately 700' off of Route 1. This area is surrounded by wetlands and wetland buffers. There is also mature forest that will remain around the entire perimeter with the exception of the US Route 1 frontage, which will be landscaped. A majority of the developed portion of the parcel will be screened and buffered by wetlands, their respective wetland setbacks and the required landscaping along the frontage and within the parking areas.
- 2.) Architectural Compatibility - The structures that will be built will all comply with The Town's Design Handbook and compliment the New England design characteristics of developed adjacent lots. We believe this development will be a landmark on U.S. Route 1.
- 3.) Location - All structures have been located in areas that achieve the lowest adverse impacts possible.

The development will create approximately 33,300 SF of gross floor area (GFA); 12 – 30' X 40' Office/Shop spaces, 86 – 10' X 20' Warehouse/Storage Spaces and a 1,700 SF Manger's Unit. Section 16.3.2.13 of the Land Use Code "Mixed Use" requires that any new development which creates more than 20,000 SF of GFA include at least two principal uses as set forth in the permitted uses and special exceptions (three uses are proposed as noted above).

Additionally, this section requires that the smaller use must contain at least 10% of the GFA. The 12 Office Shop spaces (14,400 SF GFA) contain 43% of the total development GFA. A managers Apartment is proposed over the Office unit; each unit will be 25' X 40'; meeting the requirement of a minimum of 10% of the floor area of the building that they are located in (2 X 25' X 40' = 2,000 SF which is greater than 10% (54 X 10' X 20') = 1,080 SF.

The applicant respectfully requests that the Planning Board consider one waiver request, regarding the self-storage use: Kittery LUDC Section 16.8.9.4 (Off-Street Parking Standards) requires 1 space per 500 S.F. of Warehousing / Storage. This would result in 36 required, on-site parking spaces for the self-storage use. Due to the nature of the proposed business, there will only be 2 – 4 tenants on-site at one time, and such tenants typically use the provided access aisles for loading/unloading. A typical ITE parking generation rate for self-storage is 0.26 spaces per 1,000 S.F. Therefore, 3 parking spaces are proposed to serve the self-storage use. See General Note 12 on plan sheet 1.

Snow Storage areas have been identified on the plan.

Additional landscaping has been specified for the landscaped planter strip adjacent to Route 1.

The facility will be a low-volume traffic generator. Traffic generation is estimated at 24 vehicle trips/peak (P.M.) hour. The Institute of Traffic Engineers (ITE) Code 151 "Mini-Warehouse" and Code 770, "Business Park" were used in the analysis; (0.26 trips/unit/1,000 SF X 17,200 SF mini-storage) + (1.29 trips/unit/1,000 SF X 14,400 SF business park units) + 1 trip/managers apartment = 24 trips. Average Daily Traffic (ADT) is estimated at & 7 trips (storage units) + 48 trips (offices/shops) + 6 trips (manager's unit) = 61 trips/day. Peak daily traffic for the storage units will occur on a Saturday while the office/shops units are expected to generate peak traffic on weekdays. Table 1, Chapter 16.8 requires commercial, light-industrial and mixed use development streets to be constructed at no less than secondary collector standards. The proposed access road meets these standards with the exception of a 6' sidewalk and 6" of subbase gravel is proposed instead of crushed gravel.

I have also attached architectural plans for the proposed buildings, prepared by Michelle Shields Design.

We look forward to further discussion of this project and acceptance of our Sketch Plan application at the next available meeting. Please contact me for any additional information or clarifications required.

Sincerely,



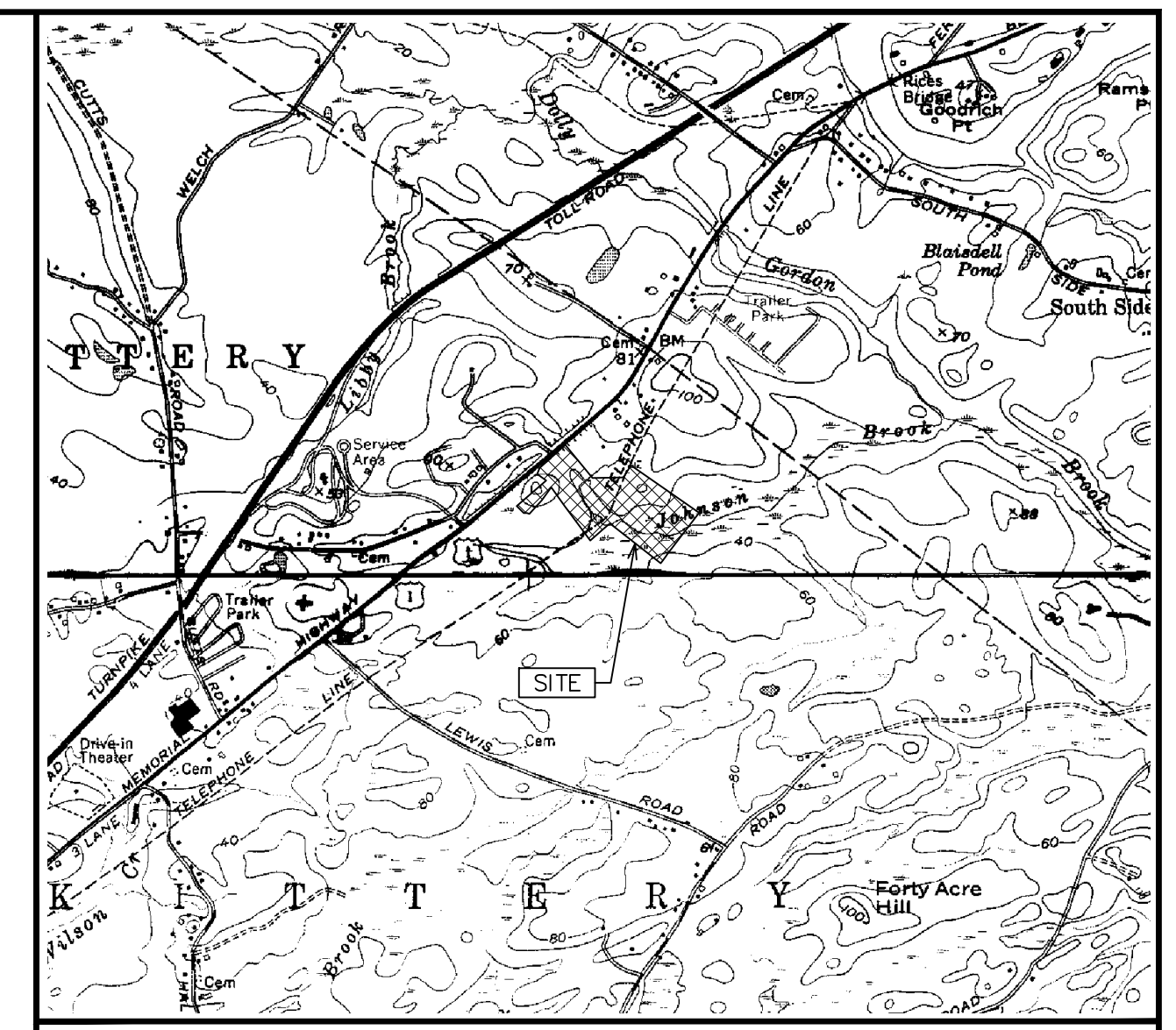
Kenneth A. Wood, P.E.
President

cc: M & T Realty, LLC

C082-17 Kittery Site App Cover-SketchPlan.doc

ESTES BUSINESS PARK

U.S. ROUTE 1, KITTERY, MAINE



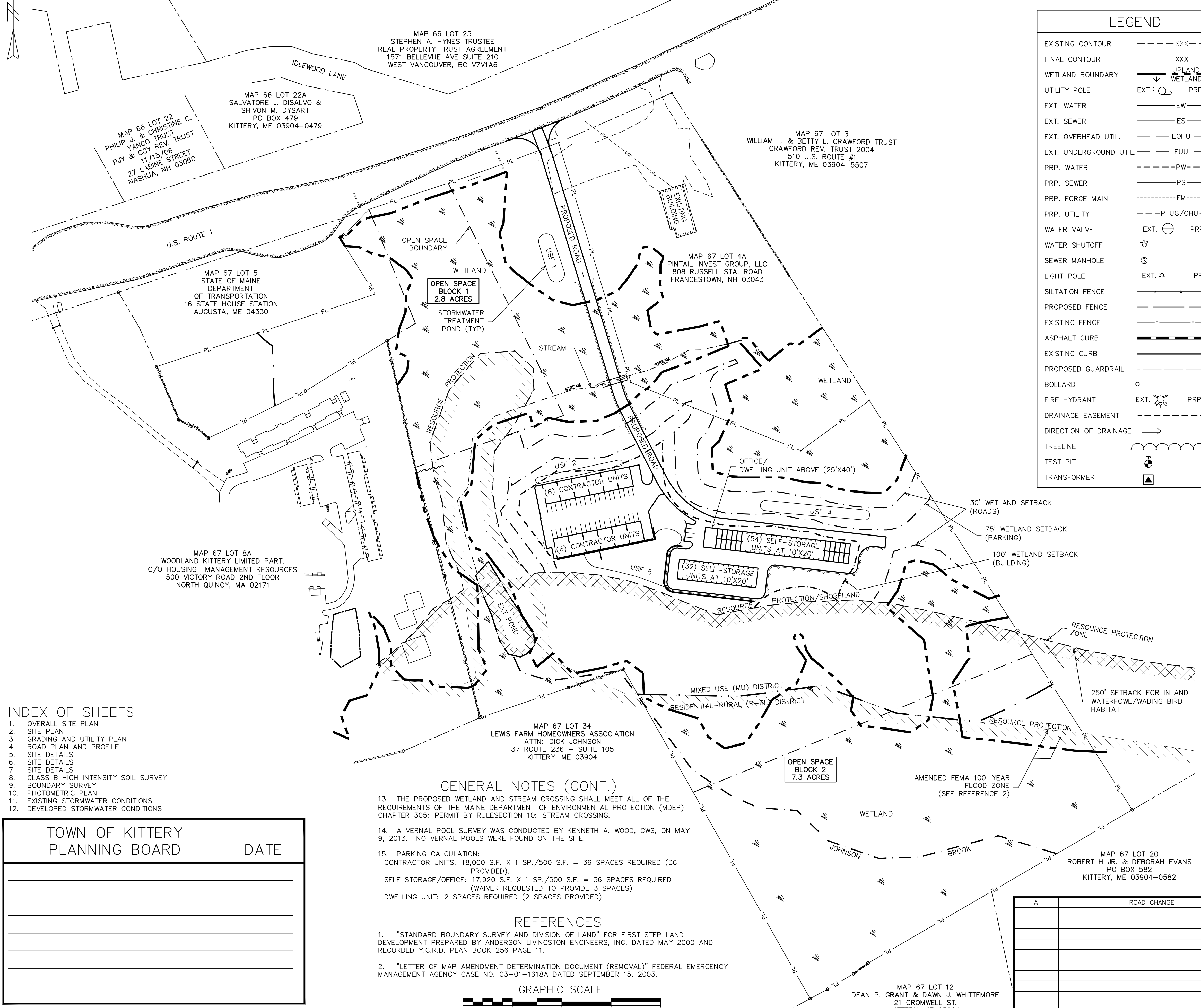
LOCATION MAP
APPROX. SCALE: 1"=2000'

GENERAL NOTES

- THIS PLAN PROVIDES DETAILS FOR THE APPROVAL AND CONSTRUCTION OF A MIXED USE COMMERCIAL FACILITY IN KITTERY, MAINE. THE SITE IS LOCATED ON U.S. ROUTE 1. THE PARCEL, IDENTIFIED ON THE TOWN OF KITTERY TAX ASSESSOR'S MAP 67 AS LOT 4, IS 28.8 ACRES IN AREA, AND HAS 407' OF STREET FRONTAGE.
- THE PROPOSED FACILITY INCLUDES 12 BUSINESS AND PROFESSIONAL OFFICES/SHOPS IN PURSUIT OF TRADES/CONSTRUCTION SERVICES UNITS (SINGLE LEVEL), 86 WAREHOUSING AND STORAGE UNITS (SINGLE LEVEL) WITH A 1440 S.F. OFFICE WITH MANAGERS APARTMENT (TWO LEVEL).
- THE PARCEL IS LOCATED IN THE WATERBODY/WETLAND ZONE, RESOURCE PROTECTION ZONE, MIXED USE (MU) DISTRICT AND RESIDENTIAL-RURAL (R-RL) DISTRICT. REQUIREMENTS ARE AS FOLLOWS (WITH FRONTAGE ON ROUTE 1):
 - MIXED USE: LOT SIZE: 200,000 S.F. (MIN)
STREET FRONTAGE: 250' (MIN)
FRONT YARD SETBACK: 30' (MIN)
REAR AND SIDE YARD SETBACK: 30'
BUILDING HEIGHT: NOT TO EXCEED 40'
 - RESIDENTIAL-RURAL: LOT SIZE: 40,000 S.F. (MIN)
STREET FRONTAGE: 150' (MIN)
FRONT YARD SETBACK: 40'
REAR AND SIDE YARD SETBACK: 20'
BUILDING COVERAGE: 15% (MAX)
 - SHORELAND ZONE: COVERAGE: MAXIMUM LOT COVERAGE SHALL BE 20% (MU DISTRICT)
WETLAND SETBACK: 100' (MIN)
40' BUFFERS REQUIRED:
-TO NEIGHBORING LOT WITH A RESIDENCE WITHIN 100' OF LOT LINE.
-BETWEEN MIXED USE DISTRICT AND RESIDENTIAL DISTRICT.
- NO DEVELOPMENT IS PROPOSED IN THE SHORELAND ZONE OR RESOURCE PROTECTION ZONE. APPROX 14.9 ACRES OF THE PARCEL IS ZONED AS SHORELAND ZONE/RESOURCE PROTECTION.
- THE TOTAL NEW IMPERVIOUS AREA ON SITE IS 107960 S.F. (2.48 AC). THE TOTAL DISTURBED AREA ON SITE IS 233,044 S.F. (5.35 AC).
- OPEN SPACE, AS REQUIRED BY SECTION 16.3.2.13.D.8, IS CALCULATED AS FOLLOWS:
TOTAL PARCEL SIZE = 1,253,765 S.F. (28.8 AC)
REQUIRED OPEN SPACE = 35% X 1,253,765 S.F. = 438,818 S.F. (10.1 AC)
PROVIDED OPEN SPACE: BLOCK 1 = 121,858 S.F. (2.8 AC)*
BLOCK 2 = 317,040 S.F. (7.3 AC)
TOTAL OPEN SPACE = 438,898 S.F. (10.1 AC)

*OPEN SPACE BLOCK 1 (27.8%) IS LOCATED IN THE FRONT 50% OF THE LOT, MEETING THE REQUIREMENT THAT 25% OF THE REQUIRED OPEN SPACE BE IN THE FRONT 50% OF THE LOT AREA CLOSEST TO ROUTE 1.
- WATER SERVICE SHALL BE PROVIDED TO THE SITE BY THE KITTERY WATER DISTRICT. WATER IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH RESPECTIVE DISTRICT REQUIREMENTS.
- ON-SITE SEWER LINES AND MANHOLES SHALL BE INSTALLED FOR FUTURE USE AND CONNECTION TO MUNICIPAL SEWER. SEWER IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE KITTERY SANITARY DISTRICT REQUIREMENTS.
- THE CONTRACTOR MUST CONTACT DIG SAFE AND ALL LOCAL UTILITIES PRIOR TO THE START OF CONSTRUCTION TO VERIFY THE LOCATION OF EXISTING SUBSURFACE UTILITIES AND CONDITIONS. LOCATING AND PROTECTING ANY UNDERGROUND OR ABOVE GROUND UTILITY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- ANY PROPOSED SIGNS SHALL MEET ALL REQUIREMENTS SET FORTH BY ARTICLE XII FROM THE TOWN CODE OF KITTERY.
- WETLANDS WERE IDENTIFIED IN THE FIELD BY MICHAEL CUOMO, CSS IN DECEMBER 2013. SEE ESTES PROPANE STORAGE FUNCTIONAL ASSESSMENT OF WETLANDS PREPARED BY MICHAEL CUOMO, DATED 3 DECEMBER 2013.
- EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY ANDERSON LIVINGSTON ENGINEERS, INC., SEE REFERENCE 1.

LEGEND	
EXISTING CONTOUR	---XXX---
FINAL CONTOUR	---XXX---
WETLAND BOUNDARY	---WETLAND---
UTILITY POLE	EXT. C. ○ PRP. C. ●
EXT. WATER	---EW---
EXT. SEWER	---ES---
EXT. OVERHEAD UTIL.	---EOHU---
EXT. UNDERGROUND UTIL.	---Euu---
PRP. WATER	---PW---
PRP. SEWER	---PS---
PRP. FORCE MAIN	---FM---
PRP. UTILITY	---P UG/OHU---
WATER VALVE	EXT. ⊕ PRP. ⊗
WATER SHUTOFF	⊕
SEWER MANHOLE	⊙
LIGHT POLE	EXT. ⚡ PRP. ⚡
SILTATION FENCE	---SILT---
PROPOSED FENCE	---PROPOSED---
EXISTING FENCE	---EXISTING---
ASPHALT CURB	---ASPH---
EXISTING CURB	---EXIST---
PROPOSED GUARDRAIL	---GUARD---
BOLLARD	○
FIRE HYDRANT	EXT. ⚡ PRP. ⚡
DRAINAGE EASEMENT	---DRAIN---
DIRECTION OF DRAINAGE	→
TREELINE	---TREELINE---
TEST PIT	⊕
TRANSFORMER	⚡



INDEX OF SHEETS

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- SITE PLAN
- GRADING AND UTILITY PLAN
- ROAD PLAN AND PROFILE
- SITE DETAILS
- SITE DETAILS
- SITE DETAILS
- CLASS B HIGH INTENSITY SOIL SURVEY
- BOUNDARY SURVEY
- PHOTOMETRIC PLAN
- EXISTING STORMWATER CONDITIONS
- DEVELOPED STORMWATER CONDITIONS

TOWN OF KITTERY PLANNING BOARD	DATE

GENERAL NOTES (CONT.)

- THE PROPOSED WETLAND AND STREAM CROSSING SHALL MEET ALL OF THE REQUIREMENTS OF THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION (MDEP) CHAPTER 305: PERMIT BY RULE SECTION 10: STREAM CROSSING.
- A VERNAL POOL SURVEY WAS CONDUCTED BY KENNETH A. WOOD, CWS, ON MAY 9, 2013. NO VERNAL POOLS WERE FOUND ON THE SITE.
- PARKING CALCULATION:
CONTRACTOR UNITS: 18,000 S.F. X 1 SP./500 S.F. = 36 SPACES REQUIRED (36 PROVIDED).
SELF STORAGE/OFFICE: 17,920 S.F. X 1 SP./500 S.F. = 36 SPACES REQUIRED (WAIVER REQUESTED TO PROVIDE 3 SPACES)
DWELLING UNIT: 2 SPACES REQUIRED (2 SPACES PROVIDED).

REFERENCES

- "STANDARD BOUNDARY SURVEY AND DIVISION OF LAND" FOR FIRST STEP LAND DEVELOPMENT PREPARED BY ANDERSON LIVINGSTON ENGINEERS, INC. DATED MAY 2000 AND RECORDED Y.C.R.D. PLAN BOOK 256 PAGE 11.
- "LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)" FEDERAL EMERGENCY MANAGEMENT AGENCY CASE NO. 03-01-1618A DATED SEPTEMBER 15, 2003.

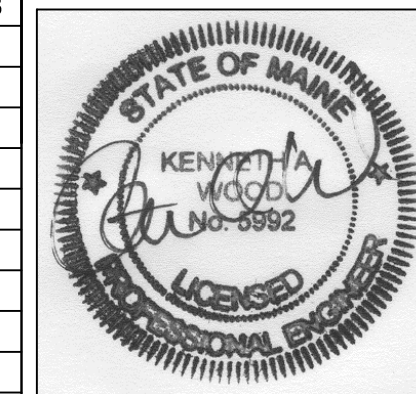


OVERALL SITE PLAN
ESTES BUSINESS PARK
U.S. ROUTE 1
KITTERY, MAINE

FOR: MICHAEL ESTES
PO BOX 125
YORK, MAINE 03909

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

SCALE:	APPROVED BY:	DRAWN BY:
1" = 100'		BN
DATE:		REVISION : DATE
12/20/2017		A : 3/22/2018
JOB NO: COB2-18	CAD FILE: ESTES.BASE.DWG	SHEET 1



NO.	DESCRIPTION	DATE
	ROAD CHANGE	3/22/2018

OWNER OF RECORD/ M & T REALTY, LLC.
APPLICANT: 519 U.S. ROUTE 1
YORK, MAINE 03909

MAP 67 LOT 20
ROBERT H. JR. & DEBORAH EVANS
PO BOX 582
KITTERY, ME 03904-0582

MAP 67 LOT 12
DEAN P. GRANT & DAWN J. WHITTEMORE
21 CROWWELL ST.
KITTERY, ME 03904

MAP 67 LOT 34
LEWIS FARM HOMEOWNERS ASSOCIATION
ATTN: DICK JOHNSON
37 ROUTE 236 - SUITE 105
KITTERY, ME 03904

MAP 67 LOT 4A
PINTAIL INVEST GROUP, LLC
808 RUSSELL STA. ROAD
FRANCESTOWN, NH 03043

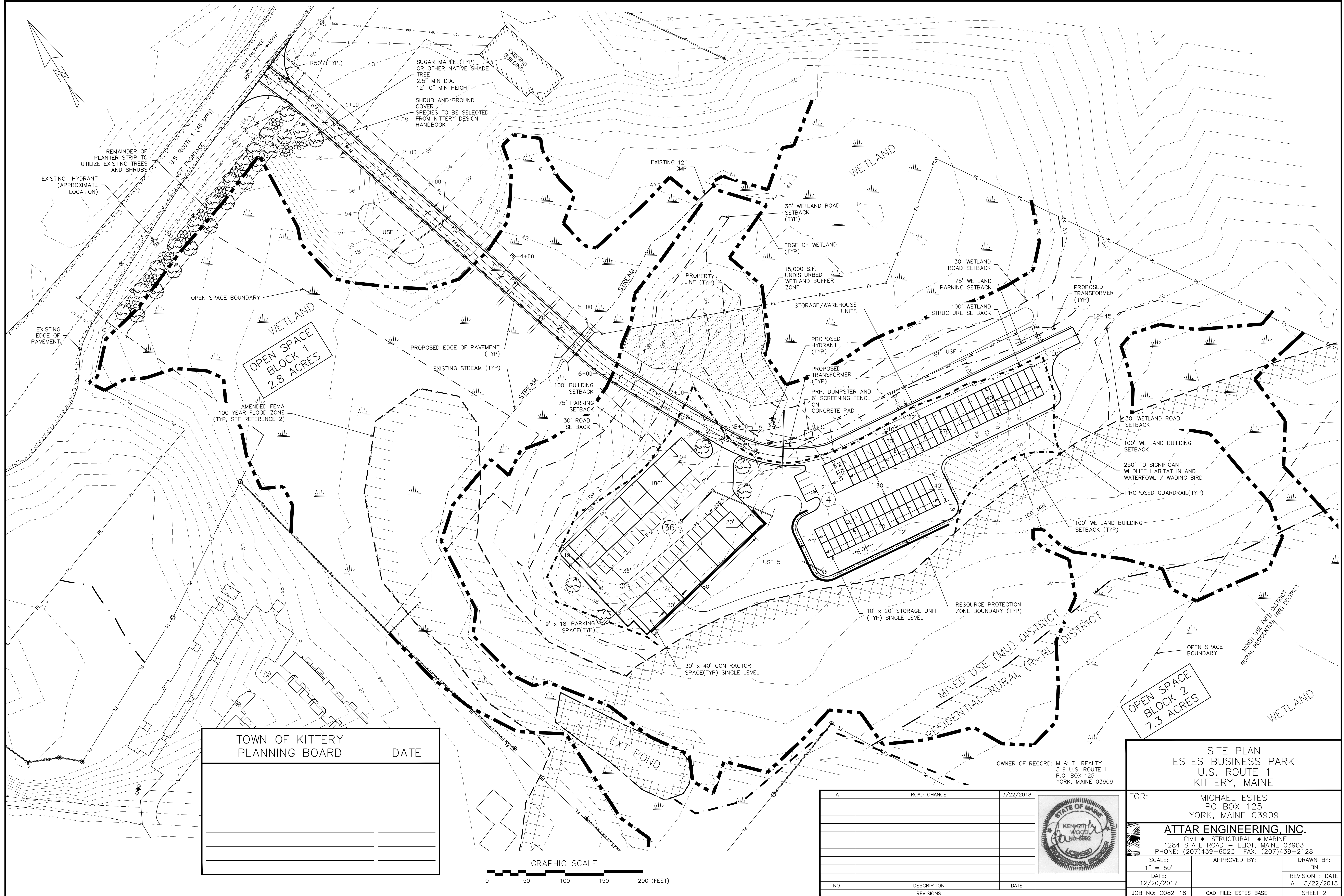
MAP 67 LOT 3
WILLIAM L. & BETTY L. CRAWFORD TRUST
CRAWFORD REV. TRUST 2004
510 U.S. ROUTE #1
KITTERY, ME 03904-5507

MAP 66 LOT 22A
SALVATORE J. DISALVO &
SHIVON M. DYSART
PO BOX 479
KITTERY, ME 03904-0479

MAP 66 LOT 22
PHILIP J. & CHRISTINE C.
YANCO TRUST
P.J. & C.C.Y. REV. TRUST
11/15/06
27 LABINE STREET
NASHUA, NH 03060

MAP 67 LOT 5
STATE OF MAINE
DEPARTMENT
OF TRANSPORTATION
16 STATE HOUSE STATION
AUGUSTA, ME 04330

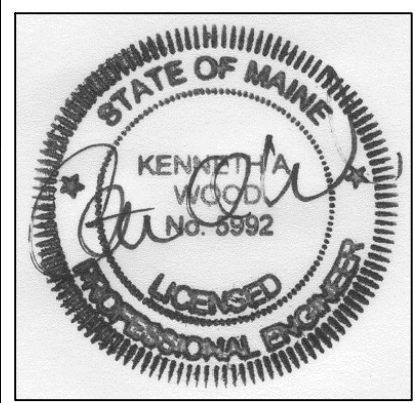
MAP 67 LOT 8A
WOODLAND KITTERY LIMITED PART.
C/O HOUSING MANAGEMENT RESOURCES
500 VICTORY ROAD 2ND FLOOR
NORTH QUINCY, MA 02171



TOWN OF KITTELY PLANNING BOARD	DATE



NO.	DESCRIPTION	DATE



OWNER OF RECORD: M & T REALTY
519 U.S. ROUTE 1
P.O. BOX 125
YORK, MAINE 03909

FOR: MICHAEL ESTES
PO BOX 125
YORK, MAINE 03909

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

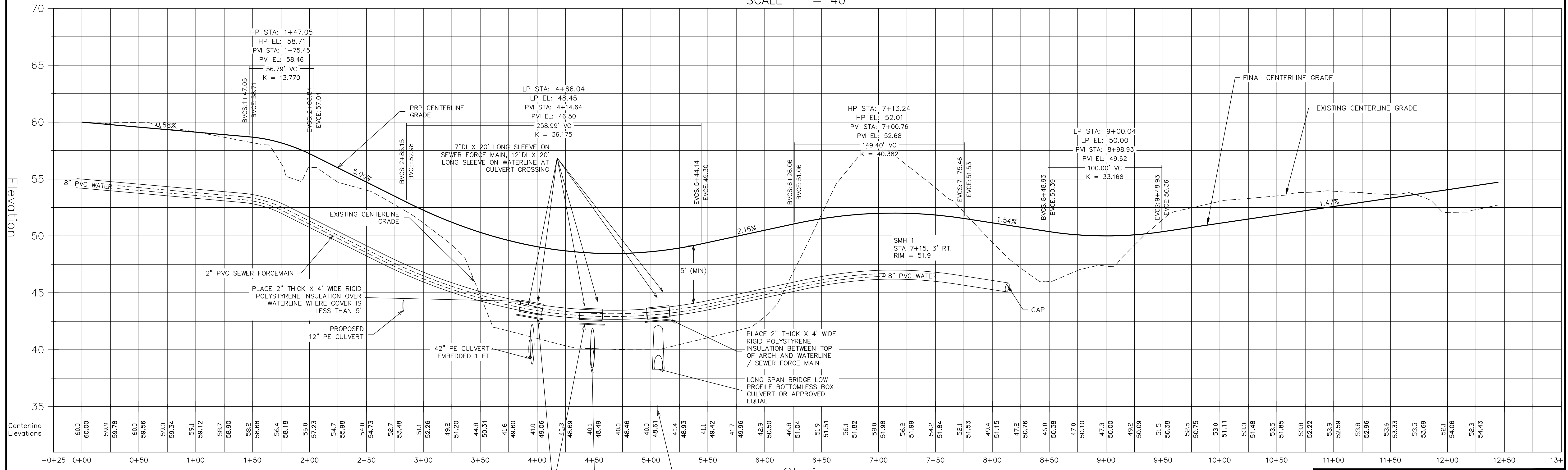
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DATE: 12/20/2017

APPROVED BY: [Signature]
DRAWN BY: BN
REVISION: DATE
A: 3/22/2018

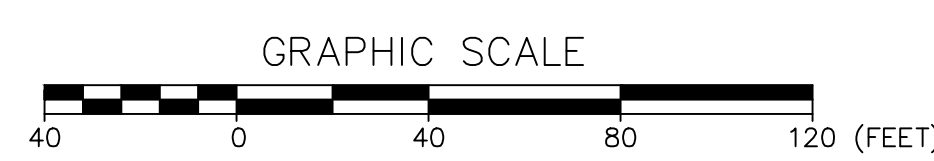
JOB NO: COB2-18 CAD FILE: ESTES BASE SHEET 2



DRIVEWAY PLAN,
SCALE 1" = 40'

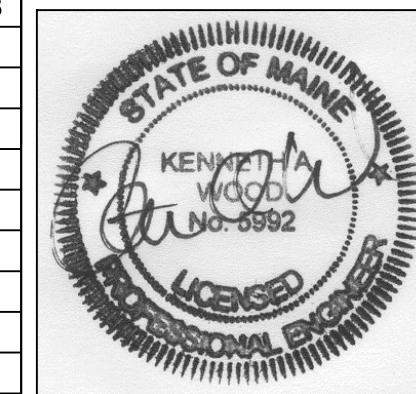


DRIVEWAY PROFILE
H.SCALE 1" = 40'
V.SCALE 1" = 4'



PLAN AND PROFILE
ESTES BUSINESS PARK
U.S. ROUTE 1, KITTERY, MAINE

NO.	DESCRIPTION	DATE



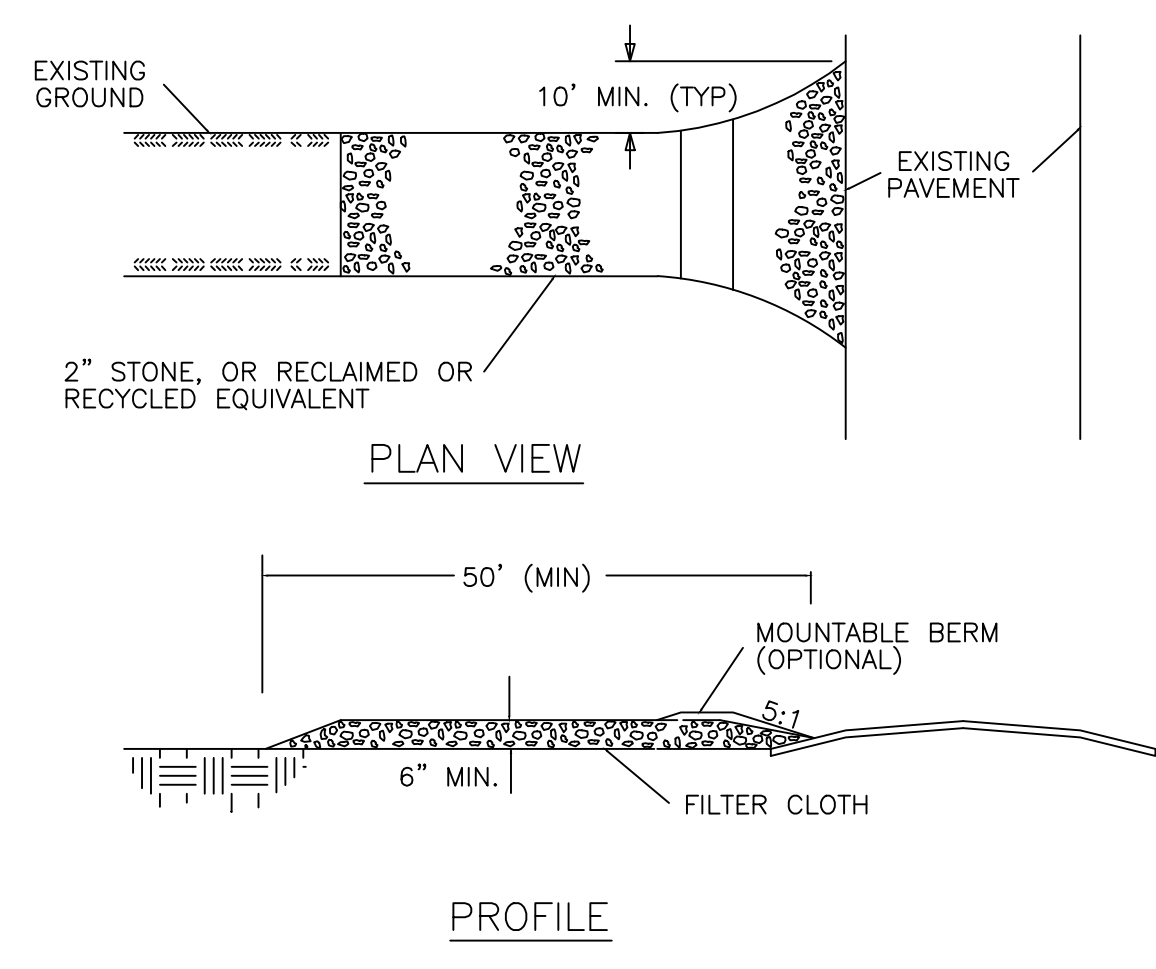
FOR: MICHAEL ESTES
PO BOX 125
YORK, MAINE 03909

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

SCALE: 1" = 40'
DATE: 12/20/2017
JOB NO: COB2-18

APPROVED BY: [Signature]
CAD FILE: ESTES BASE

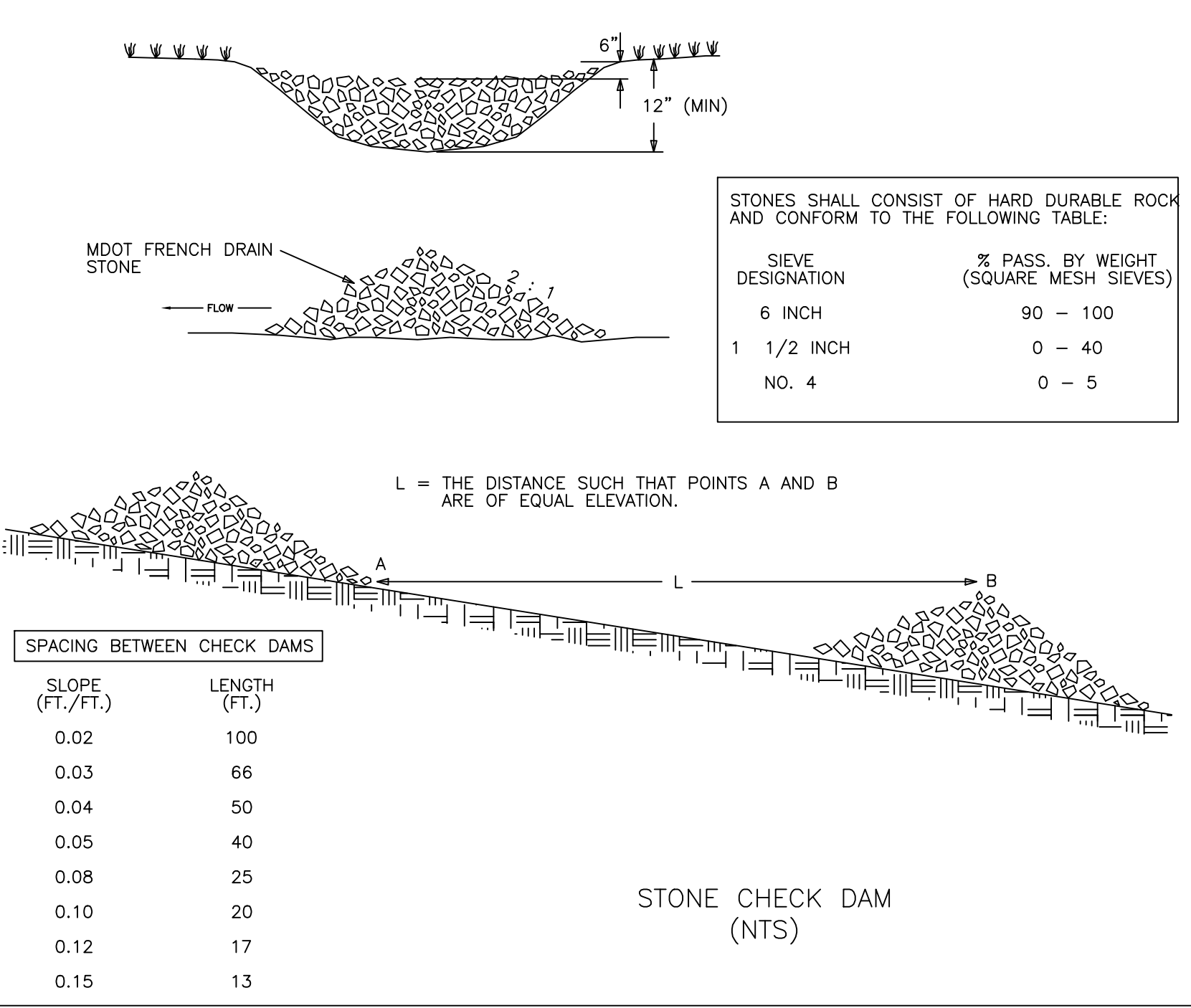
DRAWN BY: BN
REVISION : DATE
A : 3/22/2018
SHEET 4



NOTES

1. GEOTEXTILE: PLACE FILTER CLOTH OVER ENTIRE AREA TO BE COVERED WITH AGGREGATE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENTIAL LOT.
2. PIPING OF SURFACE WATER UNDER ENTRANCE SHALL BE PROVIDED AS REQUIRED. IF PIPING IS IMPOSSIBLE, A MOUNTABLE BERM WITH A 5:1 SLOPE WILL BE PERMITTED.

STABILIZED CONSTRUCTION ENTRANCE



WINTER CONSTRUCTION NOTES

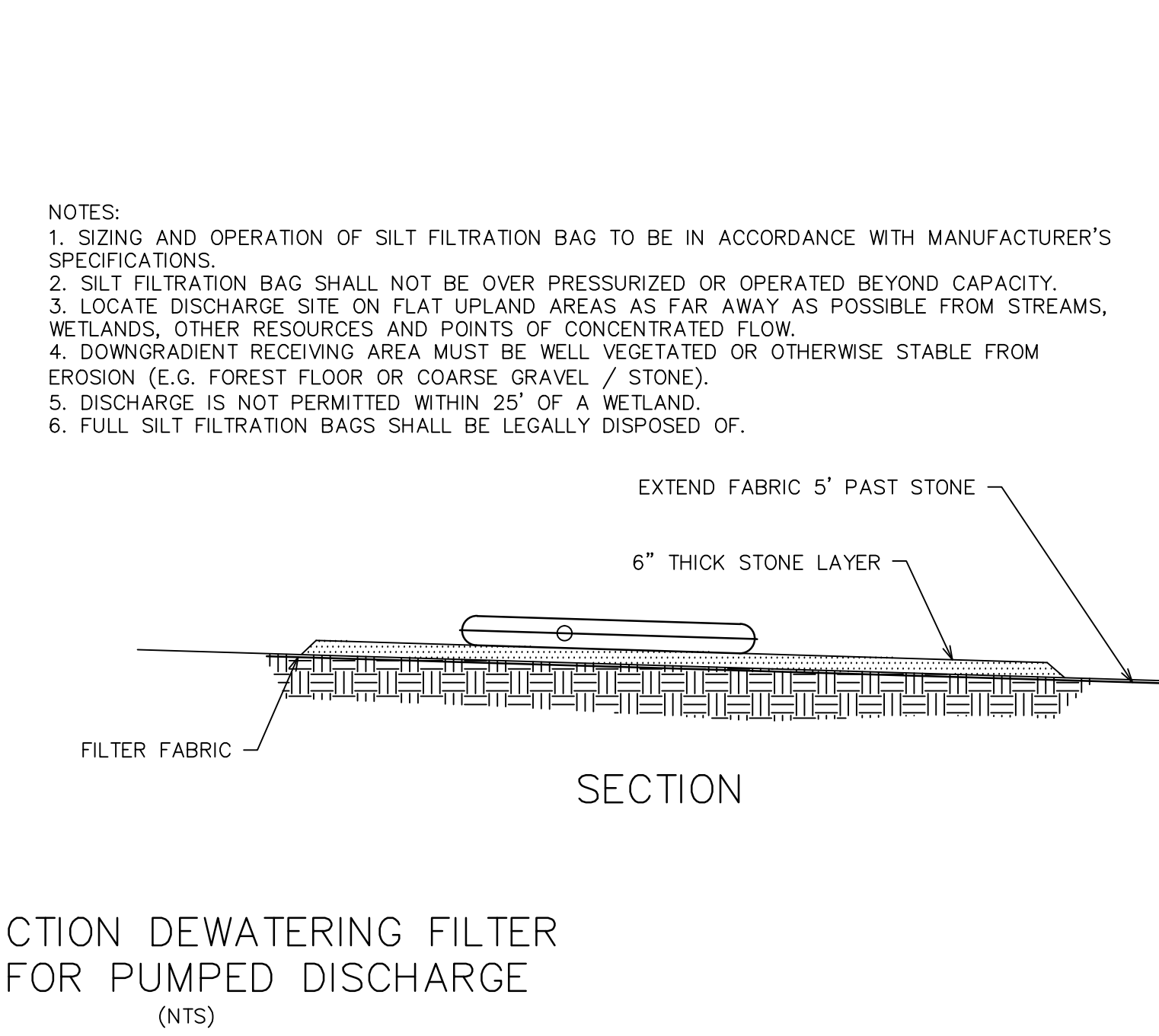
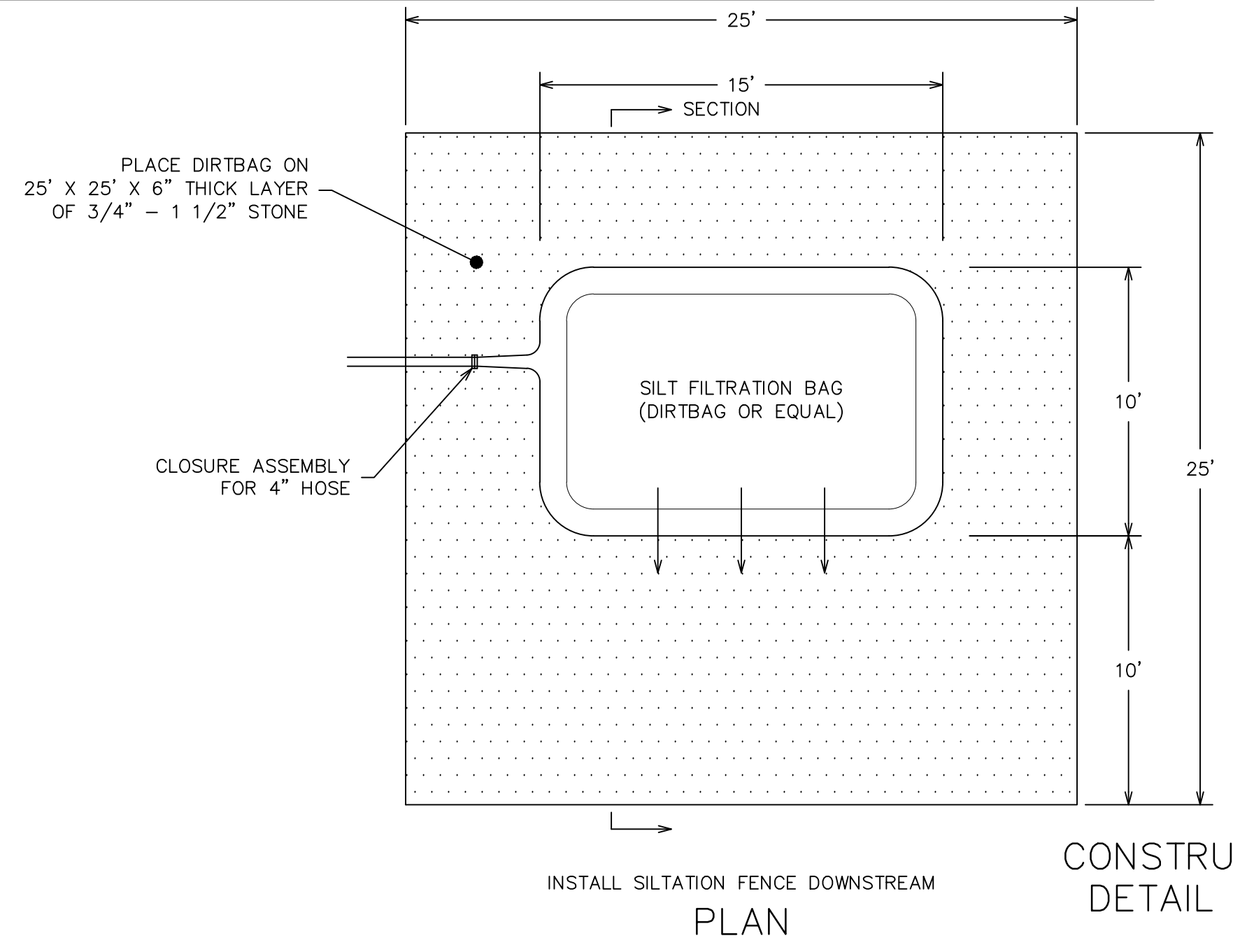
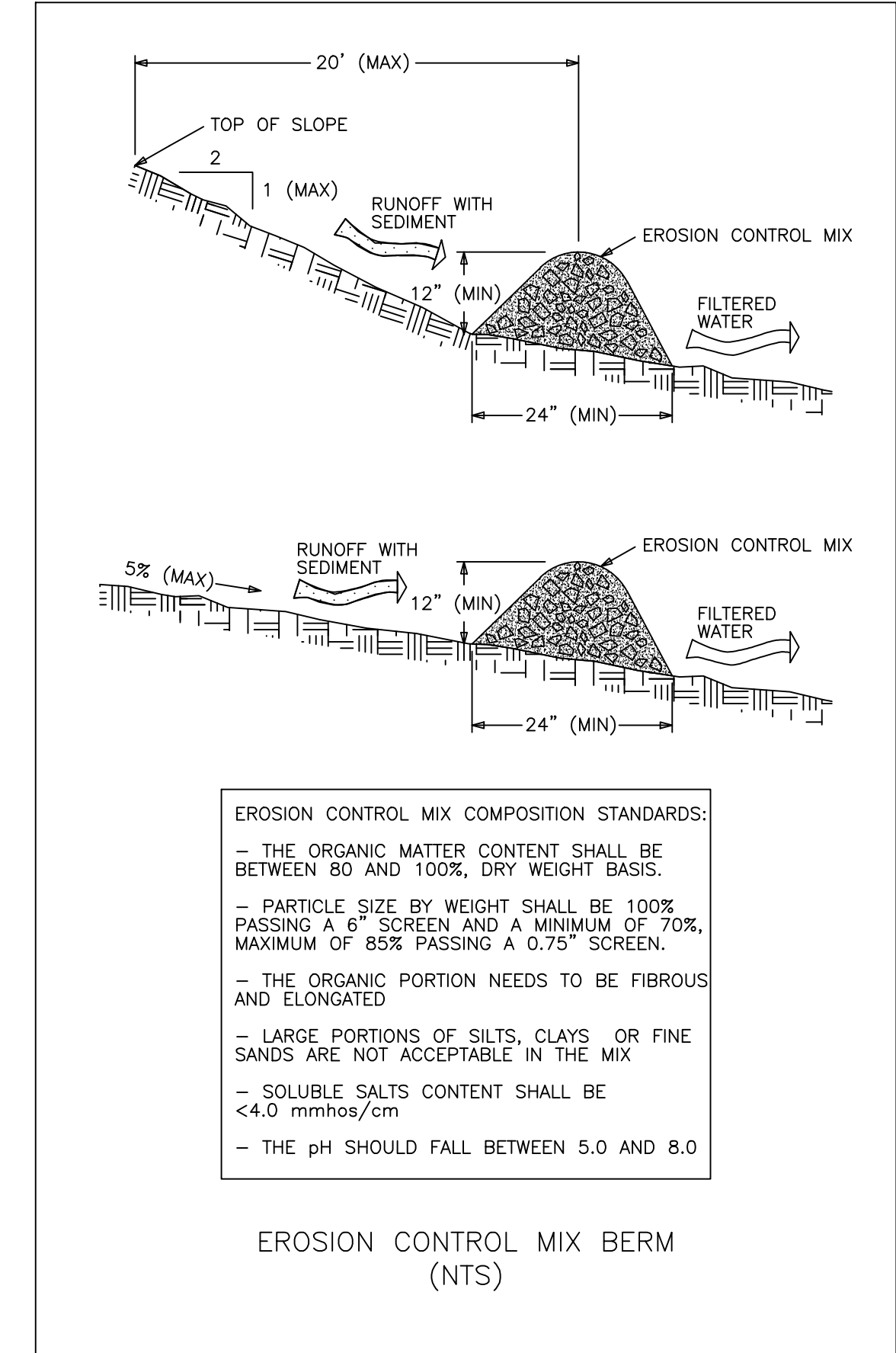
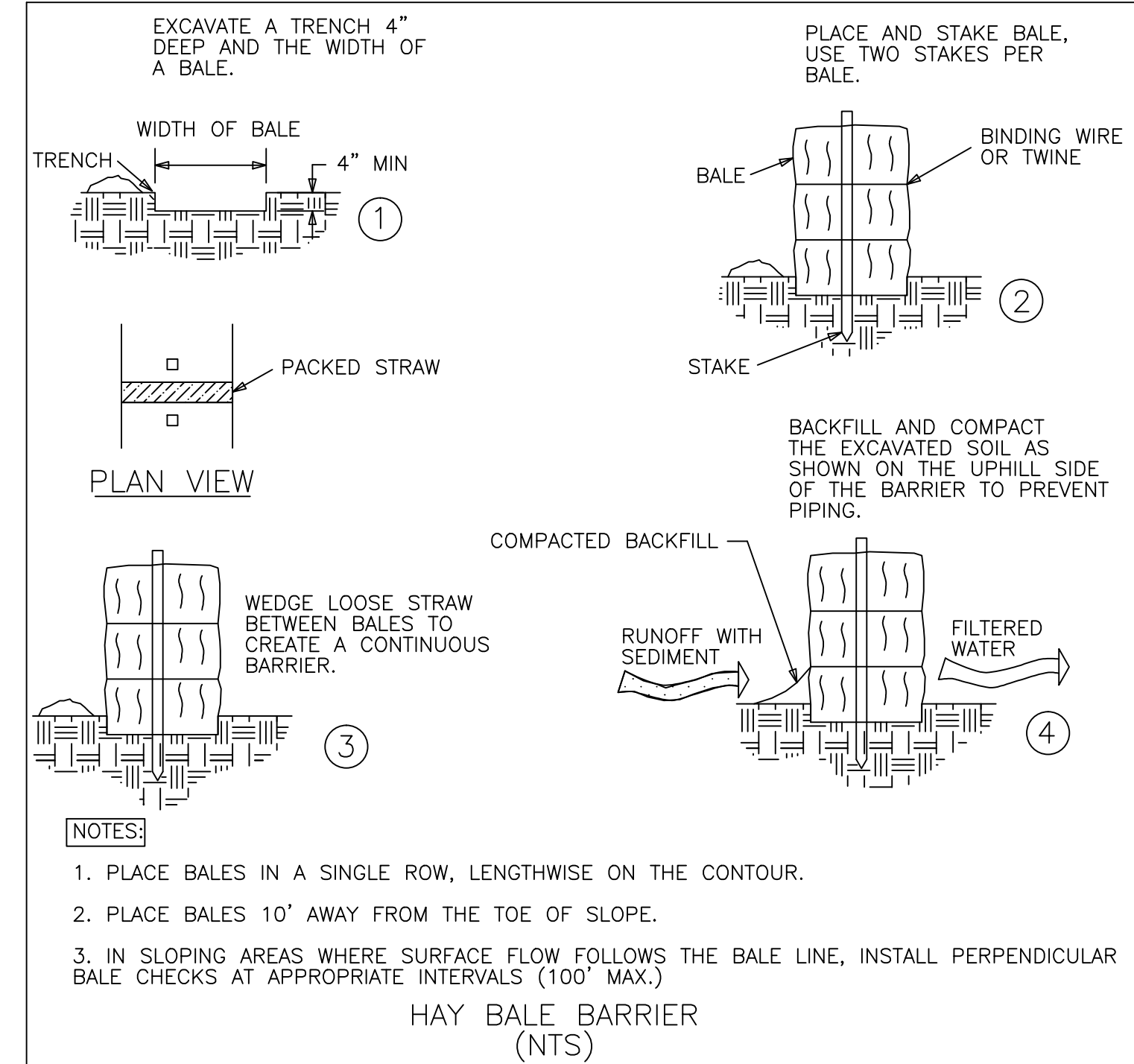
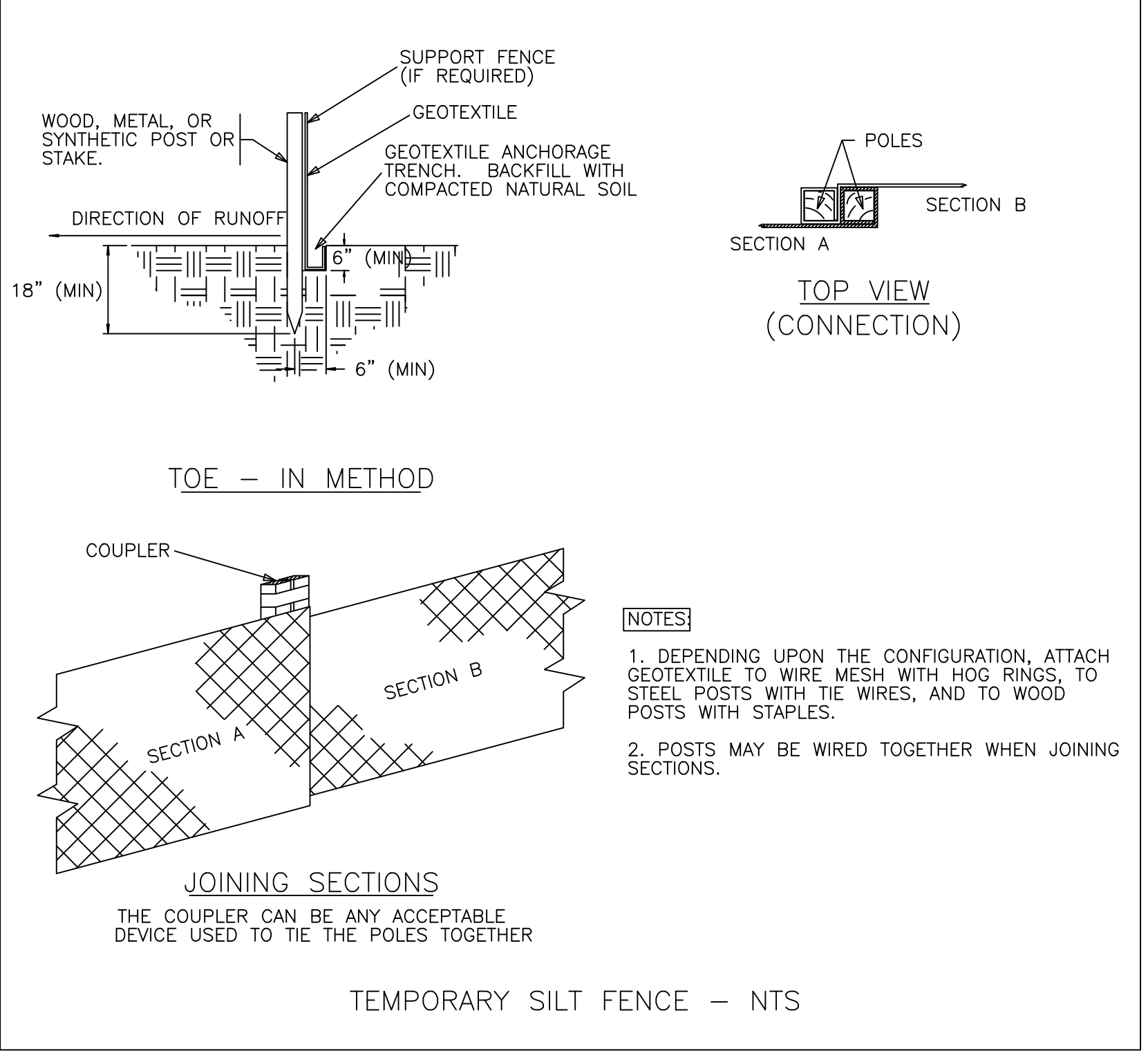
1. AN AREA SHALL BE CONSIDERED STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH HAY AT A RATE OF 100 LB/1000 S.F. OR DORMANT SEED, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE. IN ALL CASES, MULCH SHALL BE APPLIED SO THAT THE SOIL SURFACE IS NOT VISIBLE THROUGH THE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

ROAD CONSTRUCTION NOTES

1. ROADS & DRIVEWAYS TO BE CONSTRUCTED IN ACCORDANCE WITH THE APPROPRIATE CROSS SECTION DETAIL. GRAVEL FILL TO BE COMPACTED TO 95% MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557. LIFT THICKNESSES TO BE A MAXIMUM OF 6".
2. ALL STUMPS, ORGANIC MATERIAL, ROCKS AND BOULDERS TO BE REMOVED TO A MINIMUM DEPTH OF 24" BELOW SUBBASE.
3. ALL STUMPS, LEDGE AND LARGE BOULDERS TO BE REMOVED FROM THE CONSTRUCTION AREA. THE CONSTRUCTION AREA SHALL BE CLEARED AND ROUGH GRADED.
4. ALL CULVERTS TO BE ADS N-12 (HDPE) OR APPROVED EQUAL. CULVERT INLETS AND OUTLETS TO BE PROTECTED IN ACCORDANCE WITH THE CULVERT INLET/OUTLET PROTECTION DETAIL.
5. THE CONTRACTOR MUST CONTACT DIG SAFE AND ALL LOCAL UTILITIES PRIOR TO THE START OF CONSTRUCTION TO VERIFY THE LOCATION OF EXISTING SUBSURFACE UTILITIES AND CONDITIONS. LOCATING AND PROTECTING ANY UNDERGROUND OR ABOVE GROUND UTILITY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

EROSION & SEDIMENTATION CONTROL NOTES

1. SILTATION FENCE OR HAY BALE BARRIERS WILL BE INSTALLED DOWNSLOPE OF ALL STRIPPING OR CONSTRUCTION OPERATIONS. A DOUBLE SILT FENCE BARRIER SHALL BE INSTALLED DOWNSLOPE OF ANY SOIL MATERIAL STOCKPILES. SILT FENCES SHALL BE INSPECTED AFTER EACH RAIN EVENT AND DAILY DURING PROLONGED RAIN. SILT AND SOIL PARTICLES ACCUMULATING BEHIND THE FENCE SHALL BE REMOVED AFTER EACH SIGNIFICANT RAIN EVENT AND IN NO INSTANCE SHOULD ACCUMULATION EXCEED 1/2 THE HEIGHT OF THE FENCE. TORN OR DAMAGED AREAS SHALL BE REPAIRED.
2. TEMPORARY AND PERMANENT VEGETATION AND MULCHING IS AN INTEGRAL COMPONENT OF THE EROSION AND SEDIMENTATION CONTROL PLAN. ALL AREAS SHALL BE INSPECTED AND MAINTAINED UNTIL THE DESIRED VEGETATIVE COVER IS ESTABLISHED. THESE CONTROL MEASURES ARE ESSENTIAL TO EROSION PREVENTION AND ALSO REDUCE COSTLY REWORK OF GRADED AND SHAPED AREAS.
3. SEEDING, FERTILIZER AND LIME RATES AND TIME OF APPLICATION WILL BE DEPENDENT ON SOIL REQUIREMENTS. TEMPORARY VEGETATION SHALL BE MAINTAINED IN THESE AREAS UNTIL PERMANENT SEEDING IS APPLIED. ADDITIONALLY, EROSION AND SEDIMENTATION MEASURES SHALL BE MAINTAINED UNTIL PERMANENT VEGETATION IS ESTABLISHED.
4. ALL LAWN AREA, OUTER POND SIDE SLOPES AND SWALES SHALL BE PERMANENTLY SEED WITH THE FOLLOWING MIXTURE: 20 LB/ACRE CREEPING RED FESCUE, 2 LB/ACRE REDTOP AND 20 LB/ACRE TALL FESCUE FOR A TOTAL OF 42 LB/ACRE. FERTILIZER AND LIME RATES SHALL BE DEPENDENT ON SOIL TESTING. IN THE ABSENCE OF SOIL TESTS, FERTILIZE WITH 10-20-20 (N-P205-K201) AT 800 LB/ACRE AND LIME AT 3 TONS/ACRE. MULCH WITH HAY AT 70-90 LB/1000 S.F. 4" OF LOAM SHALL BE APPLIED PRIOR TO SEEDING.
5. POND BOTTOMS AND INNER POND SIDESLOPES SHALL BE PERMANENTLY SEED WITH THE FOLLOWING MIXTURE: 20 LB/ACRE CREEPING RED FESCUE, 8 LB/ACRE BIRDSFOOT TREFOIL AND 20 LB/ACRE TALL FESCUE FOR A TOTAL OF 48 LB/ACRE. SEE THE ABOVE NOTE FOR FERTILIZER, LIME AND MULCHING RATES.
6. TEMPORARY VEGETATION OF ALL DISTURBED AREAS, MATERIAL STOCKPILES AND OTHER SUCH AREAS SHALL BE ESTABLISHED BY SEEDING WITH EITHER WINTER RYE AT A RATE OF 112 LB/ACRE OR ANNUAL RYEGRASS AT A RATE OF 40 LB/ACRE. WINTER RYE SHALL BE USED FOR FALL SEEDING AND ANNUAL RYEGRASS FOR SHORT DURATION SEEDING. SEEDING SHALL BE ACCOMPLISHED BEFORE OCTOBER 1. TEMPORARY STABILIZATION WITH MULCH OF DISTURBED AREAS SHALL TAKE PLACE WITHIN 7 DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES IN AN AREA THAT WILL NOT BE WORKED FOR MORE THAN 7 DAYS. AREAS WITHIN 75 FEET OF A WETLAND OR WATERBODY SHALL BE TEMPORARILY STABILIZED WITH MULCH WITHIN 48 HOURS OF THE INITIAL DISTURBANCE OR PRIOR TO ANY STORM EVENT, WHICHEVER COMES FIRST.
7. TEMPORARY SEEDING OF DISTURBED AREAS SHALL BE ACCOMPLISHED BEFORE OCTOBER 1. PERMANENT SEEDING SHALL BE ACCOMPLISHED BEFORE SEPTEMBER 15.
8. ALL SEEDED AREAS SHALL BE MULCHED WITH HAY AT A RATE OF 2 BALES (70-90 LB) PER 1000 S.F. OF SEEDED AREA.
9. ALL DISTURBED AREAS ON THE SITE SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING OR TEMPORARILY STABILIZED PER E&S NOTE 6. PERMANENT STABILIZATION MEANS 90% COVER WITH MATURE HEALTHY PLANTS FOR PLANTED AREAS. SOILED AREAS: COMPLETE BINDING OF SOD ROOTS INTO THE UNDERLYING SOIL WITH NO SLUMPING OF THE SOD OR DIE-OFF.
10. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT ALL ACCESSES TO PUBLIC ROADS (SEE PLAN). TEMPORARY CULVERTS SHALL BE PROVIDED AS REQUIRED.
11. SLOPES 2:1 OR STEEPER SHALL BE TREATED WITH POLYJUTE OPEN WEAVE GEOTEXTILE (OR EQUIVALENT) AFTER SEEDING. JUTE MATS SHALL BE ANCHORED PER MANUFACTURER'S SPECIFICATIONS.
12. EXCESSIVE DUST CAUSED BY CONSTRUCTION OPERATIONS SHALL BE CONTROLLED BY APPLICATION OF WATER OR CALCIUM CHLORIDE.
13. THE CONTRACTOR MAY OPT TO USE EROSION CONTROL MIX BERM AS A SEDIMENT BARRIER IN LIEU OF SILTATION FENCE OR HAY BALE BARRIERS WITH APPROVAL FROM THE INSPECTING ENGINEER.
14. SEDIMENT BARRIERS SHALL BE DOUBLED WITH 75' OF WETLANDS OR OTHER PROTECTED NATURAL RESOURCES.
15. TEMPORARY E&S CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS OF PERMANENT STABILIZATION. ACCUMULATED SEDIMENTS SHALL BE REMOVED AND THE AREA STABILIZED.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE HOUSEKEEPING PRACTICES DURING THE CONSTRUCTION OF THE PROJECT. THESE STANDARDS CAN BE FOUND IN THE FOLLOWING DOCUMENT: MDEP CHAPTER 500 (STORMWATER MANAGEMENT), APPENDIX C. HOUSEKEEPING. HOUSEKEEPING PRACTICES INCLUDE, BUT ARE NOT LIMITED TO, SPILL PREVENTION, GROUNDWATER PROTECTION, FUGITIVE SEDIMENT AND DUST, DEBRIS AND OTHER MATERIALS, EXCAVATION DEWATERING, AUTHORIZED NON-STORMWATER DISCHARGES AND UNAUTHORIZED NON-STORMWATER DISCHARGES.
17. WHENEVER PRACTICABLE, NO DISTURBANCE ACTIVITIES SHOULD TAKE PLACE WITHIN 50 FEET OF ANY PROTECTED NATURAL RESOURCE. IF DISTURBANCE ACTIVITIES TAKE PLACE BETWEEN 30 FEET AND 50 FEET OF ANY PROTECTED NATURAL RESOURCE AND STORMWATER DISCHARGES THROUGH THE DISTURBED AREAS TOWARD THE PROTECTED NATURAL RESOURCE, PERIMETER EROSION CONTROLS MUST BE DOUBLED. IF DISTURBANCE ACTIVITIES TAKE PLACE LESS THAN 30 FEET FROM ANY PROTECTED NATURAL RESOURCE, AND STORMWATER DISCHARGES THROUGH THE DISTURBED AREAS TOWARD THE PROTECTED NATURAL RESOURCE, PERIMETER EROSION CONTROLS MUST BE DOUBLED AND DISTURBED AREAS MUST BE TEMPORARILY OR PERMANENTLY STABILIZED WITHIN 7 DAYS.



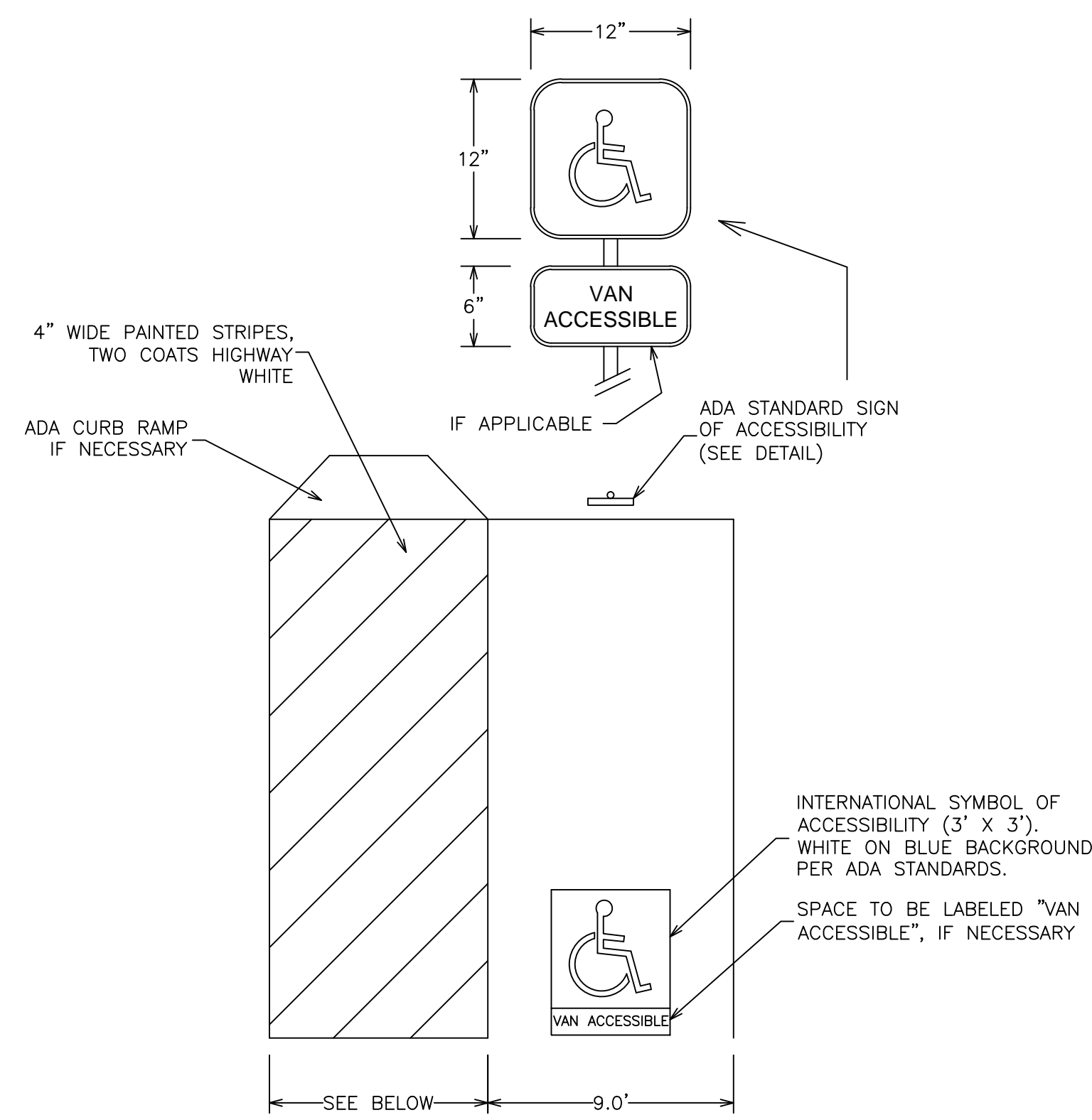
SITE DETAILS
ESTES BUSINESS PARK
U.S. ROUTE 1, KITTEERY, MAINE

FOR: MICHAEL ESTES
 PO BOX 125
 YORK, MAINE 03909

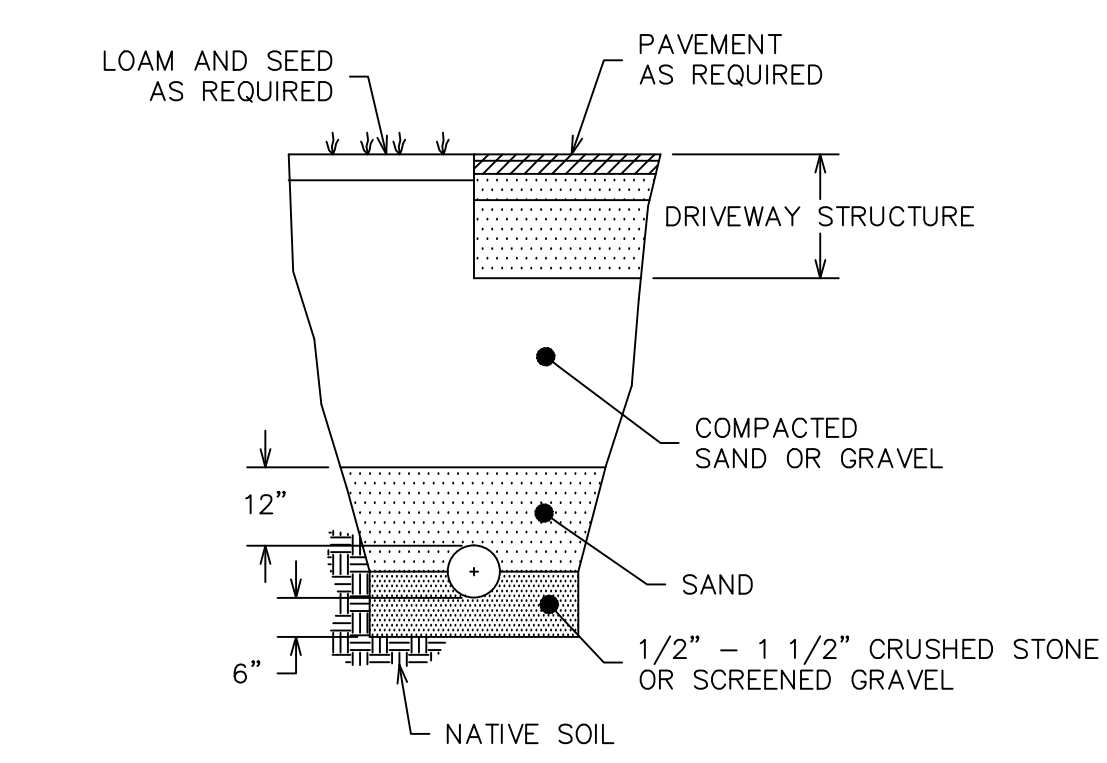
ATTAR ENGINEERING, INC.
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 1284 STATE ROAD - ELIOT, MAINE 03903
 PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: NOT TO SCALE APPROVED BY: DATE: 12/20/2017 DRAWN BY: REVISION: DATE: - : -

JOB NO: C082-17 CAD FILE: ESTES DET SHEET 5

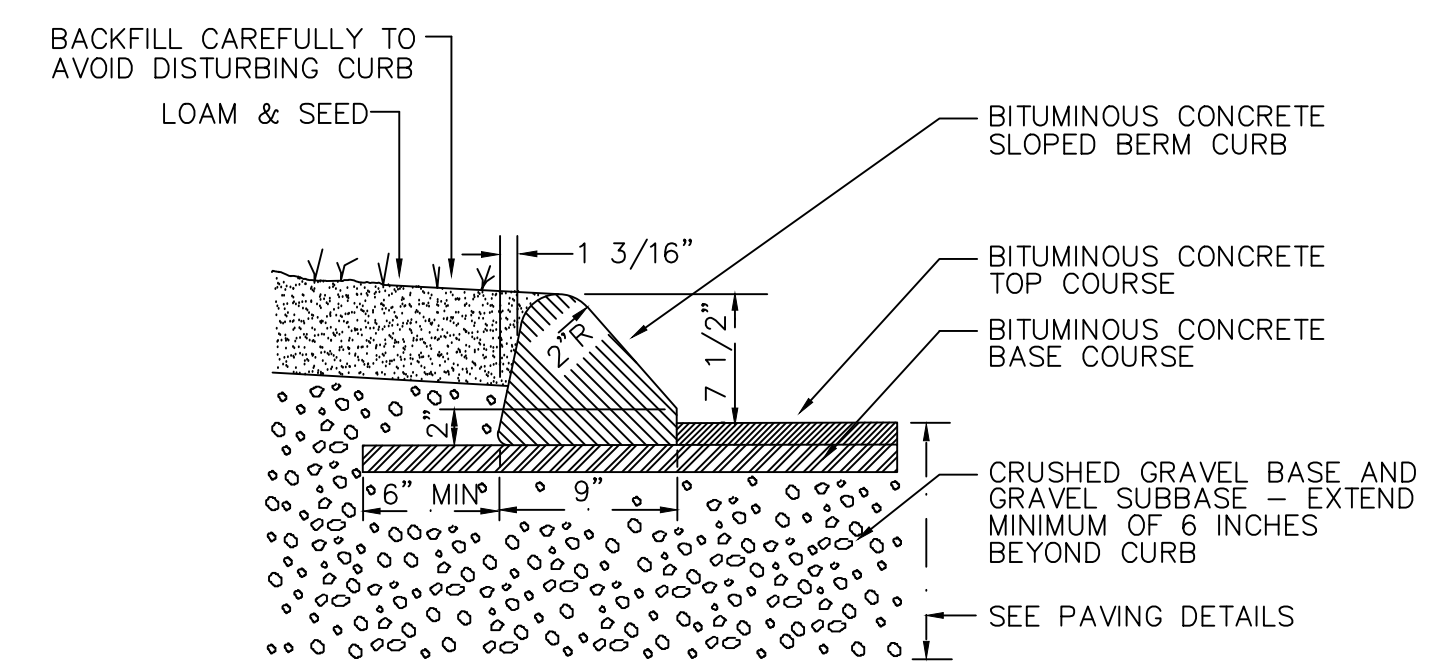


ACCESSIBLE PARKING SPACE DETAIL
 AISLE SHALL BE 5' WIDE FOR AUTOMOBILES OR 8' WIDE FOR VANS (NTS)

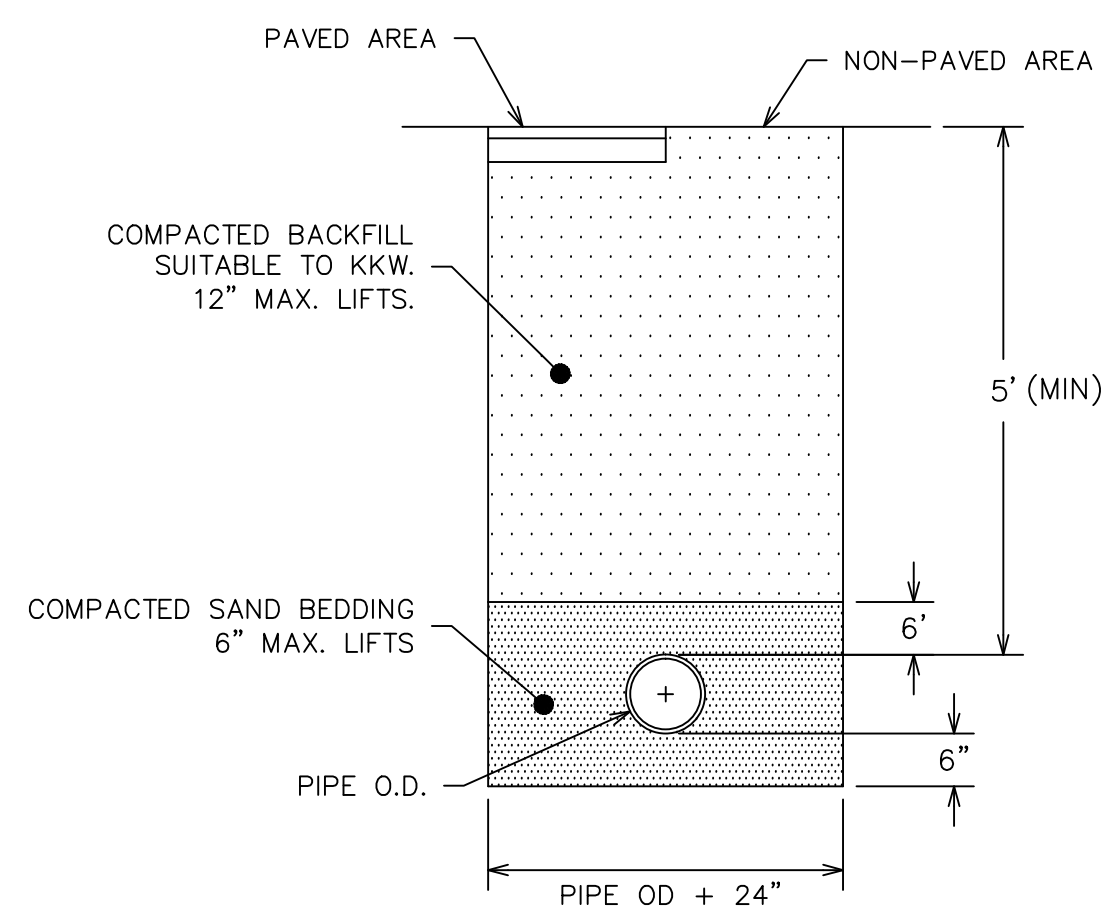


DRAINAGE PIPE TRENCH DETAIL

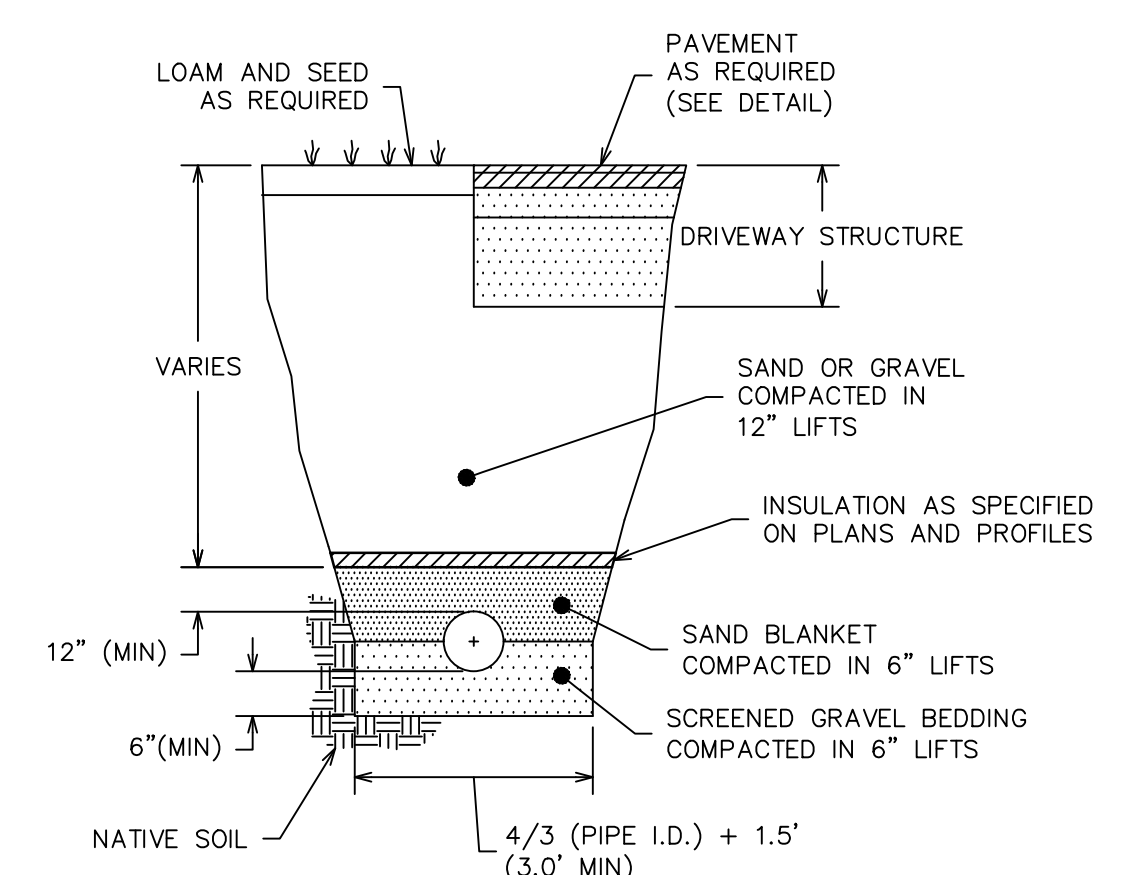
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 TRENCH TO BE SUPPORTED BY SLOPING BACK AT 2:1 OR OTHER ACCEPTABLE METHOD.



BITUMINOUS CONCRETE CURB
 (NTS)

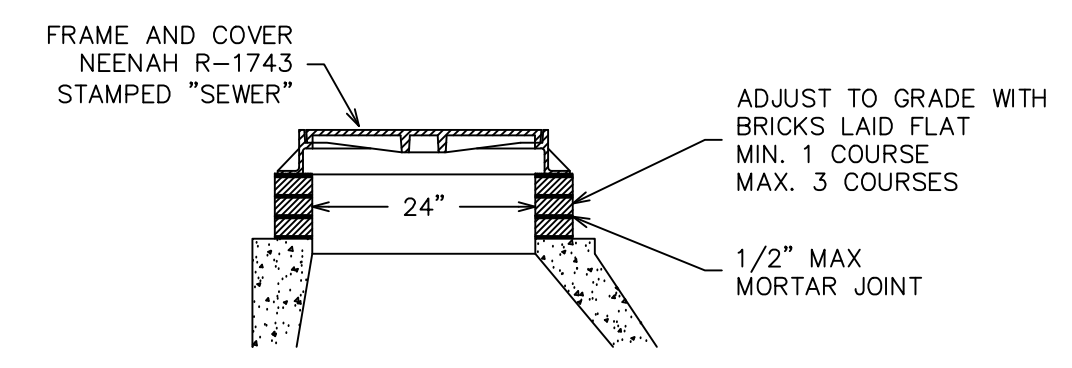


WATER LINE TRENCH DETAIL
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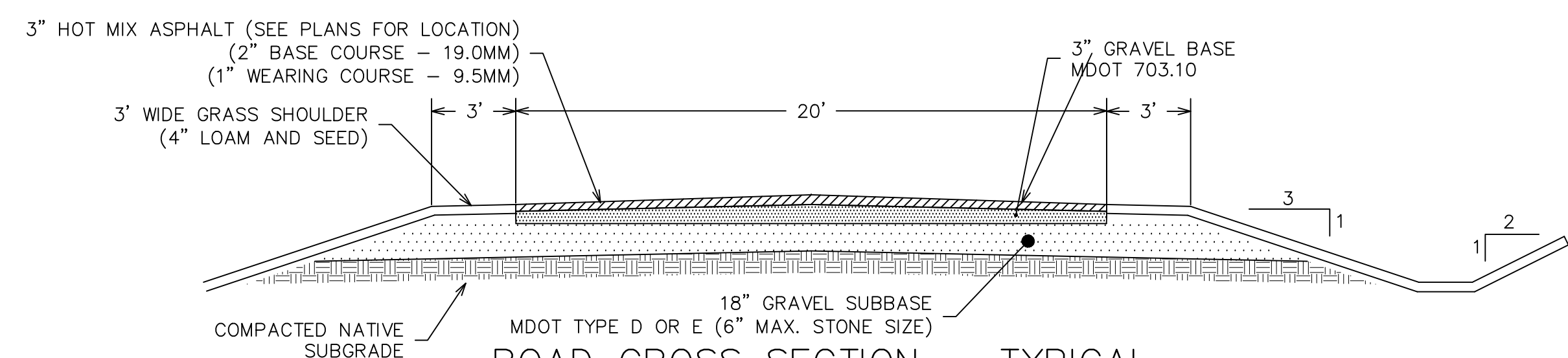


SEWER PIPE TRENCH DETAIL

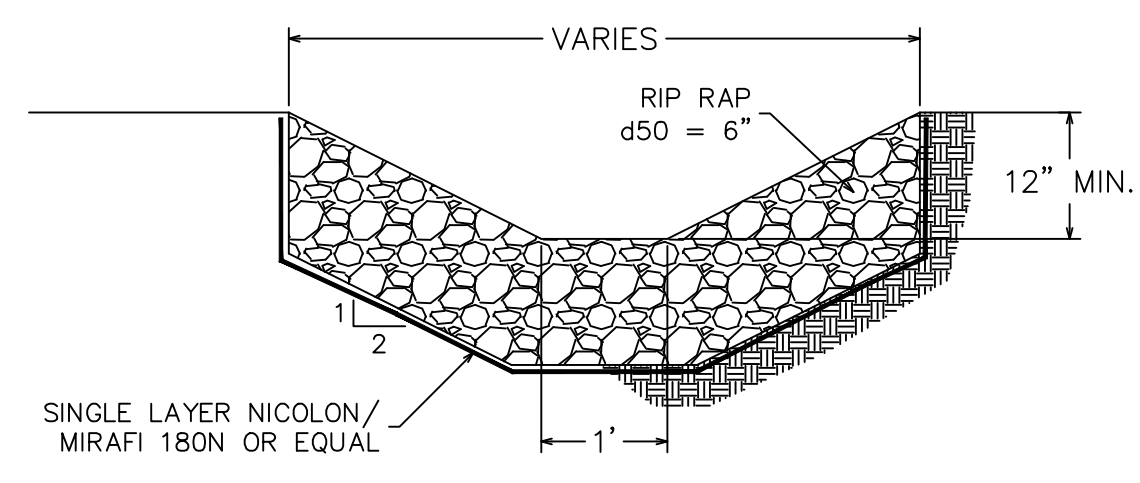
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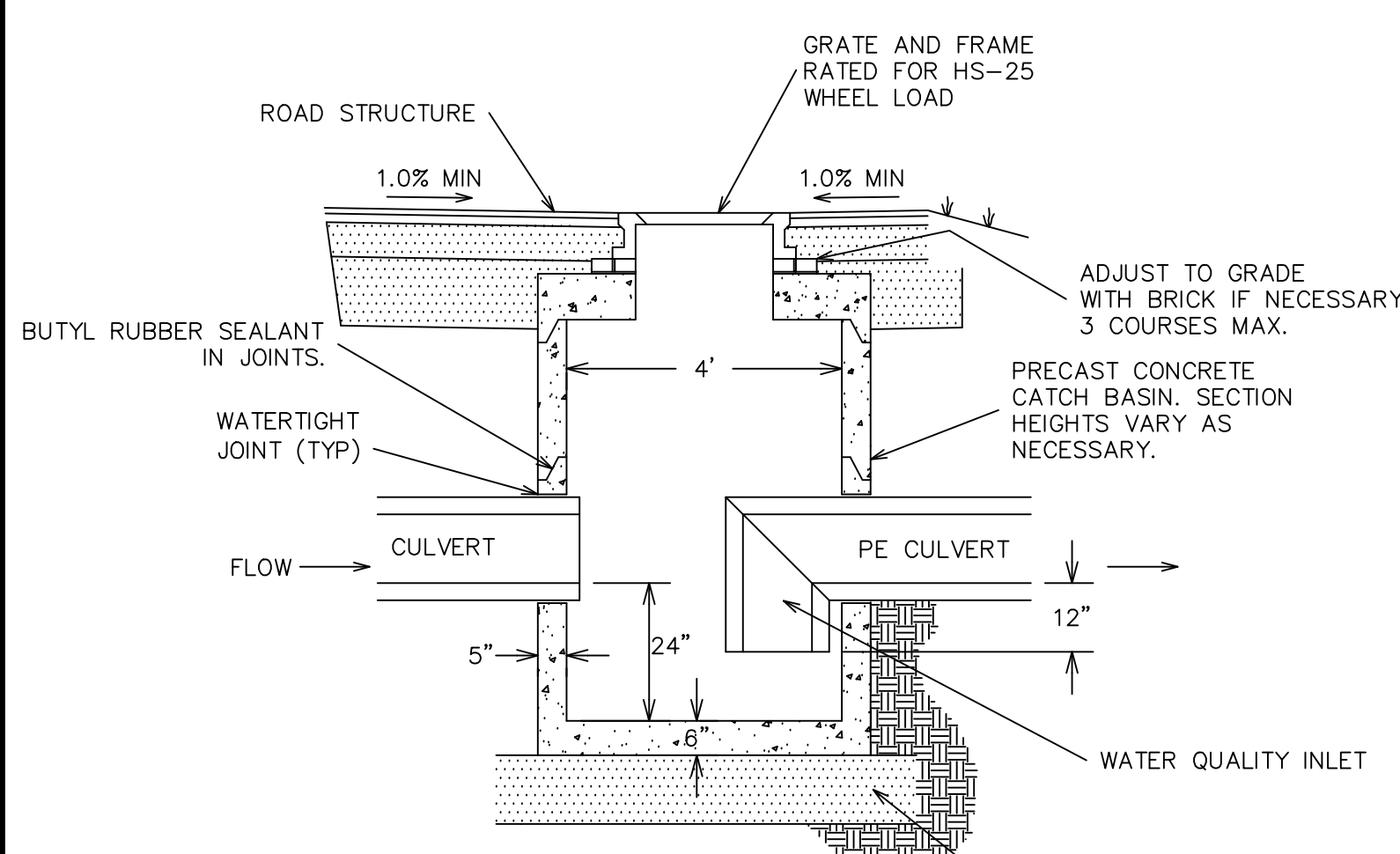
STANDARD COVER AND FRAME
 SCALE: NTS



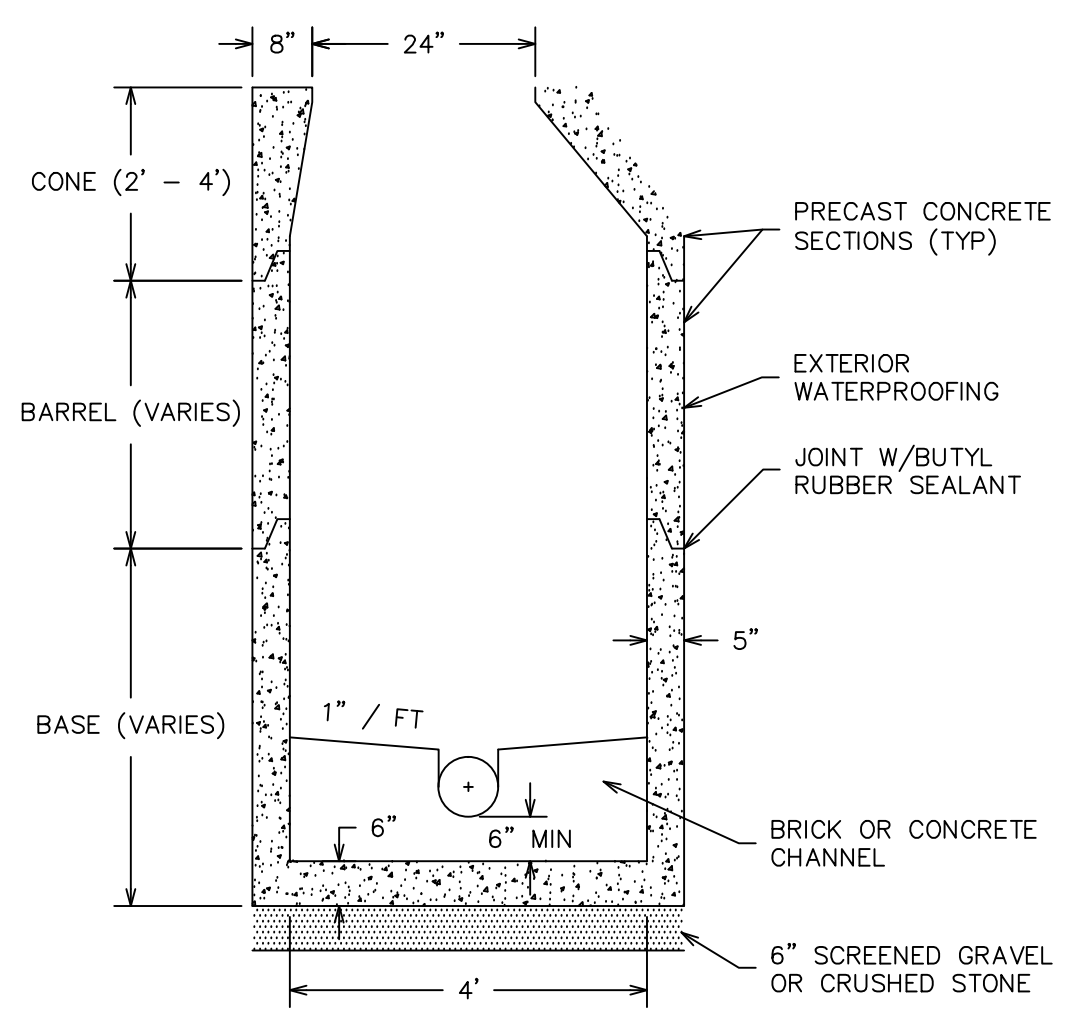
ROAD CROSS SECTION - TYPICAL
 SCALE: (NTS)



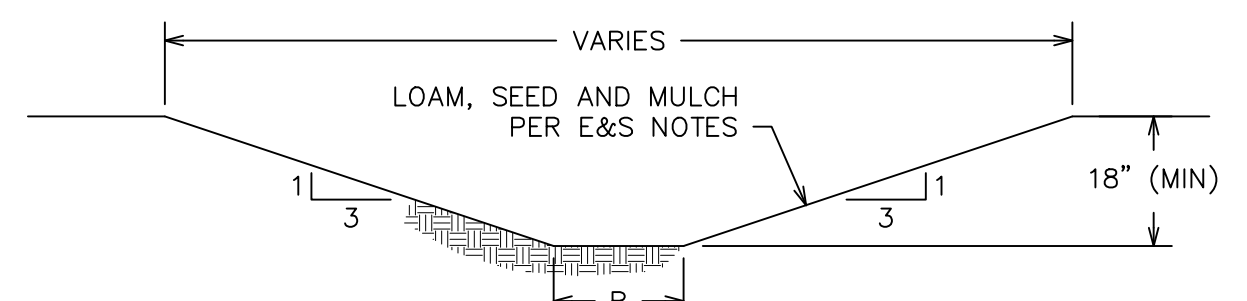
RIP RAP SWALE DETAIL
 NTS



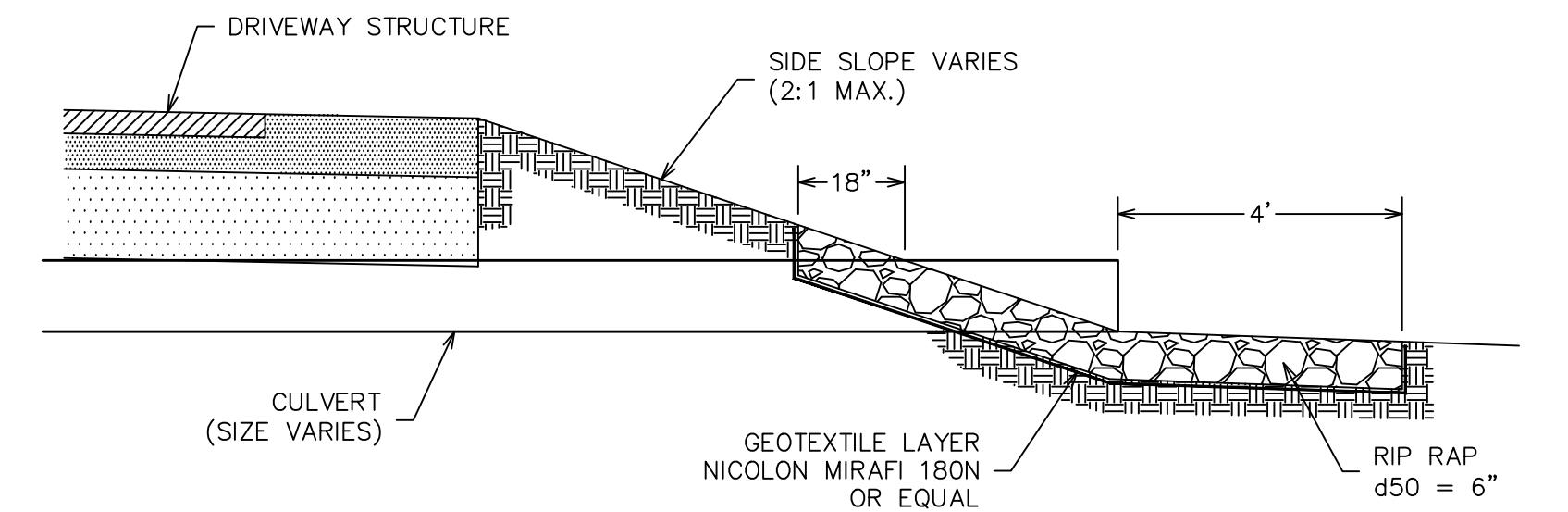
CATCH BASIN DETAIL
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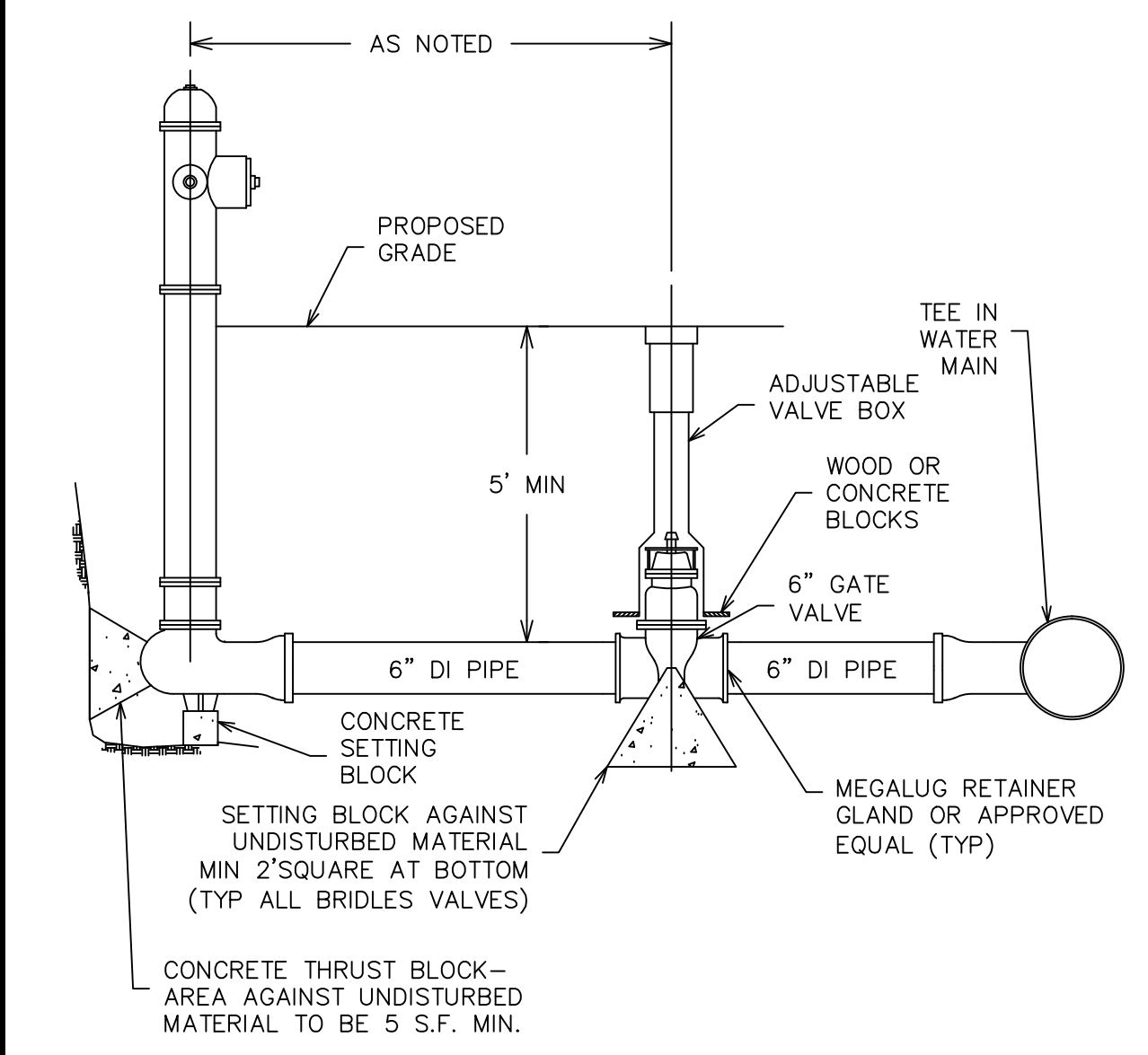
TYPICAL SANITARY MANHOLE
 SCALE: NTS



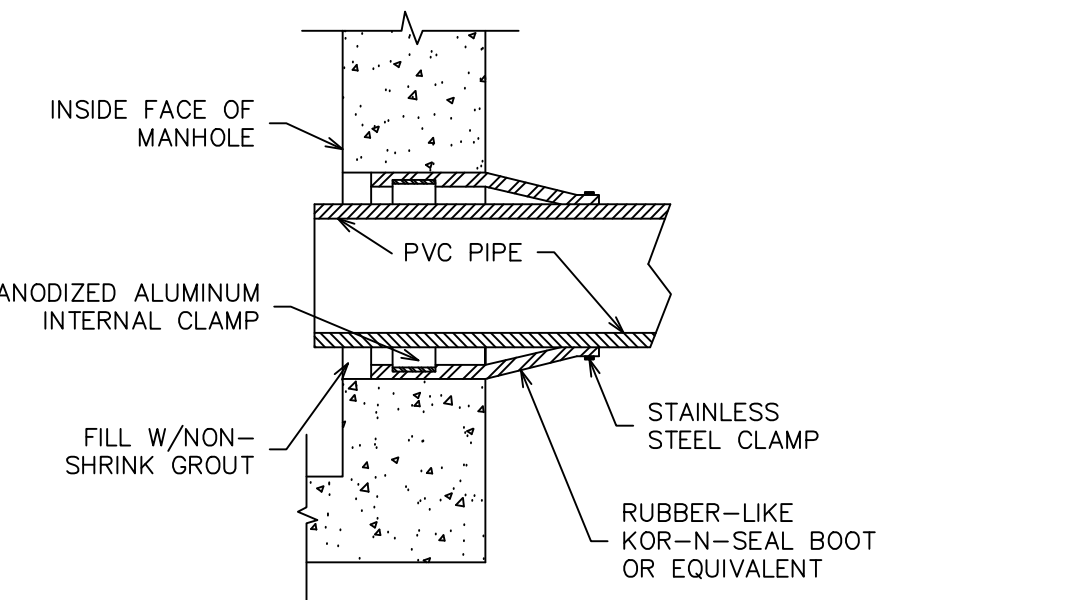
VEGETATED SWALE DETAIL
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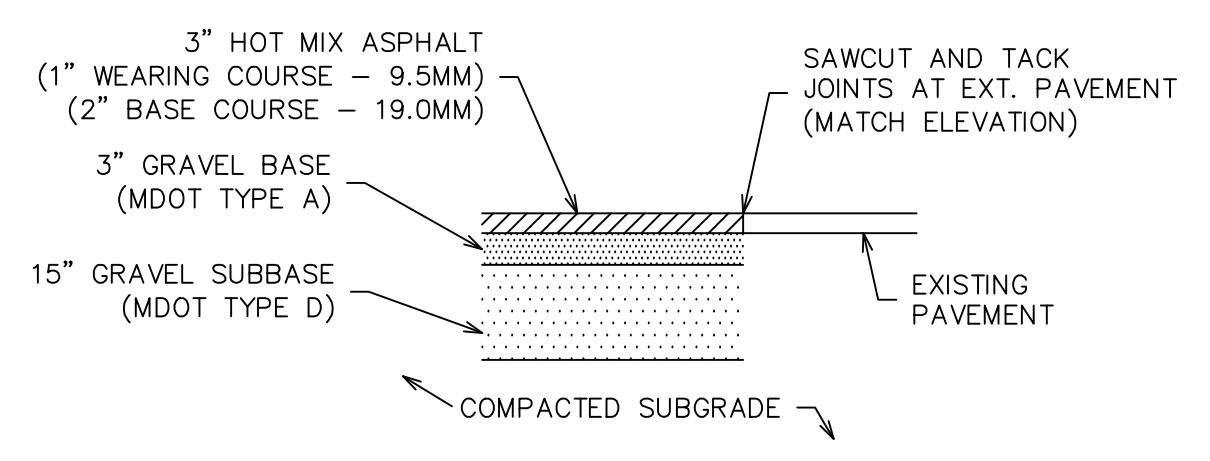
CULVERT INLET/OUTLET PROTECTION DETAIL
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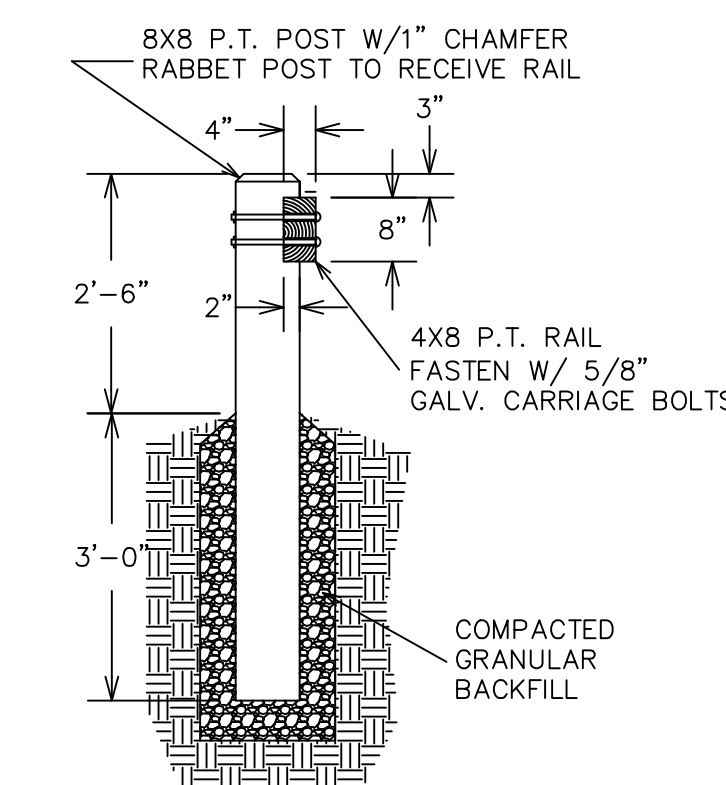
HYDRANT & VALVE DETAIL
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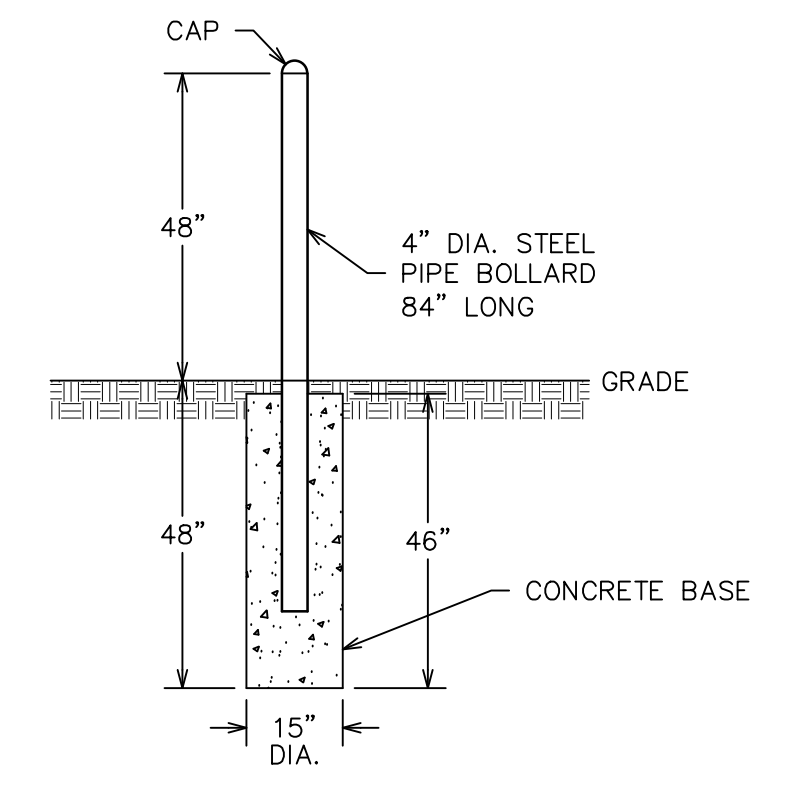
TYPICAL BOOT GASKET
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ASPHALT PARKING CROSS SECTION
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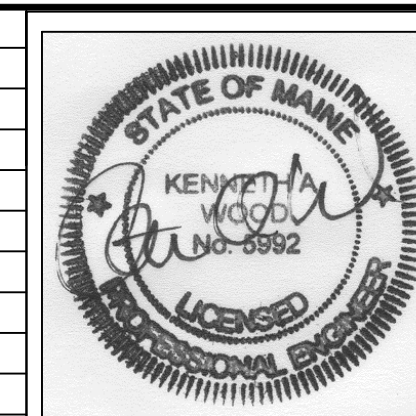


TIMBER GUARDRAIL DETAIL
 (NTS)



PROTECTIVE BOLLARD DETAIL
 (NTS)

NO.	DESCRIPTION REVISIONS	DATE

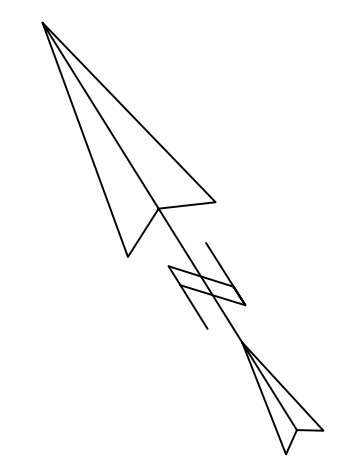


SITE DETAILS
ESTES BUSINESS PARK
U.S. ROUTE 1, KITTERY, MAINE

FOR: MICHAEL ESTES
 PO BOX 125
 YORK, MAINE 03909

ATTAR ENGINEERING, INC.
 CIVIL • STRUCTURAL • MARINE
 1284 STATE ROAD - ELIOT, MAINE 03903
 PHONE: (207)439-8023 FAX: (207)439-2128

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DATE: 12/20/2017		REVISION : DATE
JOB NO: COB2-17	CAD FILE: ESTES DET	SHEET 6



CLASS B HIGH INTENSITY SOIL SURVEY LEGEND

- Bm BIDDEFORD MUCKY SILT LOAM* (HSG D)
 - La LAMOINE SILT LOAM (HSG D)
 - LR LYMAN FINE SANDY LOAM-ROCK OUTCROP COMPLEX (HSG D)
 - Md MADELAND (HSG C)
 - Os OSSIPEE MUCKY PEAT* (HSG D)
 - Sc SCANTIC SILT LOAM* (HSG D)
 - TL TUNBRIDGE-LYMAN FINE SANDY LOAMS (HSG C/D)
- * THESE ARE WETLAND SOILS

SLOPE LEGEND

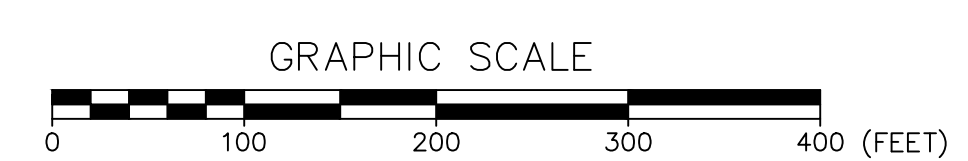
- (NONE) 0 TO 3%
- B 3 TO 8%
- C 8 TO 15%
- D 15 TO 25%
- E +25%

SOIL SURVEY NOTES

1. HIGH INTENSITY SOIL SURVEY PREPARED BY MICHAEL CUOMO, MAINE CERTIFIED SOIL SCIENTIST # 211.
2. SEE SOIL REPORT DATED 20 MAY, 2003 FOR DESCRIPTION OF METHODS AND SOILS.
3. TEST PITS DEPICTED ON THIS PLAN WERE INVESTIGATED BY MICHAEL CUOMO IN MAY OF 2003.
4. LOCATIONS OF TEST PITS ARE APPROXIMATE.

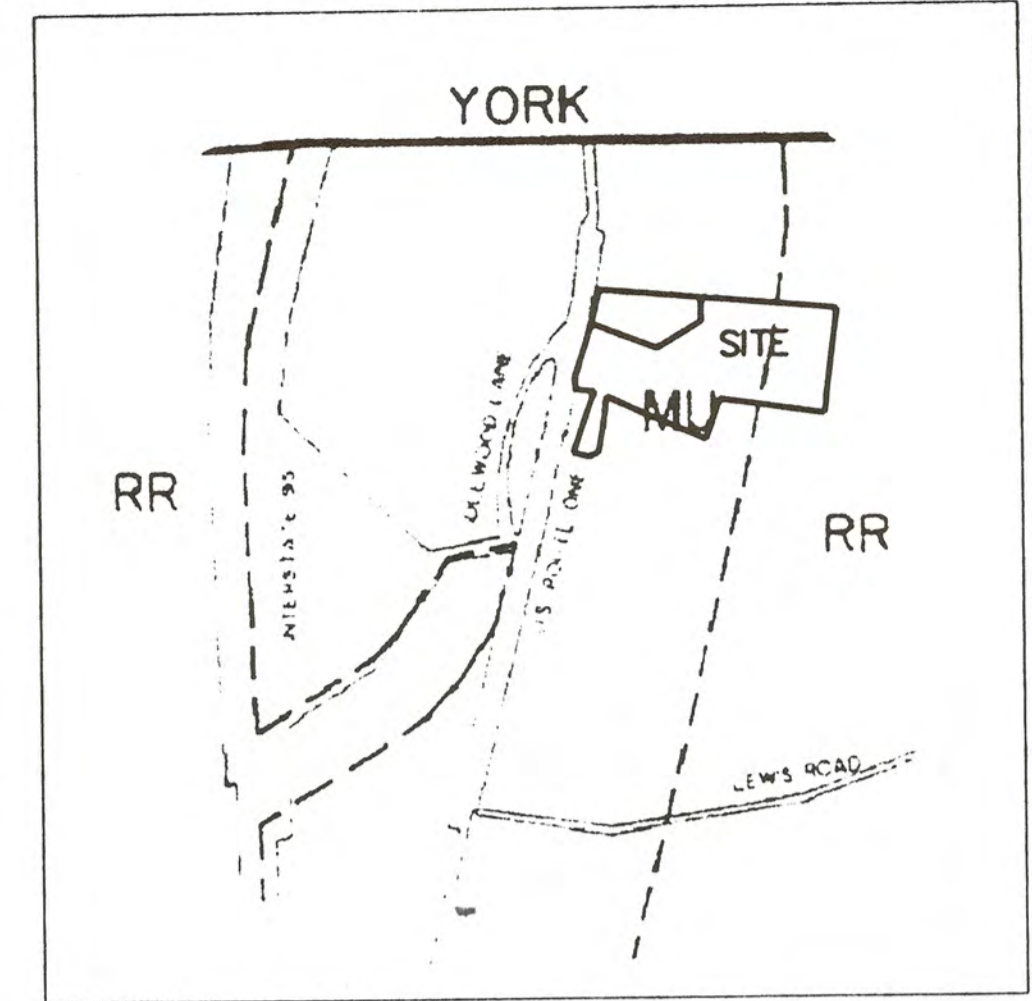
LEGEND	
SOIL TYPE BOUNDARY	— — — — —
PROPERTY LINE	— PL — PL —
EXT. TREELINE	~~~~~
PRP. TREELINE	~~~~~
EXT. MAJOR CONTOUR	-----XXX-----
EXT. MINOR CONTOUR	-----XXX-----
TEST PIT	
EXT. WETLAND BNDY	
EXT. WETLAND AREA	

_____/_____
 MICHAEL CUOMO, MAINE CERTIFIED SOIL SCIENTIST #211
 THIS SOIL SURVEY COMPLIES WITH CLASS B HIGH INTENSITY SOIL SURVEY. SEE REPORT DATED 20 MAY 2003 FOR COMPLETE DESCRIPTION OF METHODS, SOILS, AND RESULTS.



NO.	DESCRIPTION	DATE
A	ROAD CHANGE	3/22/2018
	REVISIONS	

HIGH INTENSITY SOIL SURVEY ESTES BUSINESS PARK U.S. ROUTE 1		
FOR: MICHAEL ESTES PO BOX 125 YORK, MAINE, 03909		
ATTAR ENGINEERING, INC. CIVIL ♦ STRUCTURAL ♦ MARINE 1284 STATE ROAD - ELIOT, MAINE 03903 PHONE: (207)439-6023 FAX: (207)439-2128		
SCALE: 1" = 100'	APPROVED BY:	DRAWN BY: BN
DATE: 12/20/2017		REVISION DATE: A : 3/22/2018
JOB NO: C082-17	FILE: ESTES BASE.DWG	SHEET: 8



LOCATION MAP

REFERENCE PLANS:

- STATE OF MAINE D.O.T. RIGHT OF WAY MAP - FILE NO. 16-272 - SHEET 2 OF 2 - DATED DECEMBER 1981 - RECORDED Y.C.R.D. PLAN BOOK 139 PAGE 62
- STATE OF MAINE D.O.T. RIGHT OF WAY MAP - FILE NO. 16-81 - SHEET 2 OF 2 - DATED DECEMBER 1951 - RECORDED Y.C.R.D. PLAN BOOK 23 PAGE 36
- STANDARD BOUNDARY SURVEY OF LAND - FOR - LESTER A AVERY - BY ANDERSON ASSOCIATES - DATED AUGUST 1987 - RECORDED Y.C.R.D. PLAN BOOK 160 PAGE 44

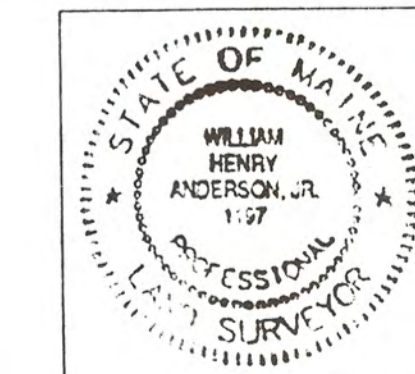
NOTES:

- OWNER OF RECORD FOR LOT 67-4 IS FIRST STEP LAND DEVELOPMENT
- WETLAND DELINEATION BY MICHAEL CUOMO, CSS #211 ACCORDING TO THE FEDERAL MANUAL FOR THE IDENTIFICATION AND DELINEATION OF JURISDICTIONAL WETLANDS(1989).
- THE FEMA FLOOD INSURANCE RATE MAP, TOWN OF KITTERY, MAINE, YORK COUNTY, COMMUNITY PANEL NUMBER 230171 0001 C, EFFECTIVE DATE JULY 5, 1984 DEPICTS A ZONE A, 100 YEAR FLOOD ZONE IN THE AREA OF THE WETLANDS.

ZONES:

MIXED USE(MU), RURAL RESIDENTIAL(RR) & SHORELAND REQUIREMENTS:	
MIN. NET LAND AREA PER DWELLING UNIT	40,000 SQ FT
MIN. LOT SIZE	200,000 SQ FT
MIN. RTE 1 FRONTAGE	250 FT
MIN. REAR & SIDE YARDS	60 FT
MIN. FRONT YARD	30 FT
MAX. BLDG HEIGHT	40 FT
WETLAND SETBACKS:	
STRUCTURES	100 FT
DECKS AND PATIOS < 500 SQ FT	75 FT
OPEN SPACE	35%
COVERAGE AREA	20%

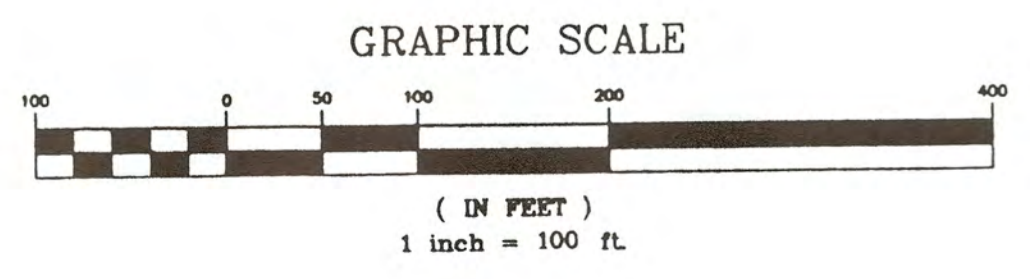
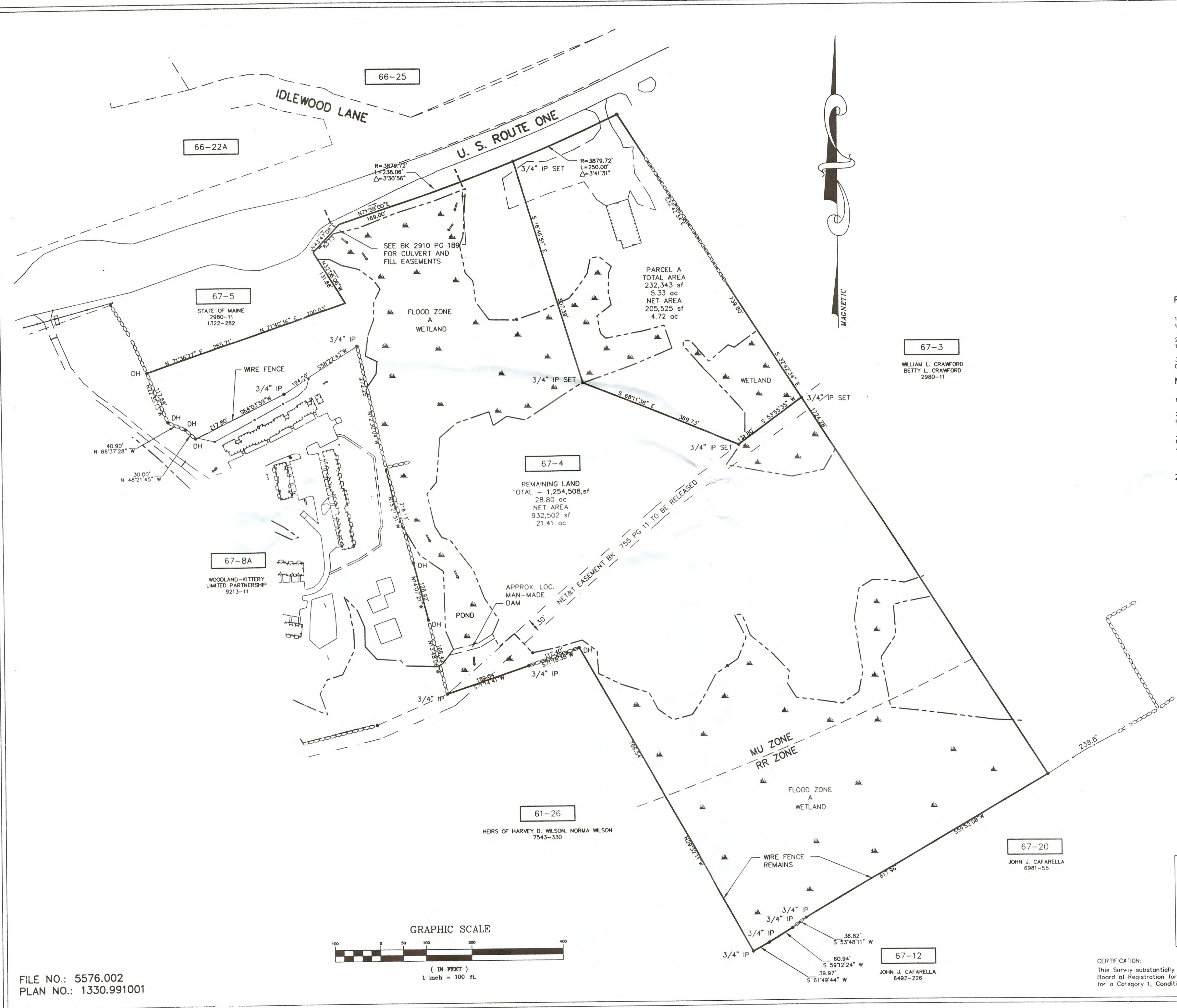
STANDARD BOUNDARY SURVEY AND DIVISION OF LAND PLAN FOR FIRST STEP LAND DEVELOPMENT 506 U.S. ROUTE ONE KITTERY, MAINE



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

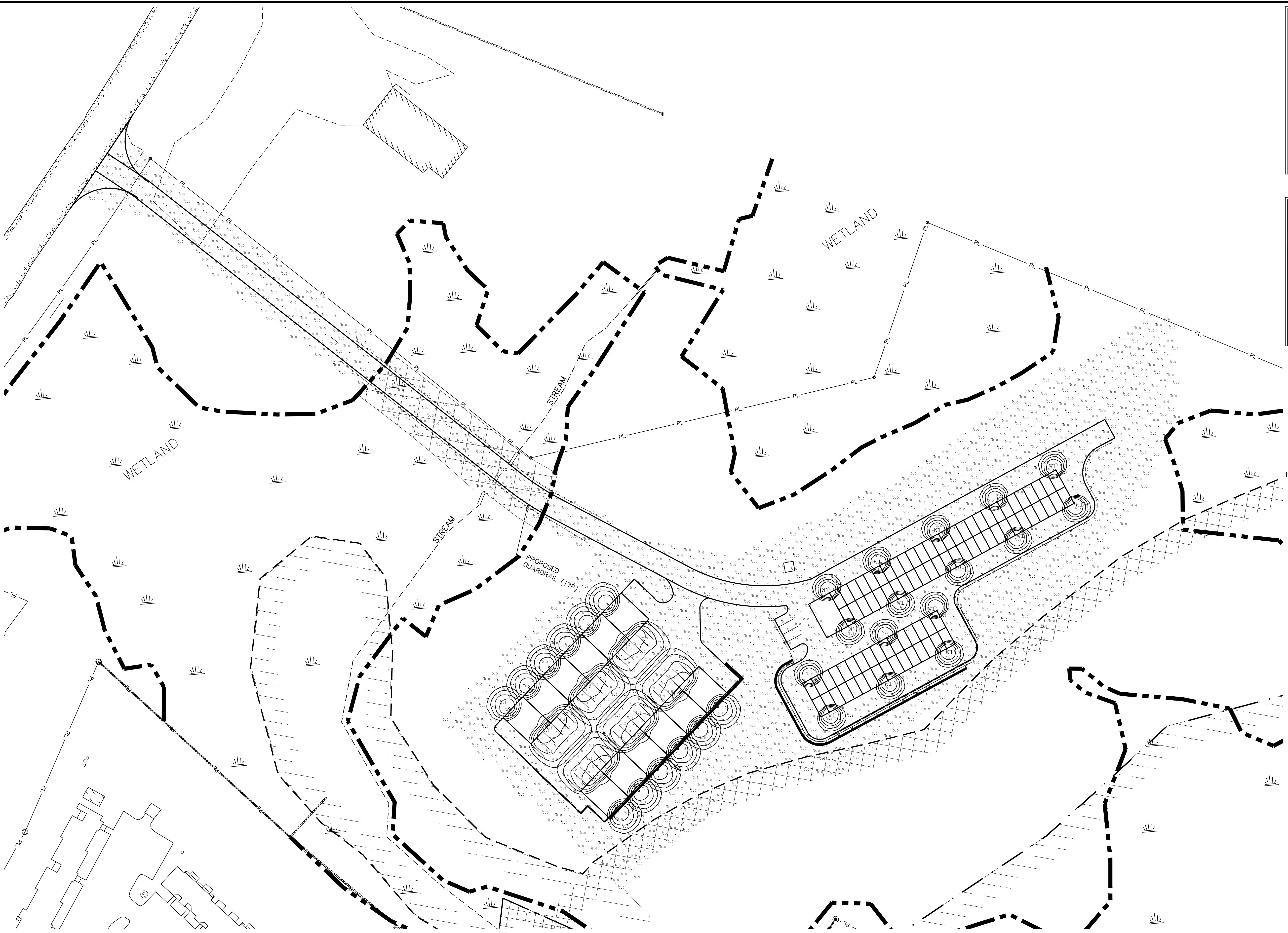
Scale: 1 in = 100 ft.
 Date: AUGUST 2000
 OWNER: FIRST STEP LAND DEVELOPMENT
 1 PHILLIPS COVE ROAD
 CARP NEDDICK, ME 03902

CERTIFICATION:
 This Survey substantially conforms to the Maine Board of Registration for Land Surveyors Standards for a Category 1, Condition 1 boundary survey.



FILE NO.: 5576.002
 PLAN NO.: 1330.991001

PLOTTED BY PAUL



LED Information	XTOR1B	XTOR1B-W
Delivered Lumens (Wall Mount)	1,418	1,356
Delivered Lumens (With Flood Accessory Kit)	1,005	990
SLUG Rating 1	B1-L0-G0	B1-L0-G0
CCT (Kelvin)	5,000	4,000
CRI (Color Rendering Index)	70	70
Power Consumption (Watts)	12W	12W

XTOR CROSSTOUR LED

APPLICATIONS:
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

SL4	4200K/5000K Lumens	3,980
	3000K Lumens	3,523
	BLUG Rating	B1-L0-G2
	Number of Light Squares	
	Drive Current	600mA
	Nominal Power (Watts)	34
	Input Current @ 120V (A)	0.30
	Input Current @ 208V (A)	0.17
	Input Current @ 240V (A)	0.15
	Input Current @ 277V (A)	0.14
	Input Current @ 347V (mA)	0.11
	Input Current @ 480V (mA)	0.08

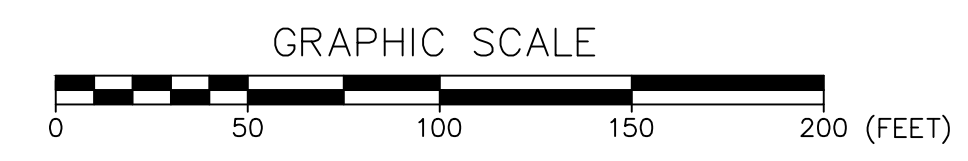
GWC GALLEON WALL LUMINAIRE

1-2 Light Squares
Solid State LED
WALL MOUNT LUMINAIRE

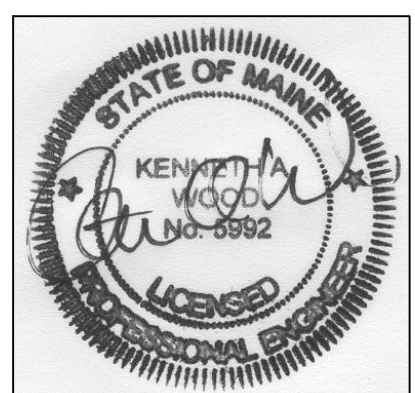
GENERAL NOTES

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

Symbol	Qty	Label	Arrangement	Description
[Symbol]	28	W1	SINGLE	XTOR1B/ WALL MID 8' APG
[Symbol]	6	W3	SINGLE	GWC-AP-01-LED-E1-SL4-600/ WALL MID 12' APG



NO.	DESCRIPTION	DATE
A	ROAD CHANGE	3/22/2018
	REVISIONS	



PHOTOMETRIC PLAN
ESTES BUSINESS PARK
U.S. ROUTE 1, KITTERY, MAINE

FOR: MICHAEL ESTES
P.O. BOX 125
YORK, MAINE 03909

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

SCALE: 1" = 50'
DATE: 12/20/2017

APPROVED BY: [Signature]
DRAWN BY: MJS
REVISION DATE: A : 3/22/2018

JOB NO: COB2-17 FILE: ESTES.BASE.DWG SHEET: 10



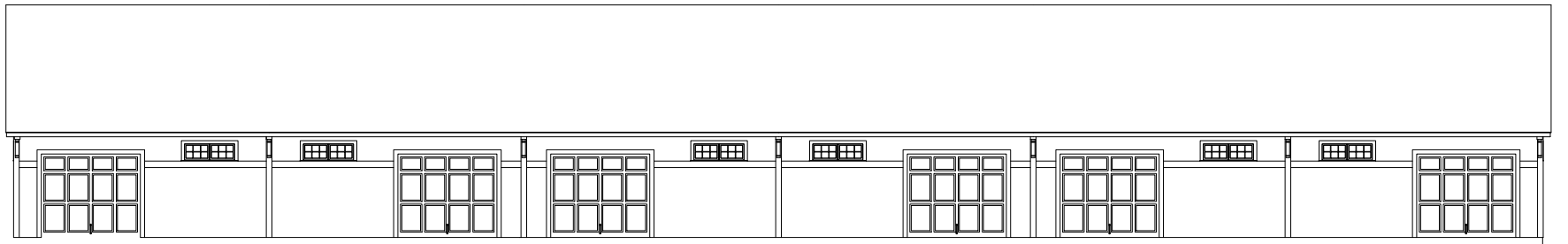
Front



Left



Right



Rear

<p>Michelle Shields Design Smart Creative Architecture www.MichelleShieldsDesign.com</p>	<p>6 Rudolph Avenue Kittery, Maine 03904 207-438-9829 Cell: 207-752-7623</p>	<p>PROJECT: Mike Estes / Estes Business Park</p>	<p>SITE: 519 US Route 1 Kittery, Maine 03904</p>	<p>ISSUED FOR: Review</p> <p>ISSUE DATE: March 14, 2018</p>	<p>SCALE: 1" = 20'-0" (Letter)</p>	<p>TITLE: Proposed Elevations</p>	<p>SHEET: A1</p>
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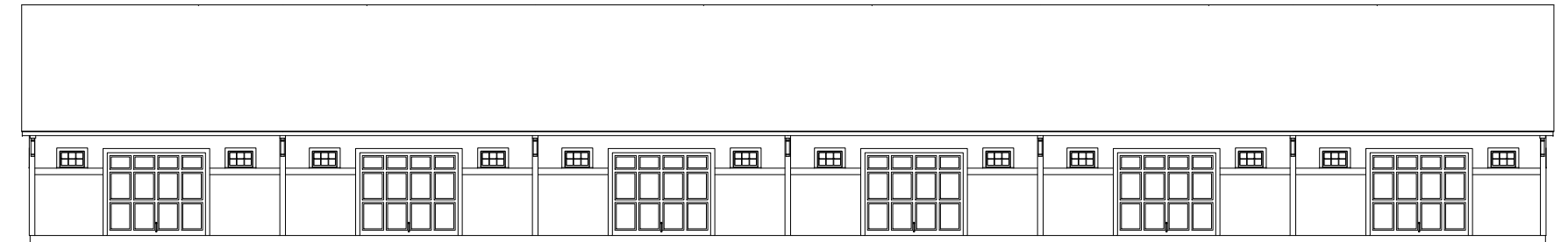
Front



Left



Right



Rear

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				ISSUE DATE: March 14, 2018			



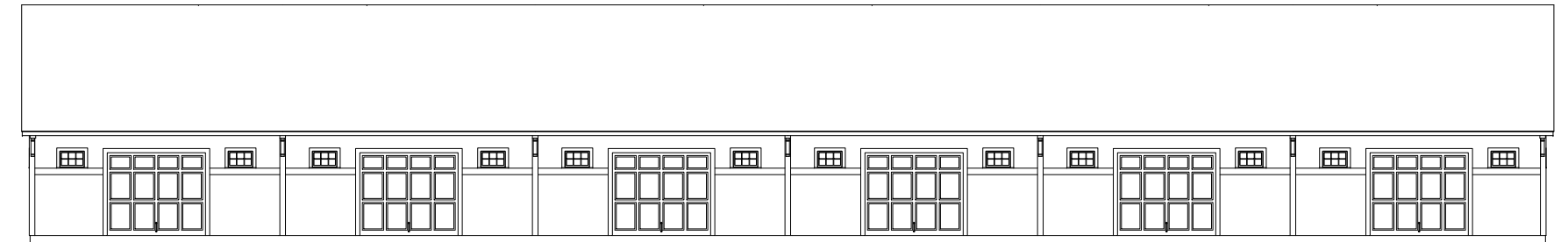
Front



Left

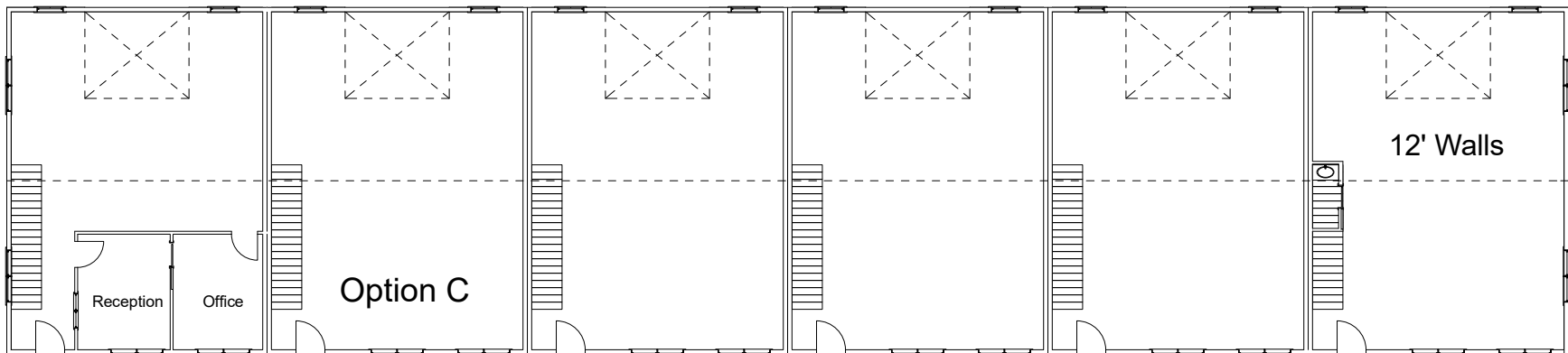
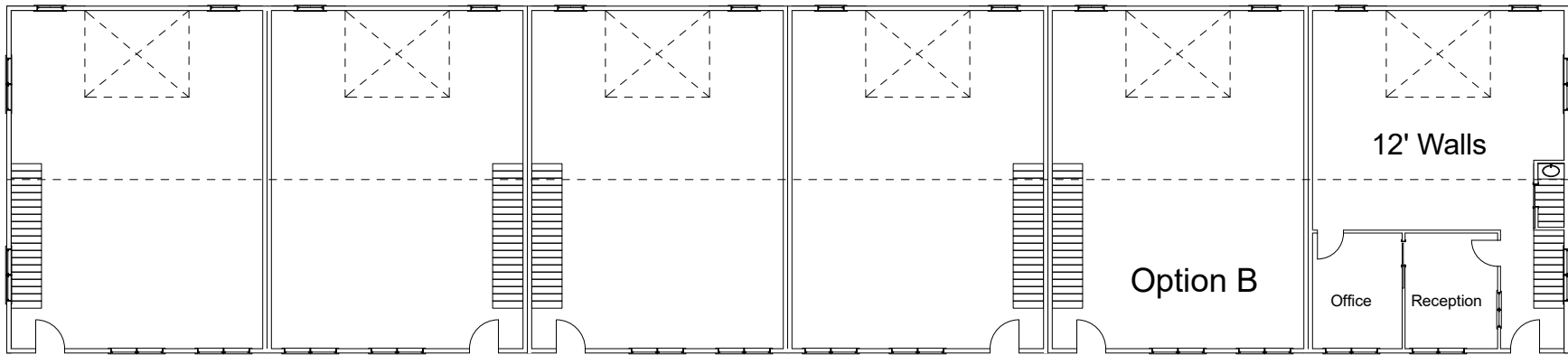
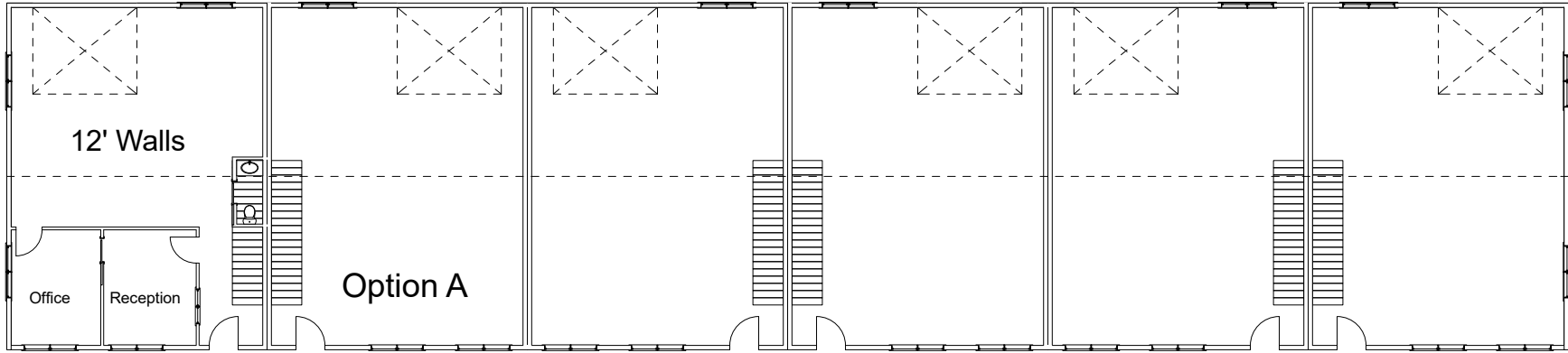


Right



Rear

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				ISSUE DATE: March 14, 2018			



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 Kittery, Maine 03904
 207-438-9829
 Cell: 207-752-7623

PROJECT:
 Mike Estes /
 Estes Business Park

SITE:
 519 US Route 1
 Kittery, Maine 03904

ISSUED FOR:
 Review
ISSUE DATE:
 March 14, 2018

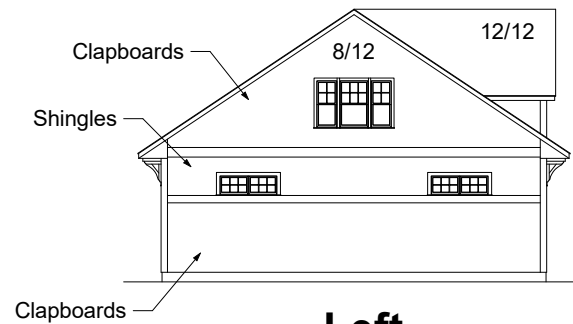
SCALE:
 1" = 20'-0"
 (Letter)

TITLE:
 Proposed
 Plans ABC

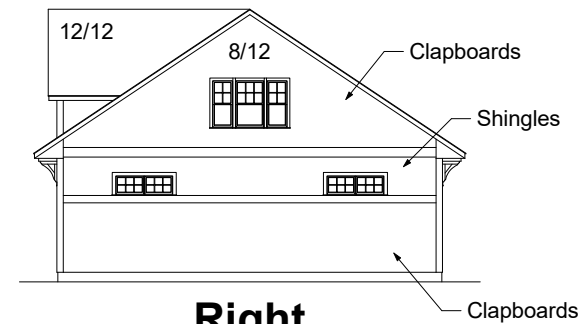
SHEET:
P1



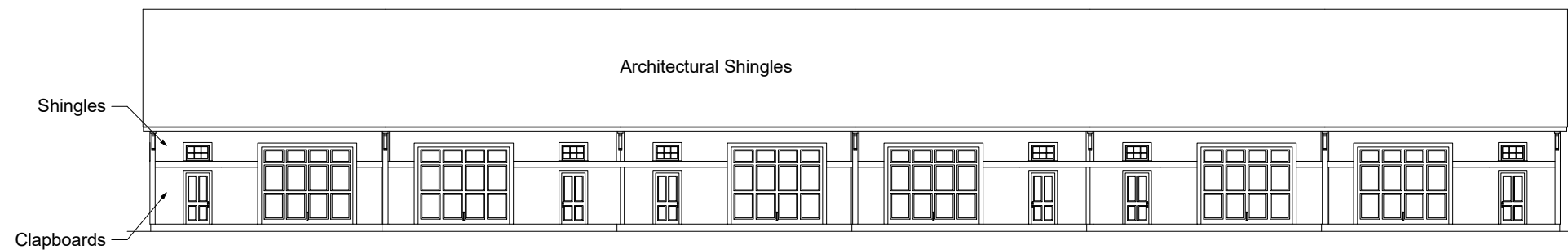
Front



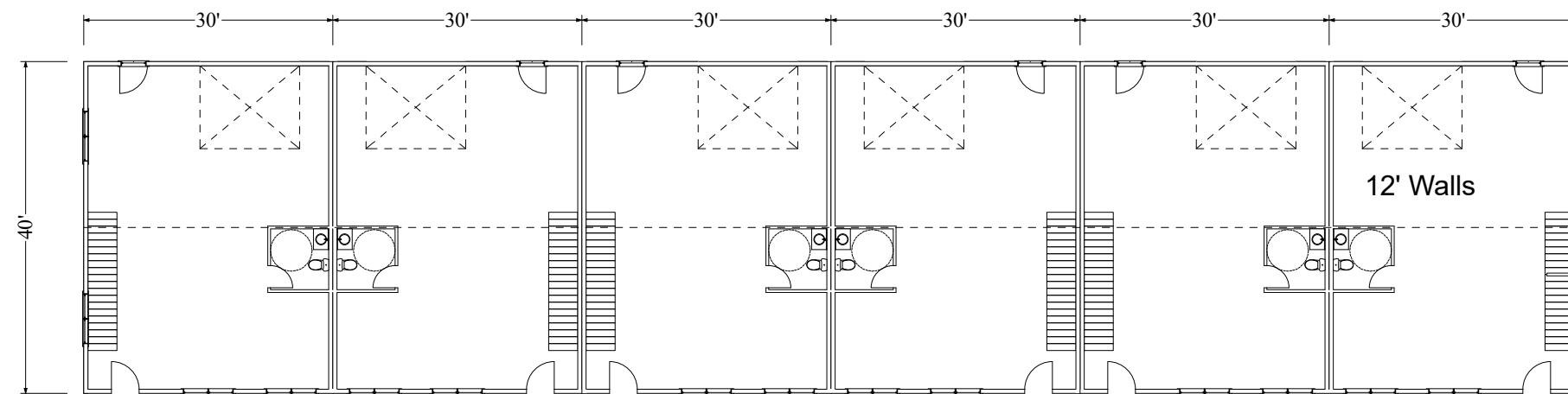
Left



Right



Rear



First Floor Plan: Six 30' x 40' Units in each of Two Buildings

Exterior Materials:

Roof: Architectural Shingles
 Siding: Vinyl clapboards and shingles as noted
 (Certainteed or equivalent)
 Trim: Painted Azak
 (or equivalent)

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 207-438-9829
 Cell: 207-752-7623
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 ISSUE DATE: March 14, 2018

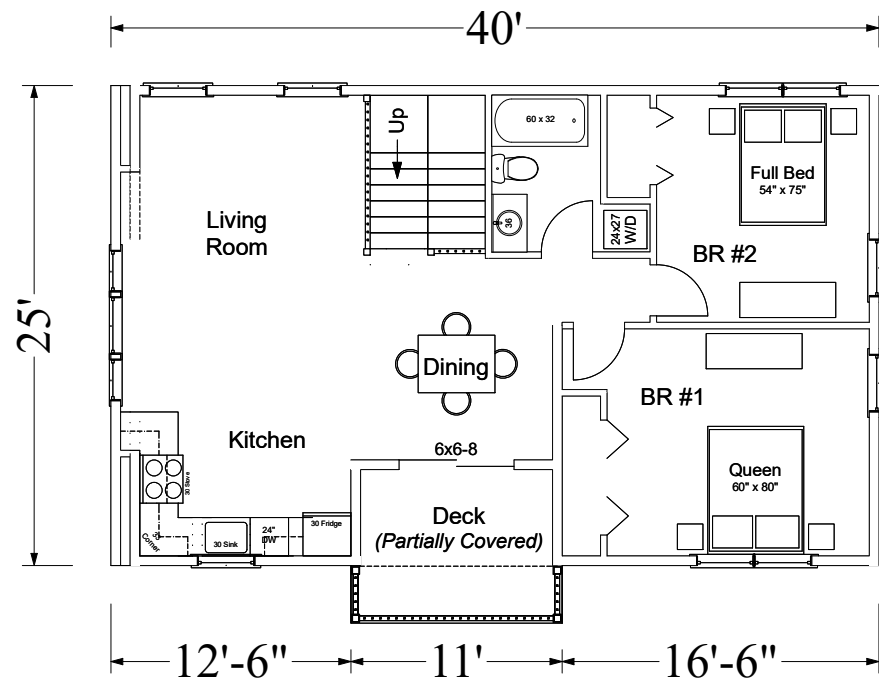
SITE: 519 US Route 1
 Kittery, Maine 03904

PROJECT: Mike Estes /
 Estes Business Park

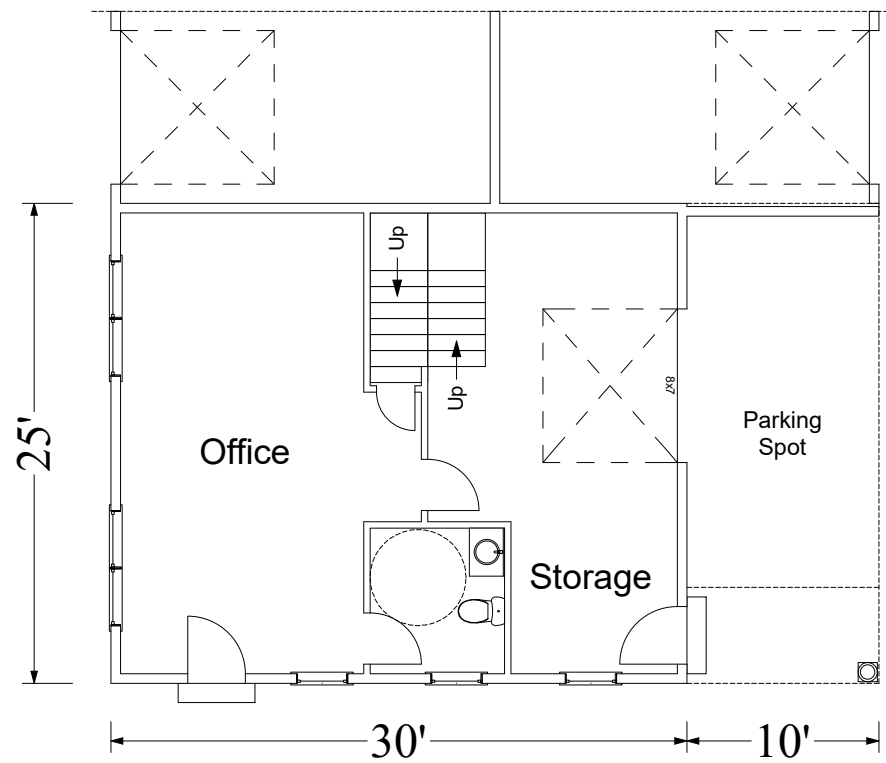
SCALE: 1" = 20'-0"
 (11 x 17)

TITLE: Proposed
 Contractor Units

SHEET: P1



Manager's Apartment: Second Floor



Manager's Office: First Floor

Exterior Materials:

Roof: Architectural Shingles
 Siding: Painted Hardi-plank (or equivalent)
 Trim: Painted pine (or equivalent)



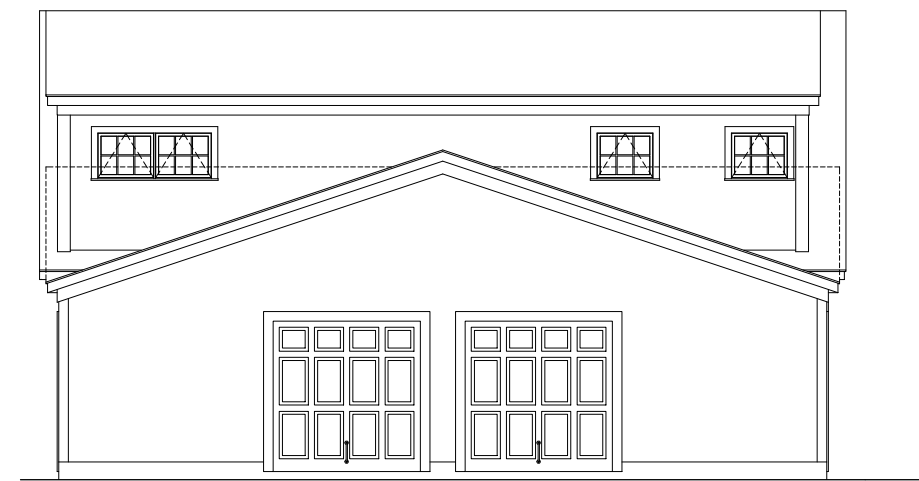
Front (North)



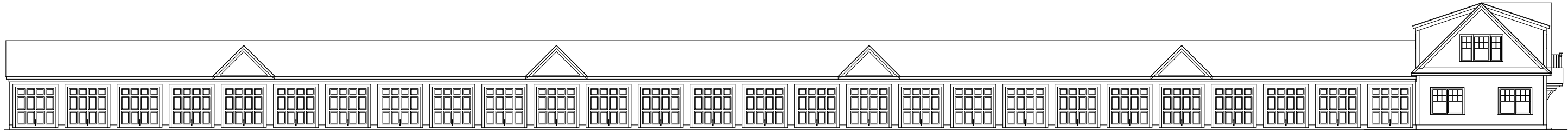
Right (West)



Rear (South)



Left (East)



Northern Building: Front (North)

Exterior Materials:

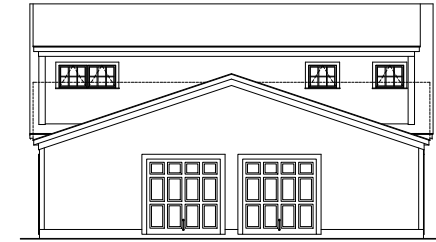
Roof: Architectural Shingles

Siding: Painted Hardi-plank (or equivalent)

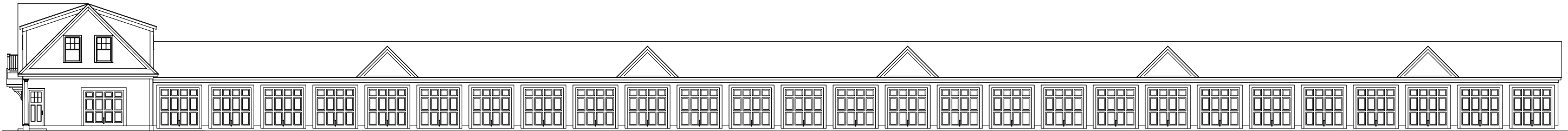
Trim: Painted pine (or equivalent)



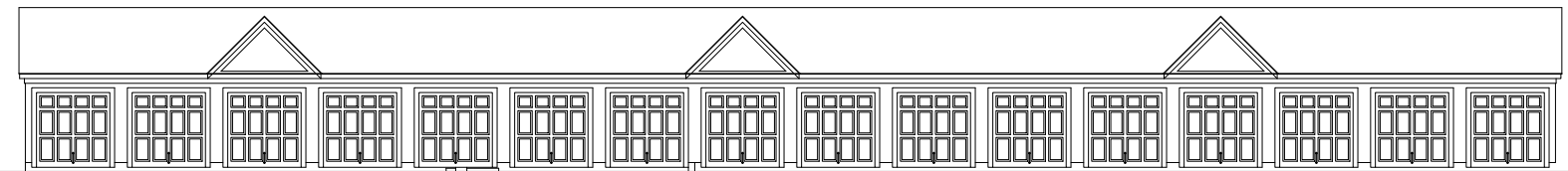
Northern Building: Right (West)



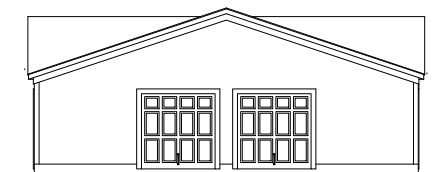
Northern Building: Left (East)



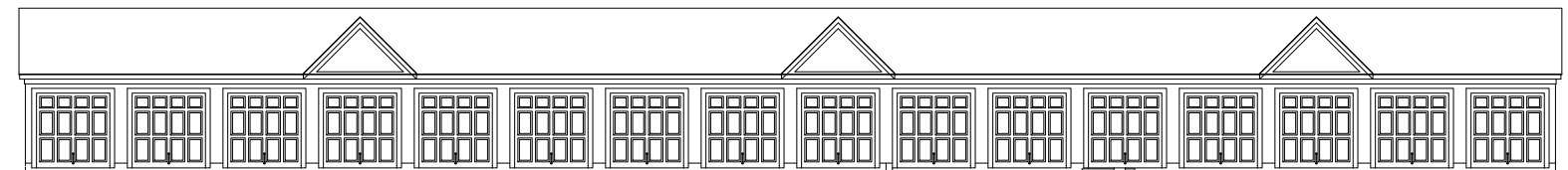
Northern Building: Rear (South)



Southern Building: Front (North)



Southern Building: Right (West)



Southern Building: Rear (South)



Southern Building: Left (East)

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ISSUED FOR: Review
ISSUE DATE: March 14, 2018

SITE: 519 US Route 1
Kittery, Maine 03904

PROJECT: Mike Estes /
Estes Business Park

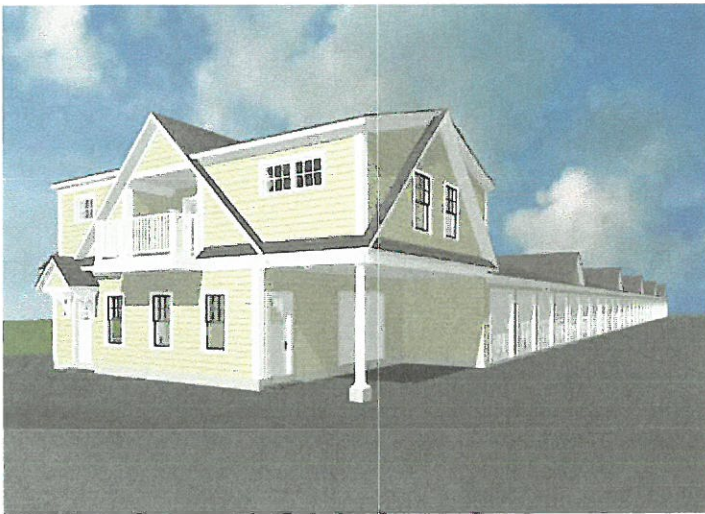
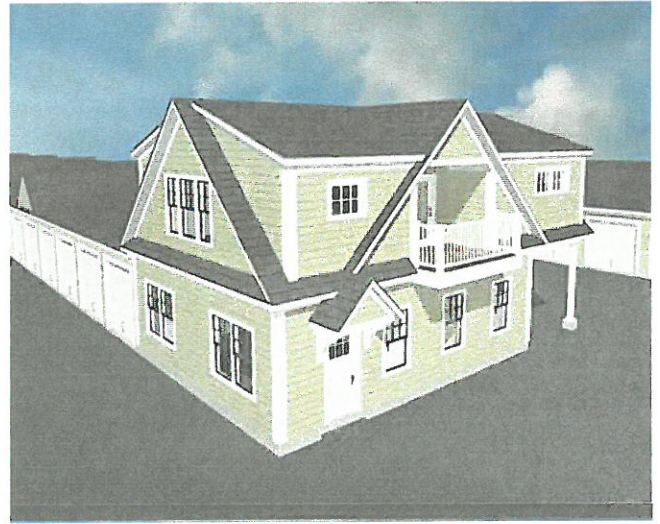
SCALE: 1" = 20'-0"
(11 x 17)

TITLE: Storage Units
and Office / Apt.

SHEET: **P3**



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				ISSUE DATE: March 20, 2018			



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				ISSUE DATE: March 20, 2018			