

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

459 U.S. Route One – Mixed-use development - Sketch Plan Review

Accept or deny application, Approve or deny concept plan. Owner, Landmark Properties LTD, and applicant, Michael Brigham, request consideration of a mixed-use development consisting of a 112-room hotel, and three residential buildings with 32 elderly housing units and 16 residential units located at 459 U.S. Route 1 (Tax Map 60 Lot 24) in the Mixed Use (MU) Zone. Agent is Ken Wood, Attar Engineering.

PROJECT TRACKING

REQ'D	ACTION	COMMENTS	STATUS
YES	Sketch Plan Acceptance/Approval		PENDING
NO	Site Visit	Not held for this plan – was held for the prior approved sketch and prelim plan	
YES	Preliminary Plan Review Completeness/Acceptance		
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 for a proposed mixed-use development located at 459 State Route 1 in the Mixed-Use Zone, previously approved as the Sowerby mixed use in 2008 and in May as a mixed-use preliminary plan including commercial units, apartments and age-restricted single-family homes. A sewer force main has been installed connecting residential lots on Adams Road to public sewer from Route 1 via an easement that burdens this property. The property has wetlands on three sides. The applicant is proposing a 112-room hotel in one building to be located near the front of the property and three residential buildings in the rear. One building will offer two floors of age-restricted housing plus ground floor parking and the other two buildings will contain age-restricted housing on one floor, and general housing on the top floor again with ground floor parking.

Staff Review

The sketch plan includes most of the information required under 16.10.4.2.2 with the exception of a high intensity Class A soil survey. It was submitted for the previous project iteration so it is available to be provided.

Uses

1. All of the proposed uses are allowed in the Mixed-Use Zone. Elderly housing (age-restricted housing) and the hotel are special exception uses while the apartments on the upper floors of a mixed-use building are a permitted use.

2. Title 16 clearly states in 16.3.2.13.D.4 (Mixed Use Requirement) that a permitted retail use and a special exception retail use are not eligible to be deemed a mixed-use. However, the ordinance is silent about a permitted residential use and a special exception residential use.
3. The Board will want to discuss how the special exception uses requested meet the criteria per 16.4.4., 16.6.6.2, and 16.2 (the definition of special exception) with the Applicant.
4. Plan note 14 states that the owners of the two types of residential units will be able to purchase health club and/or pool memberships from the hotel. This could be considered towards addressing 16.3.2.13.D.10.F's requirements for elderly housing to be integrated and to provide pedestrian access to services and facilities within the area for the residents of the elderly housing.

Net Residential Density

5. Note 6 shows the net residential calculations. It appears that the travel ways, easements and parking numbers have been re-calculated due to the change in uses and are slightly more (2.85 acres rather than 2.51 acres) than the previous approved preliminary plan. Elderly housing is allowed at 10,000 sf per unit because of the parking provided within the building and being on public sewer. The other dwelling units are similarly allowed at 7,500 sf per unit because of the ground floor parking and access to sewer.

Mixed-Use Requirements

6. Note 7 demonstrates that the smallest use in terms of floor area, single-family dwelling units, exceeds the 10% minimum requirement per 16.3.2.13.D.4.
7. Section 16.3.2.13.D.10.E includes several additional requirements for a motel or hotel. The first encourages a multi-story building, which it appears the proposed building may be, but the plans do not say. The second states that *wherever practicable building orientation should not be parallel with U.S. Route 1 but must take maximum advantage of the depth of the mixed-use zone*. The proposed hotel is parallel to Route 1 with additional development behind it. The third requirement is that more than three motels and/or hotels are not allowed in the mixed-use zone. There are currently no motels or hotels in the mixed-use zone.
 - a. The Board will want to consider whether the siting of the hotel is practicable based on the overall plan proposed.

50-foot MU Zone Boundary Extension

8. Neither the submission letter nor the plan notes indicate whether or not the MU Zone extension request will be needed.
 - a. The Applicant will likely want to request the MU Zone extension.

Open Space, Stormwater and Wetland Setbacks

9. The Open Space requirements appear to have been met in a similar way as the previously approved preliminary plan.
10. A trail runs from the residential buildings to the passive recreation area and beyond, then loops back.

11. Wetland setbacks are shown at 75 and 100-feet. No drainage structures are proposed for the northern wetlands which are wetlands of special significance. Two drainage structures are proposed for the southern wetlands – one is beyond the 100 foot setback and one is between the 75 and 100 foot setbacks. A third, rather large stormwater pond is within the developed area of the residences.
12. A note on the plan specifies the 100-foot buffer to the north will be a designated no-cut buffer.

Traffic, Circulation and Parking

13. Daily traffic counts are shown in Note 13. The residential uses will generate only about 10% of the total traffic with the hotel generating the rest of the 1,190 trips per day. Both the number of trips per day and the number of parking spaces will trigger the traffic impact analysis requirement as stated in Section 16.10.5.2.C.10.
14. Section 16.8.4.2.C states that any development that exceeds a daily average of 200 trips per day must have two entrances/exits to a public road. The same section, 16.8.4.2.F states that entrances/exits onto an existing arterial or secondary arterial must be at least 1,000 feet apart. The plan shows two entrances which while required, do not meet the second requirement that they be spaced 1,000 feet apart. A large wetland to the north along the road factors into the location of the entrances.
 - a. The Applicant will want to request a waiver of Section 16.8.4.2.F.
15. Internal pedestrian walkways link the residential units to the hotel and to the walking trail. Vehicular travel ways also connect the two uses. There doesn't seem to be a separate entrance for the hotel, both entrances appear able to serve the hotel and the residential buildings.
16. The roads will be private (see Note 15 on the plan) and the plans show the road at about 22 feet wide plus sidewalks and shoulders near the hotel, then narrowing to 20 feet towards the residences. The width of the sidewalks varies, with the portion nearest the hotel at 6 feet and then narrowing to 5 feet as Homestead Lane moves towards the proposed residences.
17. Parking for the hotel is located behind the building as required by Section 16.3.2.13.D.5. Parking for the residential units is shown as 30 spaces on the ground floor of each building (90 spaces total) which is more than the 24 parking spaces required. The hotel parking includes 1 space per room (112) plus 3 additional spaces for a conference room (1 space per 100 sf of meeting room area).

Landscaping and Buffering

18. Per Section 10.8.9.4.G *Parking Standards*, landscaping is required for the hotel parking area since it contains well over 10 spaces. One tree is required for every parking space. There are 14 trees shown in the parking area which meets the requirements (115 parking spaces / 8 spaces = 14 trees).
19. Trees line the road called Homestead Lane and are also shown along all sides of the hotel building and on one side of the other road called Hospitality Road. While no landscaping plan with details was submitted, this is not necessary until preliminary plan. The Applicant appears to be demonstrating that fairly extensive landscaping will be provided.

20. The landscaping requires a 30-foot landscaped buffer strip per 16.3.2.13 along the length of the developed portion of the property's frontage. The sketch plan shows landscaping including trees and shrubs along much of the property except in the wetlands that abut Route 1. Note 10 specifies that an American Larch will be planted every 25 feet on centerline with a mix of 10 shrubs and/perennials for every 40 feet of frontage.
- a. The Conservation Commission chair had, during the previous plan review, pointed out that a mix of tree species is best in case of pests and diseases to ensure at least some of the trees remain healthy for years.

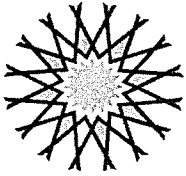
Recommendation

The sketch plan review is an opportunity to consider a concept and make specific suggestions to the applicant. The Board will want to discuss the comments staff has provided with the Applicant and determine what additional information, if any, they need before considering approval.

The Board held a site walk for the previous plan. However, this plan is substantially different so the Board may wish to consider another site visit.

If the Board determines no further information is needed the Board may accept and approve the concept plan (suggested motion below).

Move to accept and approve the sketch plan dated 6/20/2018 prepared by Attar Engineering, Inc and presented by applicant, Michael Brigham, Landmark Hill, LLC, for 459 U.S. Route 1 (Tax Map 60 Lot 24) in the Mixed-Use Zone.



ATTAR

ENGINEERING, INC

CIVIL · STRUCTURAL · MARINE

Kathy Connor
Contract Planner
Town of Kittery
P.O. Box 808
Kittery, Maine 03904

June 20, 2018
Project No.: C052-18

**Re: 459 US Route 1 - Kittery
Conceptual Plan Application**

Dear Ms. Connor:

On behalf of Michael Brigham, President of Landmark Hill, LLC, I have enclosed a revised Conceptual Plan for your review and consideration. The site is located on 459 US Route 1 in the Mixed Use District and is described by the Town of Kittery Assessor's Map 60 as Lot 24. The parcel contains 20 +/- acres and is located in the Mixed-Use (MU) District. We received preliminary Plan approval on May 10, 2018; that plan proposed a mixed use development consisting of 26 Elderly residential units, 16 single family residential units on the upper floors of 2 buildings containing 2 commercial spaces and a parking garage.

Since preliminary approval the developer, Michael Brigham has been approached by a hotel developer who's enthusiastic about the opportunities and location of this parcel. The attached plan provides the conceptual details for a 112-room hotel, 32 elderly residential units and 12 single family residential units on the upper floors of 3 mixed-use buildings. We believe that the 3 mixed-uses proposed complement one another; elderly and the residential dwelling unit residents will have the option of membership in the hotel's health club and indoor pool and guests visiting any residents have an opportunity of staying at the hotel. There are also sidewalks and trails which offer passive recreation to all of the development's residents and guests.

Single-family residential units on the upper floors of a mixed use building are allowed as a "Permitted Use." The hotel and elderly uses are allowed as "Special Exception Uses." In prior submittals I have discussed the Elderly Special Exception Use which is also paraphrased below:

Elderly Housing – Elderly Housing is allowed as a Special Exception; it is an integral component of this Mixed-Use Development. The proposed elderly housing criteria in relation to the Special Exception requirements and also its function as a part of the overall development. Plans include the use of the hotel's health club and indoor swimming pool for all residents and sidewalks and a passive recreation area. The Homestead will provide elderly housing as a component of the overall housing and hotel opportunities provided within the development and also by adjacent land uses. For example, the elderly residents can gather with the single-family and apartment residents at the health club or swimming pool for community functions; all residents may travel by foot to the on-site retail venues and also nearby restaurants, such as When Pigs Fly and Domino's. Other food, retail, recreational and commercial establishments are in close proximity by vehicle along Route 1 and also in Kittery Foreside. The large

area of Open Space provides passive recreation such as walking, snow-shoeing and X-CTRY skiing and a picnic area. Other successful Mixed-Use Developments contain a variety of housing options for various age groups; similar to those proposed by The Homestead. Some of the elderly residential units will also be located within the same buildings as the single-family units, which appears to meet the town's definition of elderly housing.

Elderly housing means a residential use occupied principally by residents who are at least fifty-five (55) years of age (or in the case of a couple, at least one of whom is at least fifty-five years of age) in which the accommodations are all dwelling units with private bathrooms and cooking facilities. Occupants of this residential use may also include handicapped individuals of any age. This housing does not provide a regular program of services to all of its residents although individual residents may arrange for the provision of services within the facility.

Elderly housing includes very limited shared community space and shared dining and kitchen facilities but may include limited facilities for allied health services, social services, and personal services such as physical and occupational therapy, a beauty shop, recreational programs, elderly day care, and similar programs. The use of these facilities must be accessory to the primary residential use of the facility but may be open to nonresidents of the facility. Elderly housing does not include eldercare facilities that are typically referred to as independent living units, congregate care units, assisted living units, dementia or Alzheimer's units, or hospice units, or a nursing care or convalescent care facility that provides nursing services.

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 20 acres in size with all of the proposed development concentrated into the middle and 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.

Housing for the Elderly – Special Exception

- 1.) Location Suitability – The site allows and encourages pedestrian travel throughout the site; residents can walk to the on-site stores and retail venues and also the passive recreation area. The site is also in close walking and driving distance to several restaurants, retail and commercial establishments along US Route 1, Kittery Foreside, Gourmet Alley and York and Portsmouth, N.H. The mixed-uses on the parcel all complement each other.
- 2.) Mixed Use – As noted above, the elderly aspect of the development is an essential part of the entire project and all proposed uses. We envision elderly residents using the on-site amenities; the hotel's health club and swimming pool and also the passive recreation area. The single family residential options (residential dwellings on upper floors) also provide another option for residents. Residents who do not have a family member 55 years or over may decide to either purchase or rent one of these units with a future plan of purchasing an Elderly dwelling unit.

Expected Annual Average Daily Traffic generated from the development will be 1,192 trips/day, as noted on the Plan. The residential units generate 190 trips/day and the hotel generates the remainder of overall trips. Peak hourly traffic is estimated at 78 trips (Saturday, Peak Hour).

Associations - A Condominium Association will be provided for the Elderly Housing units, the Apartment units and the Hotel.

Wetland Setbacks – Kittery's Land Use Ordinance establishes setbacks for structures, parking areas and roads based on wetland size

Building Sizes and Types - Most building sizes are shown on the Site and Subdivision Plan, Sheet 1.2 and are also summarized in the general notes. All buildings will be sprinkled.

Landscaping – The landscape plan has been revised to include additional street trees and frontage landscaping.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Ken Wood', written in a cursive style.

Kenneth A. Wood, P.E.
President

cc: Landmark Hill, LLC

C052-18 Kittery Site App Cover-ConceptPlan.doc



APARTMENT OVERALL FLOOR PLAN
 THE HOMESTEAD
 459 US ROUTE 1 KITTERY, MAINE

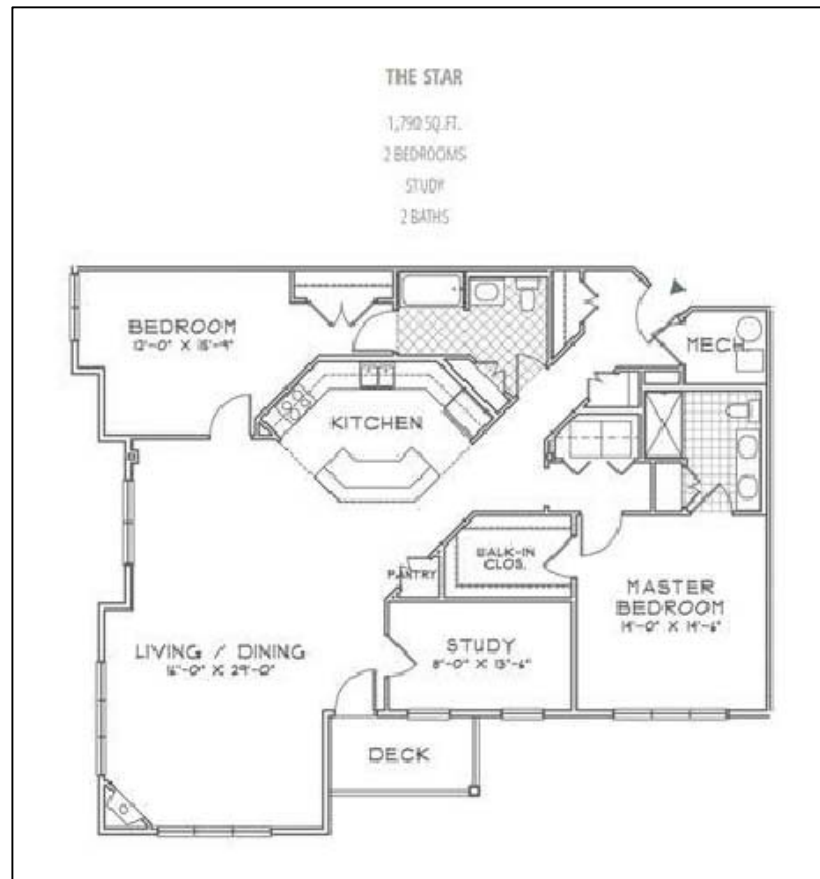
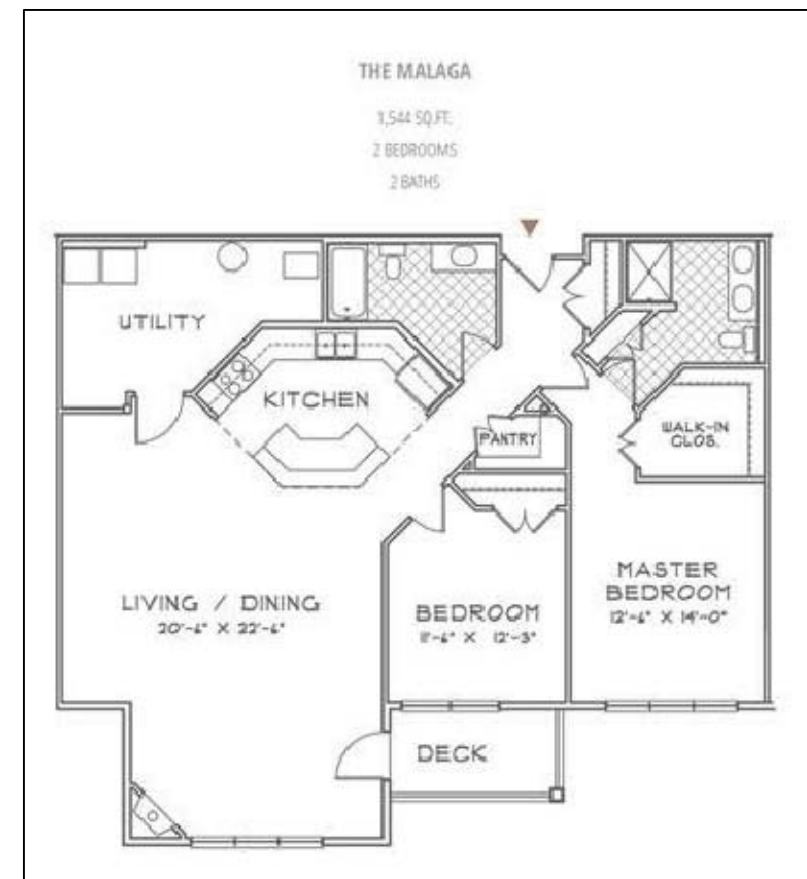
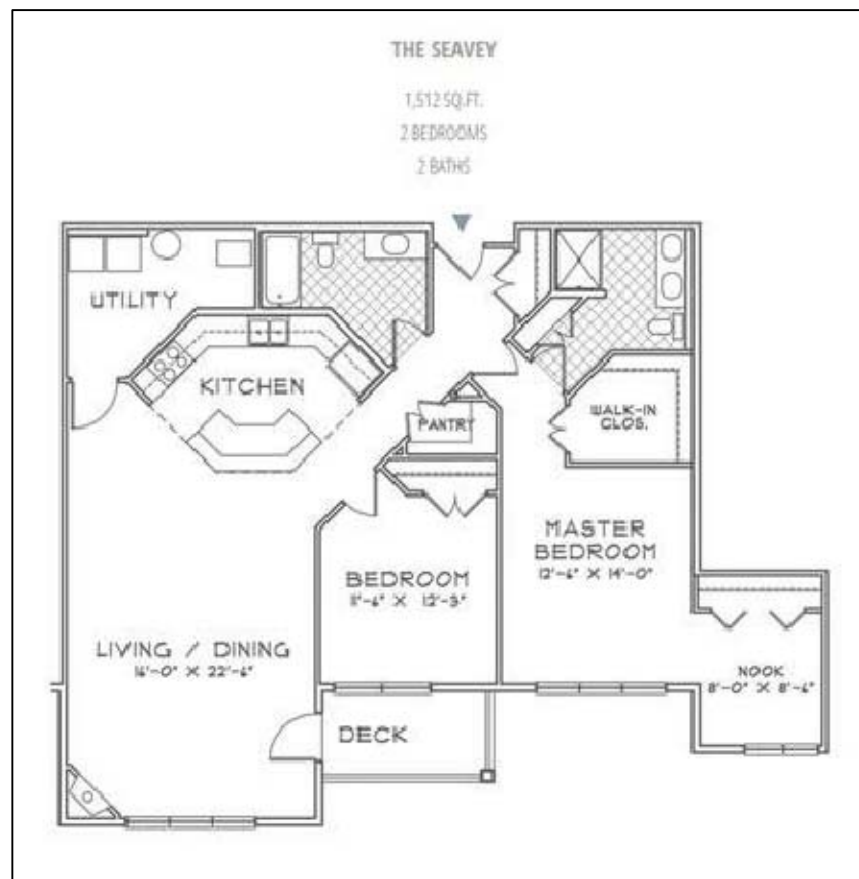
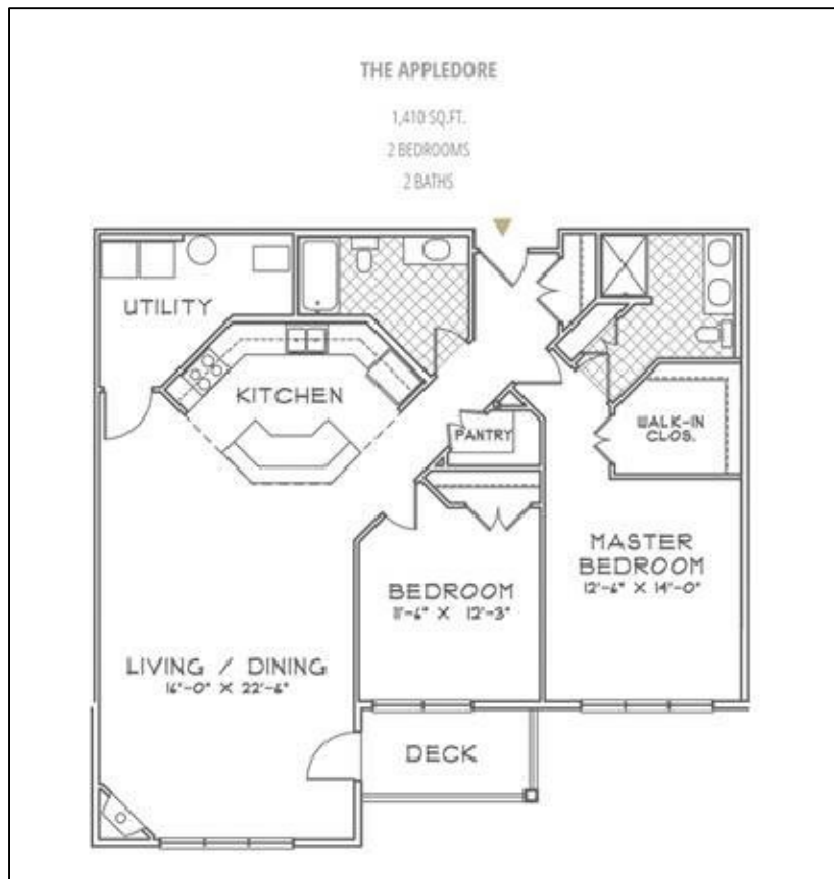
FOR: LANDMARK HILL, LLC
 79 CONGRESS ST
 PORTSMOUTH, NH 03801



ATTAR ENGINEERING, INC.

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

SCALE: NTS	APPROVED BY:	DRAWN BY: BRN
DATE: 06/21/2018		REVISION : DATE -: -
JOB NO: C052-18	FILE: THE HOMESTEAD BASE	SHEET X.X



EXAMPLE FLOOR PLANS
 THE HOMESTEAD
 459 US ROUTE 1 KITTERY, MAINE

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

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

SCALE: NTS	APPROVED BY:	DRAWN BY: BRN
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JOB NO: C052-18	FILE: THE HOMESTEAD BASE	SHEET X.X



EXAMPLE FLOOR PLANS
 THE HOMESTEAD
 459 US ROUTE 1 KITTERY, MAINE

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



ATTAR ENGINEERING, INC.

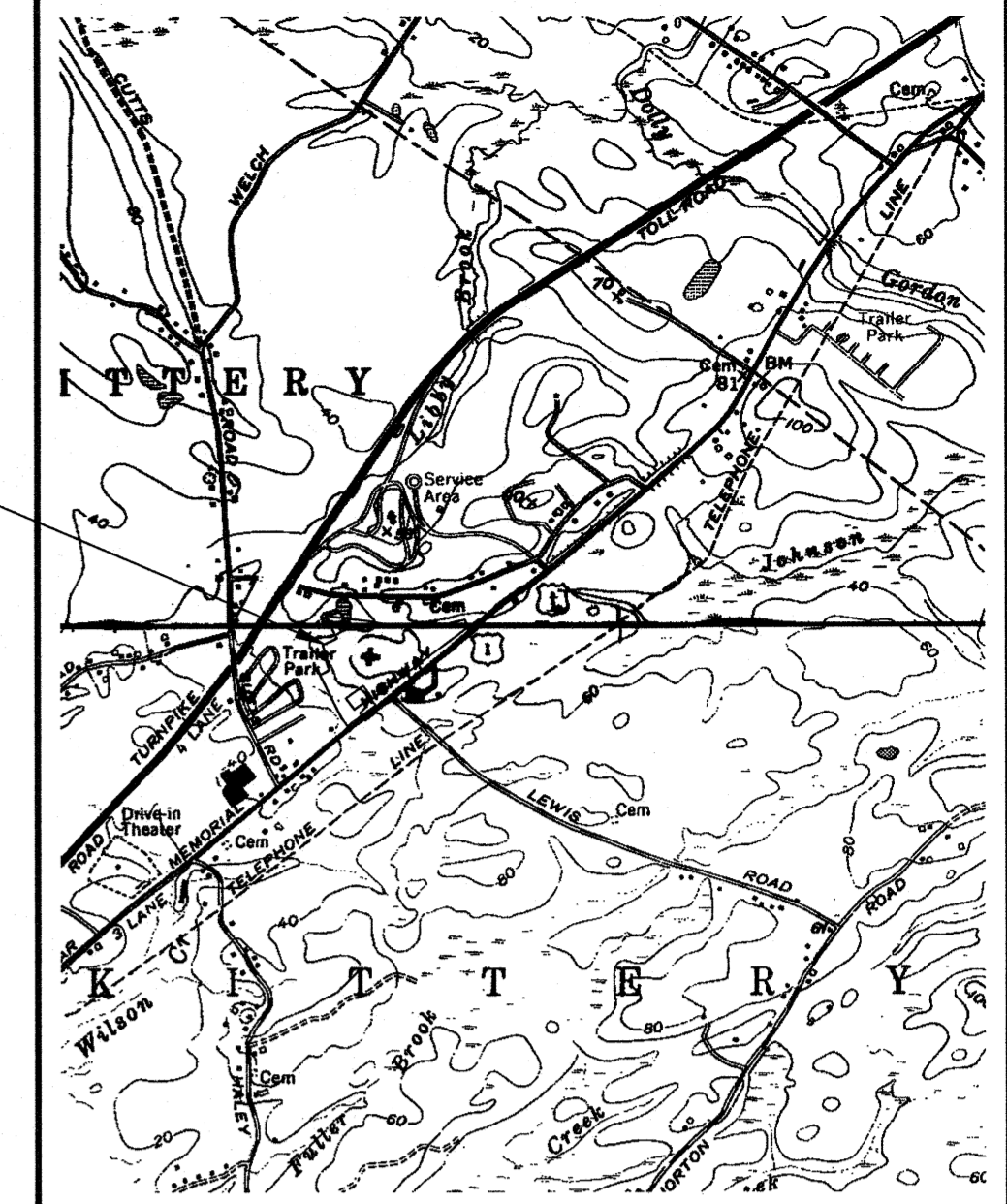
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SCALE: NTS	APPROVED BY:	DRAWN BY: BRN
DATE: 06/21/2018		REVISION : DATE -: -
JOB NO: C052-18	FILE: THE HOMESTEAD BASE	SHEET X.X

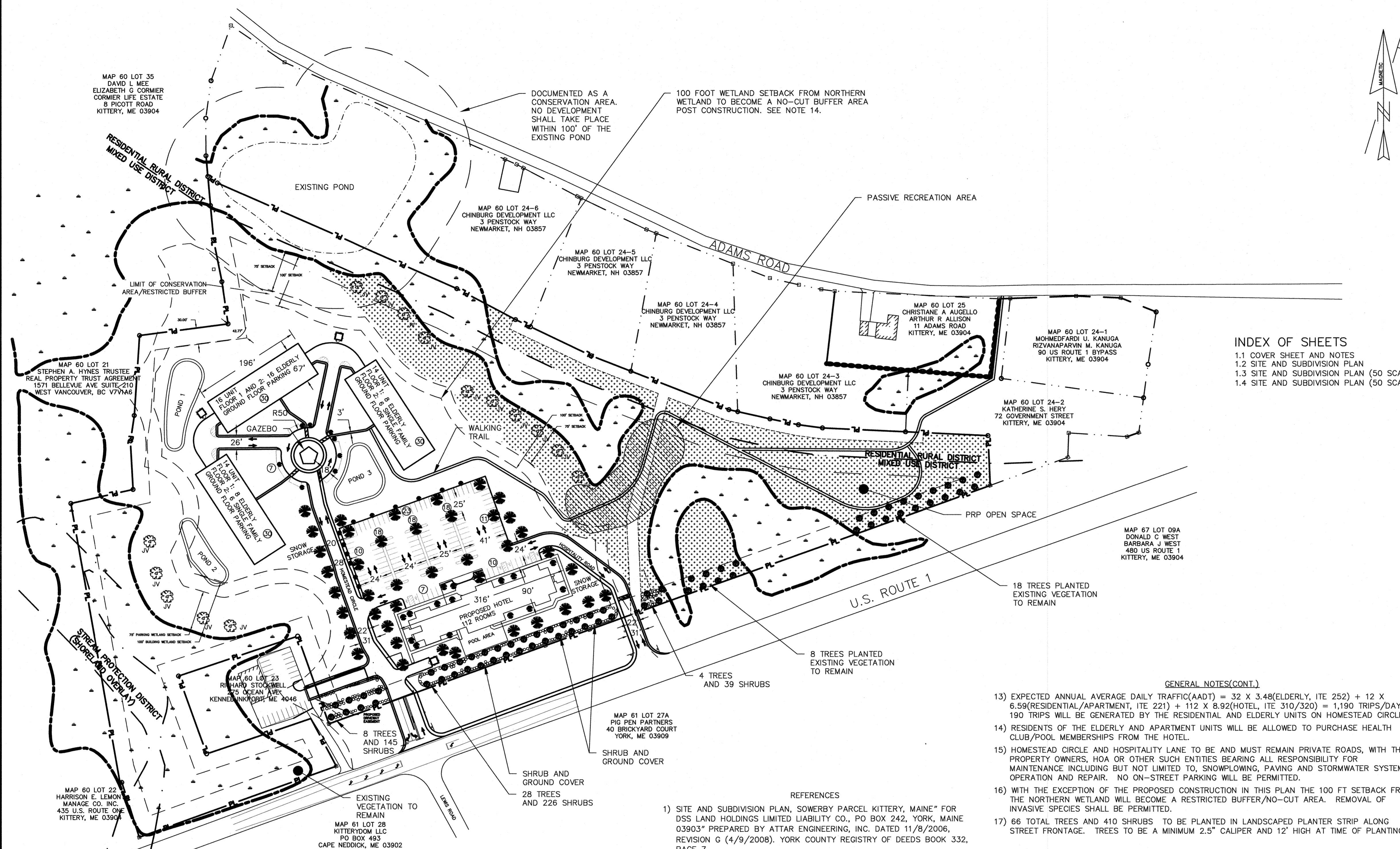
TAX MAP 60, LOT 24

THE HOMESTEAD SUBDIVISION

U.S. ROUTE 1, KITTERY, MAINE



LOCATION MAP
SCALE: 1" = 2,000'



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

MIXED USE DISTRICT

MIN. LOT AREA	200,000 SF
MIN. STREET FRONTAGE	250'
MIN. FRONT SETBACK	30'
MIN. SIDE SETBACK	40'
MIN. REAR SETBACK	40'
MAX BUILDING HEIGHT	40'

5) PARKING IS CALCULATED AS FOLLOWS:

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

INDEX OF SHEETS

- 1.1 COVER SHEET AND NOTES
- 1.2 SITE AND SUBDIVISION PLAN
- 1.3 SITE AND SUBDIVISION PLAN (50 SCALE)
- 1.4 SITE AND SUBDIVISION PLAN (50 SCALE)

TOTAL SPACES = 187 WITH 212 PROVIDED(30 ON FIRST FLOOR OF RESIDENTIAL BUILDINGS, EACH WITH 2 ADA SPACES, 6 ADA SPACES AT HOTEL)

6) BUILDABLE AREA/RESIDENTIAL DENSITY

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

NET RESIDENTIAL AREA = 413,987.5 S.F. = 9.50 AC.
 *INCLUDING TRAVELED WAYS AND PARKING
 NET RESIDENTIAL DENSITY = 413,987.5 - (32 X 10,000) - (12 X 7,500) = 3987.5 => OK

7) MIXED-USE REQUIREMENT IS CALCULATED AS FOLLOWS:

SINGLE-FAMILY	=	13,132 S.F. X 2 FLOORS	=	26,264 S.F.
ELDERLY	=	13,132 S.F. X 4 FLOORS	=	52,528 S.F.
HOTEL	=	15,712 S.F. X 4 FLOORS	=	62,848 S.F.
26,264/141,640 = 18.5% WHICH IS GREATER THAN 10%(REQUIRED).				

- 8) PROPERTY LINES, WETLANDS, EXISTING CONDITIONS AND TOPOGRAPHY ARE FROM REFERENCE 1. WETLANDS WERE IDENTIFIED IN THE FIELD BY KENNETH A. WOOD, CWS IN DECEMBER, 1999 AND MICHAEL R. CUOMO, CWS, CSS IN MARCH, 2000. WETLANDS WERE LOCATED WITH SURVEY INSTRUMENT BY ATTAR ENGINEERING, INC. FROM DECEMBER, 1999 THROUGH APRIL, 2000. WETLAND DELINEATION WAS VERIFIED IN 2017 BY KENNETH A. WOOD, CWS. NO CHANGES WERE NOTED FROM THE PREVIOUS DELINEATION.
- 9) TOTAL OPEN SPACE REQUIRED IS 35%; 25% OF OPEN SPACE MUST BE IN FRONT 50% OF THE PARCEL: 20.23 AC X 0.35 = 7.08 AC WITH 7.29 AC PROVIDED: 7.08 AC X 0.25 = 1.77 AC WITH 5.58 AC PROVIDED IN THE FRONT OF THE PARCEL.
- 10) LANDSCAPING ALONG THE FRONTAGE OF US ROUTE 1 SHALL CONSIST OF AT LEAST ONE AMERICAN LARCH (LARIX LARICINA) OR APPROVED EQUAL ON 25' C.L. SPACING AND A MIX OF 10 SHRUBS AND/OR FLOWERING PERENNIAL PLANT SPECIES FOR EVERY 40' OF FRONTAGE
- 11) ALL BUILDINGS WILL BE SPRINKLED FOR FIRE PROTECTION.
- 12) TOTAL AREA TO BE DISTURBED: 10.2 ACRES, TOTAL IMPERVIOUS AREA: 3.9 ACRES, TOTAL LOT STREET FRONTAGE 1655.7 FT.

GENERAL NOTES (CONT.)

- 13) EXPECTED ANNUAL AVERAGE DAILY TRAFFIC(AADT) = 32 X 3.48(ELDERLY, ITE 252) + 12 X 6.59(RESIDENTIAL/APARTMENT, ITE 221) + 112 X 8.92(HOTEL, ITE 310/320) = 1,190 TRIPS/DAY. 190 TRIPS WILL BE GENERATED BY THE RESIDENTIAL AND ELDERLY UNITS ON HOMESTEAD CIRCLE.
- 14) RESIDENTS OF THE ELDERLY AND APARTMENT UNITS WILL BE ALLOWED TO PURCHASE HEALTH CLUB/POOL MEMBERSHIPS FROM THE HOTEL.
- 15) HOMESTEAD CIRCLE AND HOSPITALITY LANE TO BE AND MUST REMAIN PRIVATE ROADS, WITH THE PROPERTY OWNERS, HOA OR OTHER SUCH ENTITIES BEARING ALL RESPONSIBILITY FOR MAINTENANCE INCLUDING BUT NOT LIMITED TO, SNOWPLOWING, PAVING AND STORMWATER SYSTEM OPERATION AND REPAIR. NO ON-STREET PARKING WILL BE PERMITTED.
- 16) WITH THE EXCEPTION OF THE PROPOSED CONSTRUCTION IN THIS PLAN THE 100 FT SETBACK FROM THE NORTHERN WETLAND WILL BECOME A RESTRICTED BUFFER/NO-CUT AREA. REMOVAL OF INVASIVE SPECIES SHALL BE PERMITTED.
- 17) 66 TOTAL TREES AND 410 SHRUBS TO BE PLANTED IN LANDSCAPED PLANTER STRIP ALONG STREET FRONTAGE. TREES TO BE A MINIMUM 2.5" CALIPER AND 12' HIGH AT TIME OF PLANTING.

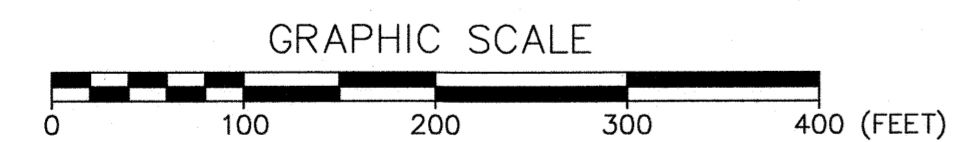
REFERENCES

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

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

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

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



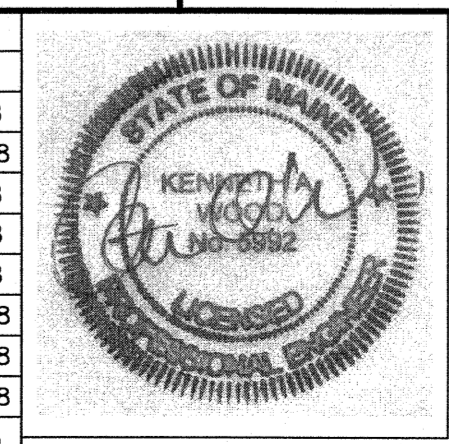
TOWN OF KITTERY
 PLANNING BOARD

DATE _____

LEGEND

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

NO.	DESCRIPTION	DATE
I	CONCEPT PLAN REVISION	6/20/2018
H	PRELIMINARY PLAN REVISION	05/08/2018
G	SW REVISION	4/20/2018
F	PRELIMINARY PLAN REVISION	4/19/2018
E	SW PLAN REVISION	4/16/2018
D	PRELIMINARY PLAN REVISION	03/27/2018
C	SW POND ADJUSTMENT	02/08/2018
B	SW POND ADJUSTMENT	02/06/2018
A	PRELIMINARY PLAN REVISION	1/18/2018
NO.	DESCRIPTION	DATE



1.1

OVERALL SITE PLAN
 THE HOMESTEAD
 459 US ROUTE 1 KITTERY, MAINE

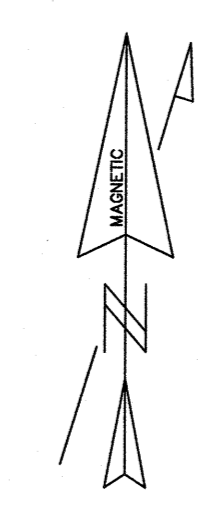
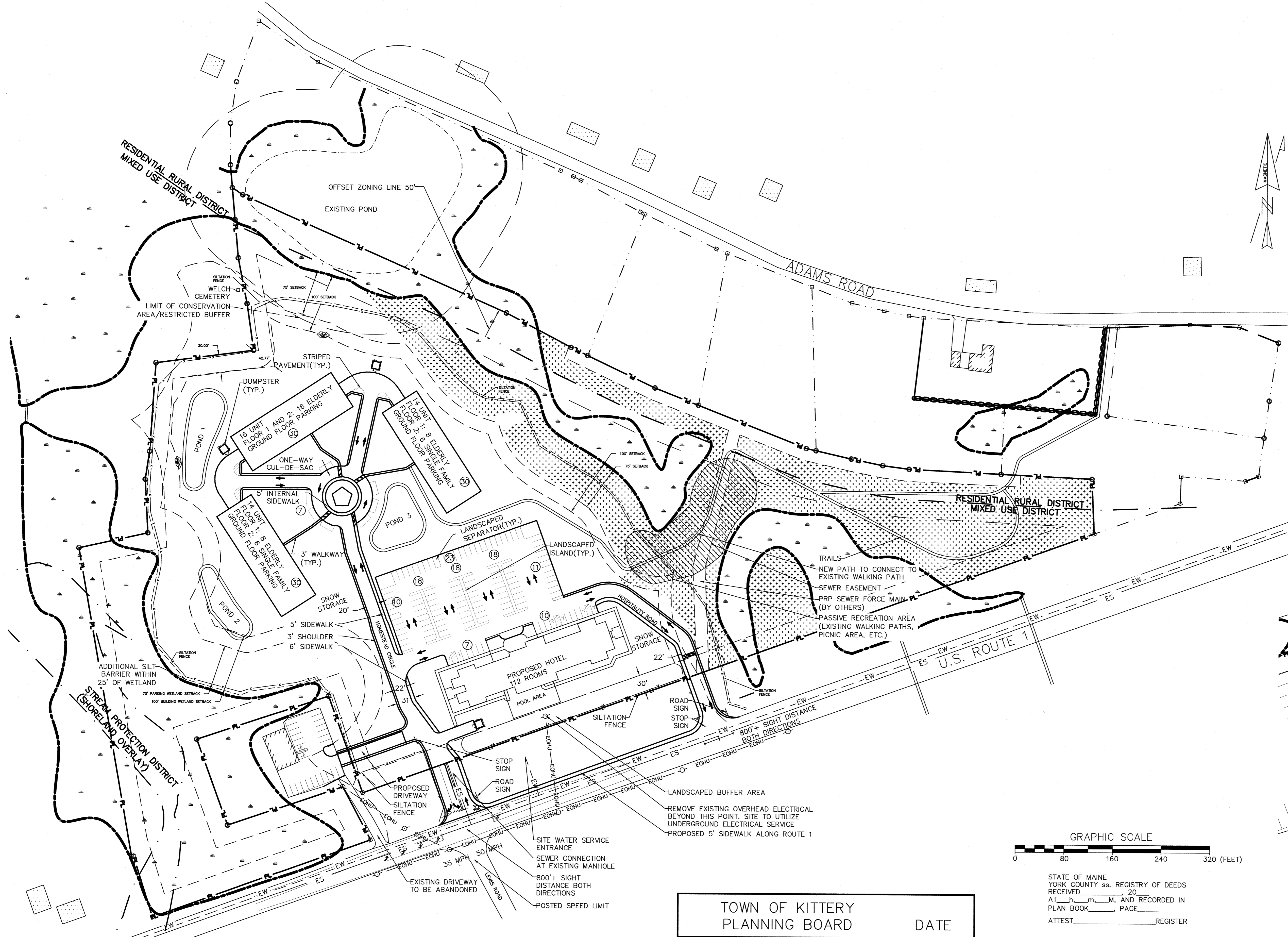
FOR: LANDMARK HILL, LLC
 79 CONGRESS ST
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 PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 100'
 DATE: 02/08/2018
 JOB NO: C052-18 FILE: THE HOMESTEAD BASE

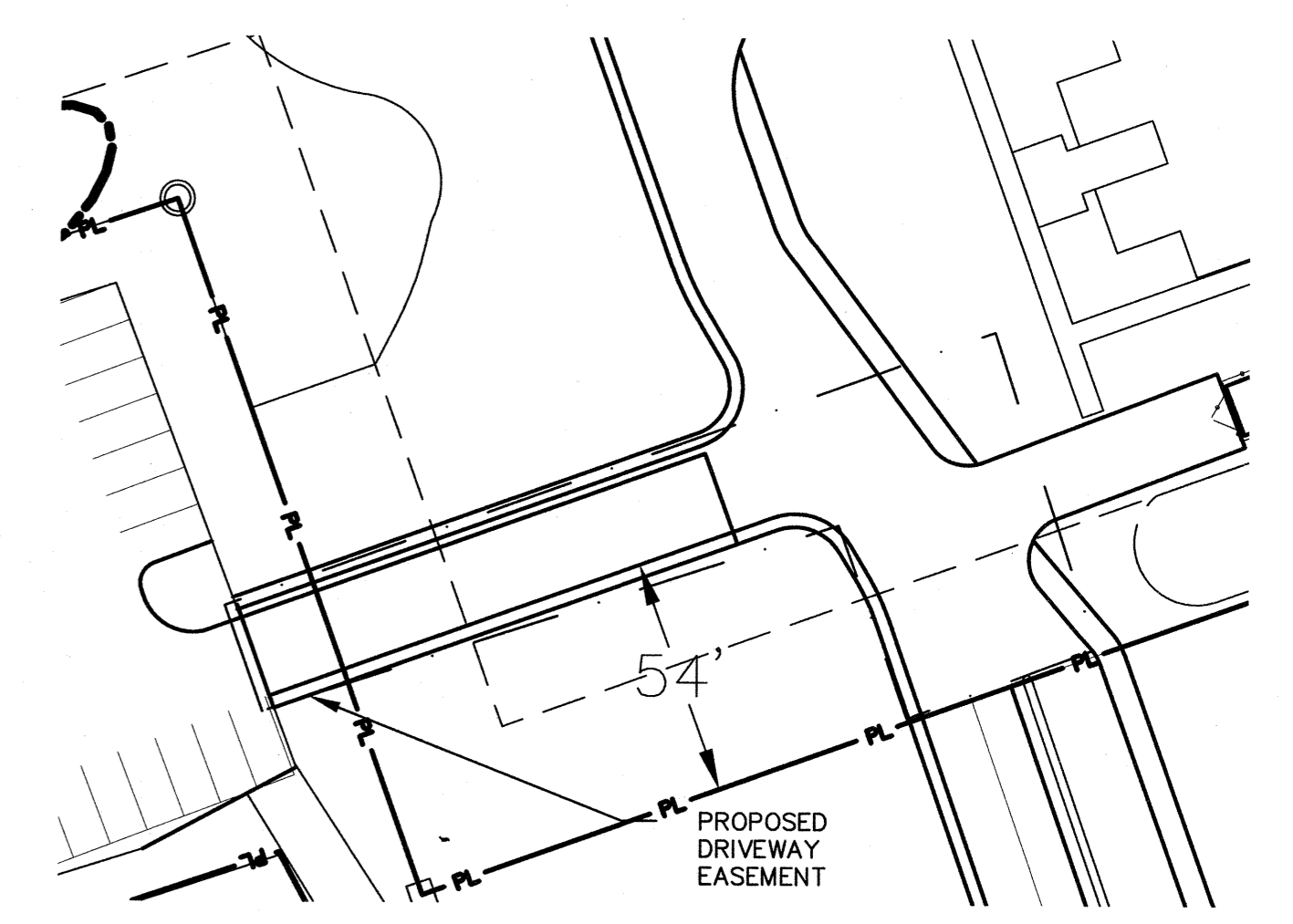
APPROVED BY: *[Signature]*
 DRAWN BY: BRN
 REVISION: DATE
 1: 6/20/2018
 SHEET 1.1

TAX MAP 60, LOT 24

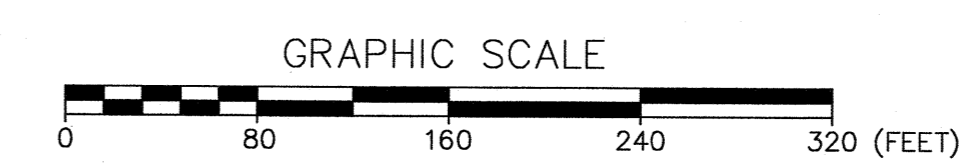


GENERAL NOTES

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



DRIVEWAY EASEMENT
SCALE: 1" = 40'



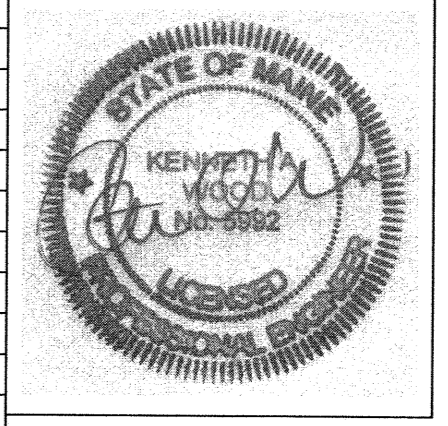
STATE OF MAINE
YORK COUNTY ss. REGISTRY OF DEEDS
RECEIVED _____ 20____
AT _____ M., AND RECORDED IN
PLAN BOOK _____, PAGE _____
ATTEST _____ REGISTER

LEGEND

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

TOWN OF KITTEERY PLANNING BOARD		DATE

NO.	DESCRIPTION	DATE
I	CONCEPT PLAN REVISION	6/20/2018
H	PRELIMINARY PLAN REVISION	05/08/2018
G	PRELIMINARY PLAN REVISION	5/08/2018
F	PRELIMINARY PLAN REVISION	4/19/2018
E	SW PLAN REVISION	4/16/2018
D	PRELIMINARY PLAN REVISION	03/27/2018
C	SW POND ADJUSTMENT	02/08/2018
B	SW POND ADJUSTMENT	02/06/2018
A	PRELIMINARY PLAN REVISION	1/18/2018



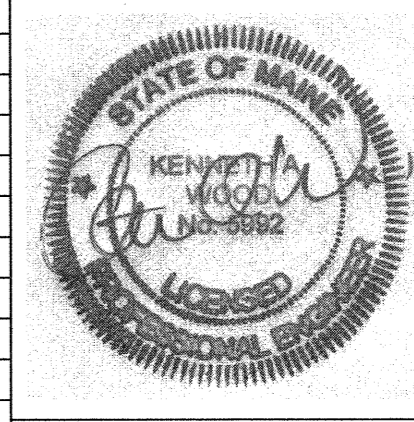
1.2	SITE AND SUBDIVISION PLAN THE HOMESTEAD 459 US ROUTE 1 KITTEERY, MAINE
FOR: LANDMARK HILL, LLC 79 CONGRESS ST PORTSMOUTH, NH 03801	
ATTAR ENGINEERING, INC. CIVIL • STRUCTURAL • MARINE 1284 STATE ROAD - ELIOT, MAINE 03903 PHONE: (207)439-6023 FAX: (207)439-2128	
SCALE: 1" = 80' DATE: 02/08/2018	APPROVED BY: <i>[Signature]</i> DRAWN BY: BRN REVISION : DATE 1:6/20/2018
JOB NO: C052-18	FILE: THE HOMESTEAD BASE SHEET 1.2



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

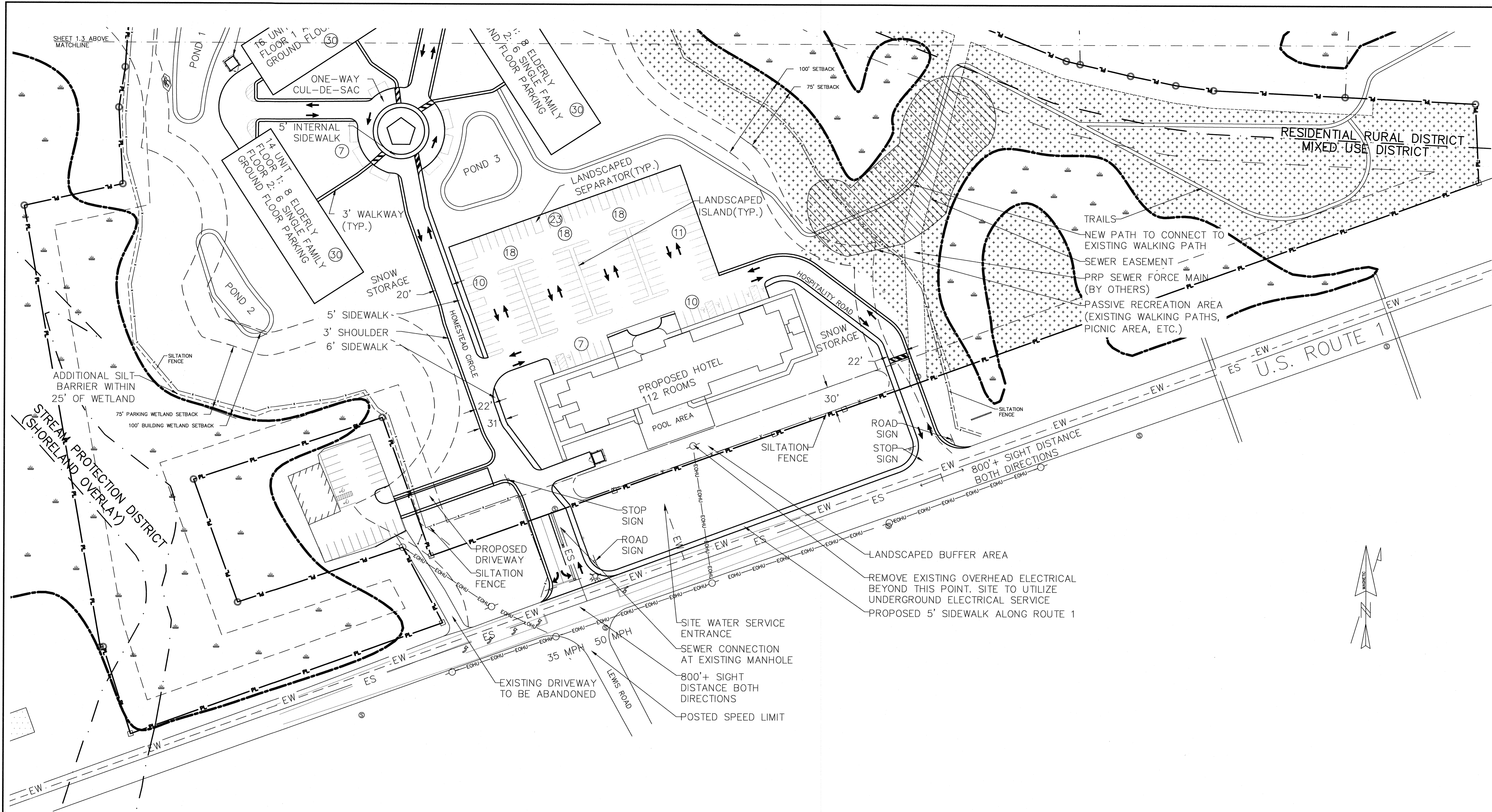
TOWN OF KITTEERY PLANNING BOARD	DATE

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

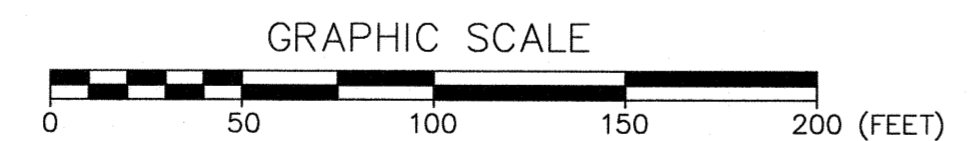


NO.	DESCRIPTION	DATE
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C	SW POND ADJUSTMENT	02/08/2018
B	SW POND ADJUSTMENT	02/06/2018
A	PRELIMINARY PLAN REVISION	1/18/2018
NO.	DESCRIPTION	DATE
	REVISIONS	

1.3	SITE AND SUBDIVISION PLAN 50 SCALE THE HOMESTEAD 459 US ROUTE 1 KITTEERY, MAINE	
	FOR: LANDMARK HILL, LLC 79 CONGRESS ST PORTSMOUTH, NH 03801	
ATTAR ENGINEERING, INC. CIVIL • STRUCTURAL • MARINE 1284 STATE ROAD - ELIOT, MAINE 03903 PHONE: (207)439-6023 FAX: (207)439-2128		
SCALE: 1" = 50'	APPROVED BY: 	DRAWN BY: BRN
DATE: 02/08/2018	REVISION : DATE 1:6/20/2018	SHEET 1.3
JOB NO: C052-18 FILE: THE HOMESTEAD BASE		TAX MAP 60, LOT 24



SHEET 1.3 ABOVE MATCHLINE

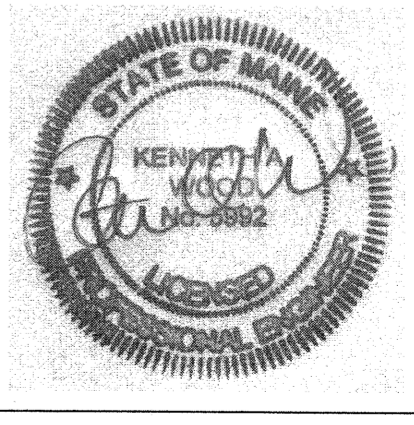


LEGEND			
NEW SETBACK	UNDER GROUND UTILITIES	PUGU	DRAINAGE STRUCTURE
DESIGNATED OPEN SPACE	SEWER MANHOLE	EW	WATER VALVE
PROPERTY LINE	EXISTING WATER LINE	ES	WATER SHUT OFF
EXISTING CONTOUR	EXISTING SEWER LINE	OP	HYDRANT
PROPOSED CONTOUR	UTILITY POLE	IP	VERTICAL GRANITE CURB
PROPOSED WATER LINE	IRON PIN	SM	
PROPOSED SEWER LINE	STONE MONUMENT		

TOWN OF KITTEERY PLANNING BOARD	DATE

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

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I	CONCEPT PLAN REVISION	6/20/2018
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C	SW POND ADJUSTMENT	02/08/2018
B	SW POND ADJUSTMENT	02/06/2018
A	PRELIMINARY PLAN REVISION	1/18/2018
NO.	DESCRIPTION	DATE



1.4 SITE AND SUBDIVISION 50 SCALE
THE HOMESTEAD
459 US ROUTE 1 KITTEERY, MAINE

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

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

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

APPROVED BY: *[Signature]*
DRAWN BY: BRN
REVISION : DATE
1:6/20/2018

FILE: THE HOMESTEAD BASE SHEET 1.4