

**Town of Kittery
 Planning Board Meeting
 September 13, 2018**

Kittery Medical Office Building – Parking – Major Modification to an Approved Site Plan

Action: Accept or deny application, approve or deny plan. Owner/applicant, York Hospital requests consideration to add a call center in 3,960 square feet of existing space on the third floor of the medical office building located at 35 Walker Street (Tax Map 4, Lot 168) in the Business – Local 1 (B-L1) Zone. Agent is Ken Wood, Attar Engineering.

PROJECT TRACKING

REQ'D	ACTION	COMMENTS	STATUS
NO	Sketch Plan		
NO	Site Visit		
YES	Plan Review Completeness/Acceptance	Scheduled for 9/13/2018	
NO	Public Hearing		
YES	Plan Review and Decision	Possible for 9/13/2018	

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

The Planning Board approved a site plan for York Hospital in April 2010. There have been two subsequent site plan modifications prior to the current proposal that have received Planning Board approval. York Hospital is proposing to utilize existing vacant space on the 3rd floor of the Kittery Medical Office Building to put in a 3,960sf call center. There will be no expansion to the exterior of the building or physical changes to the site.

The proposed use requires an additional 18 parking spaces which cannot be provided on-site. York Hospital currently leases 50 parking spaces at their Kittery Physical Therapy/Oncology facility at 75 US Route 1 By-Pass. The facility there requires 24 parking spaces which leaves a surplus of 26 spaces that they wish to utilize to serve the call center. York Hospital will provide a shuttle service to transport employees from one location to another. To utilize this parking arrangement requires approval by the Board of Appeals under the Miscellaneous Variation section of the Land Use and Development Code Title 16.6.4.3.B Parking, Loading and Traffic Standards. A miscellaneous variation request for the off-site parking was approved by the Kittery Board of Appeals at their June 26, 2018 meeting.

Staff Review

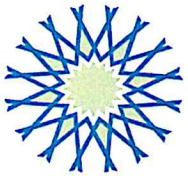
The plan modification is strictly related to off-site parking with no physical changes necessary to the site. The plan submission appears to meet all of the applicable submission requirements. The site plan has been revised to reference the previous plan modifications and the current one.

It is noted that under the Findings of Fact for the Board of Appeals approval, York Hospital will provide monitoring of employee parking to ensure that they are not parking at or around 35 Walker Street.

Recommendation /Action

If the Board finds the application complete and finds the modifications acceptable, they may use the following motion:

Move to accept and approve the Major Modification to an Approved Site Plan application dated August 23, 2018 from owner/applicant York Hospital regarding their request to add a call center in 3,960 square feet of existing space on the third floor of the medical office building located at 35 Walker Street (Tax Map 4, Lot 168) in the Business – Local 1 (B-L1) Zone.



ATTAR
ENGINEERING, INC
CIVIL ♦ STRUCTURAL ♦ MARINE

Jamie Steffen, Town Planner
Town of Kittery
P.O. Box 808
Kittery, Maine 03904

August, 23, 2018
Project No.: C063-18

**Re: Kittery Medical Office Building - Parking
Major Modification to an Approved Site Plan Application**

Dear Mr. Steffen:

On behalf of York Hospital, I have enclosed a Major Modification to an Approved Site Plan Application and associated documents for your review and consideration. The site is located at 35 Walker Street and is described by the Town of Kittery Assessor's Map 4 as Lot 168.

YH is proposing to expand this facility with the addition of a 3,960 SF Call Center in the existing vacant 3rd floor area. An additional 18 parking spaces would be required to support the Call Center (3,960 SF/1 space per 250 SF + 2 spaces/office).

York Hospital currently has a lease for 50 parking spaces at their Kittery Physical Therapy/Kittery Oncology facility at 75 US Route 1 By-Pass; this 5,032 SF facility requires 24 parking spaces (5,032 SF/1 space per 250 SF + 2 spaces per office).

The lease still provides for a surplus of 26 spaces resulting in sufficient excess spaces to serve the Call Center. YH will provide a shuttle service to transport employees from one location to the other.

A miscellaneous variation request for the Off-Site Parking was approved by The Kittery Board of Appeals at their June 26, 2018 meeting. The approval is attached.

Please schedule this project for the next available Planning Board meeting. We look forward to discussing this project with the Board at their next available meeting.

Please contact me for any additional information or clarifications required.

Sincerely,

Kenneth A. Wood, P.E.
President

cc: Roger Cross, York Hospital

Jud Knox
York Hospital
15 Hospital Drive
York, ME 03909

June 4, 2018

Town of Kittery
Planning Board/ Board of Appeals
200 Rogers Road
Kittery, ME 03904

To Whom It May Concern:

Please be informed that Kenneth A. Wood, P.E. of Attar Engineering, Inc. will be acting as our agent for the Call Center and Offsite Parking Project in Kittery, Maine.

Please contact me if I can provide any additional information.

Sincerely;



Jud Knox
President

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

TOWN OF KITTERY, MAINE

TOWN PLANNING AND DEVELOPMENT DEPARTMENT

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



APPLICATION: MAJOR MODIFICATION TO AN APPROVED PLAN- SITE PLAN

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

PROPERTY DESCRIPTION	Parcel ID	Map	4	Lot	168	Zone(s): Base:	B-L1	Total Land Area (Square Feet)	3960 SF
	Physical Address	35 Walker Street							
						Overlay:	<input type="checkbox"/> YES <input type="checkbox"/> NO		
						MS4:			

PROPERTY OWNER'S INFORMATION	Name	York Hospital	Mailing Address	15 Hospital Drive York, ME. 03909	
	Phone	207-351-2227			
	Fax				
	Email	rcross@yorkhospital			

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

PROJECT DESCRIPTION	Project Name: Kittery Medical Office Building - Parking
	Existing Use: Medical Office Building.
	Proposed Amendment Please describe how the approved plan is proposed to be amended. State any known areas of non-compliance to the Town Code and how this amendment will decrease or remove non-compliance, if applicable.
	To add a call center in the current third floor area. The proposal call center has an area of 3960 SF and requires additional parking spaces (3960 SF/250 SF per parking space + 2 per office). York Hospital currently leases 50 spaces at their Kittery Physical Therapy/ Kittery Oncology facility at 75 US Route 1 By-pass. This 5,032 SF facility requires 24 spaces (5082 SF/250SF per space + 2 per office). The lease provides a surplus of 26 spaces leaving sufficient capacity for the 18 required call center spaces. York Hospital will provide a shuffle service between locations.

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

Applicant's Signature:	, Agent	Owner's Signature:	
Date:	8/23/18	Date:	8/27-2018

Minimum Plan Submittal Requirements

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

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

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

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

SEE TITLE 16.10.5.2 FOR COMPLETE LIST OF SUBMITTAL INFORMATION

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

Waiver Request

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

16.10.8.2.5 Conditions or Waivers.

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

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

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

COMPLETED BY OFFICE STAFF

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



TOWN OF KITTERY, MAINE

200 Rogers Road – Kittery, ME 03904
Phone: 207-439-1308 Fax: 207-439-6806
www.kitteryme.gov

KITTERY BOARD OF APPEALS

June 26, 2018

York Hospital
35 Walker Street
Kittery, Maine 03904

Your application requesting a Miscellaneous Variation Request to the terms of 16.8.9.4.J for off street parking to accommodate a call center on the third floor was heard at Town Hall, Tuesday evening, June 26, 2018.

Mr. Fitzpatrick moved to approve the application as stated with conditions that 18 spaces of parking are provided offsite with shuttle service and York Hospital is to monitor employee parking to ensure their employees are not parking at or around 35 Walker Street.

*Vice Chair Spiller seconded the motion.
The motion carried 6-0-0.*

FINDINGS OF FACT

- York Hospital has applied for a Miscellaneous Variation Request under Title 16.6.4.3.B Parking, Loading and Traffic Standards.
- York Hospital is proposing to expand their current facility at 35 Walker Street to add a 3,960 sq. ft. call center in an existing vacant third floor area and additional 18 parking spaces.
- York Hospital has a lease for 50 parking spaces at 75 U.S. Route One Bypass of which 26 parking spaces are available.
- York Hospital will provide a shuttle service for employees from the 75 U.S. Route One Bypass location to their facility at 35 Walker Street.
- The Board found that only employees will be using the call center.
- York Hospital will be providing a shuttle and will address issues related ADA compliance and handicap transportation.
- Both the facilities require off street parking and the locations are in the business and commercial zones.

- The Board approved their Miscellaneous Variation Request with two conditions. One being at least 18 parking spaces be provided offsite with shuttle service and York Hospital will provide monitoring of employee parking to ensure they are not parking at or around 35 Walker Street.
- The two facilities are approximately one mile apart from each other.
- No members of the public commented.

The Board had no objections to the Findings of Fact.

CONCLUSIONS OF LAW

The Board heard this Miscellaneous Variation Request under Title 16.6.4.3.B Parking, Loading and Traffic Standards and decided the appeal based on Title 16.8.9.4.J.

The Board had no objections to the Conclusions of Law.

This approval is not the granting of a building/regulated activity permit, and any aggrieved party may appeal this decision to Superior Court within 45 days.

Signed by:



Board of Appeals, Town of Kittery

cc: Chairperson, Town Council
Town Manager
Code Enforcement Officer
Board of Appeals Members
Chairman, Conservation Commission
Chairman, Planning Board
Town Attorney
Town Planner

BK 10749PG040

031920

QUITCLAIM DEED WITH COVENANT

WALKER ROAD, LLC, a New Hampshire limited liability company, whose mailing address is P.O. Box 265, 387 Lafayette Road, Hampton, New Hampshire 03843-0265 ("Grantor"), for consideration paid grants to YORK HOSPITAL, a Maine Corporation with a mailing address of 15 Hospital Drive, York, Maine 03909, WITH QUITCLAIM COVENANTS certain real property, together with all buildings and improvements thereon, situated at 35 Walker Street, Kittery, County of York, State of Maine, more particularly described as follows:

A certain lot or parcel of land with any buildings thereon, situated in Kittery in the County of York and State of Maine located on the Easterly side of Route One and the Southerly side of Walker Street, and being more particularly bounded and described as follows:

Beginning at a pipe set in the ground on the Easterly side of Route No. 1 at the intersection of Route No. 1 and Priscilla Terrace, and thence turning North 15° 19' East by said Route No. 1 a distance of two hundred seventy-three and fifty-eight hundredths (273.58) feet to a pipe set in the ground; thence turning and running South 74° 15' 31" East a distance of six and three hundredths (6.03) feet to a pipe set in the ground; thence turning and running Northerly and Easterly on a curve to the right with a radius of sixty-two (62) feet a distance of ninety-two and fifty-nine hundredths (92.59) feet to an iron pipe set in the ground on the Southerly side of Walker Street; thence turning and running South 78° 41' 35" East by said Walker Street a distance of one hundred twenty and sixty-nine hundredths (120.69) feet to a pipe set in the ground; thence continuing on a curve to the right having a radius of one thousand five hundred eighty-two (1,582) feet, a distance of two hundred forty-two and ninety-nine hundredths (242.99) feet to a pipe set in the ground on the Southerly side of Walker Street and at the Northwesterly corner of land now or formerly of Richard E. Devault and Lydia E. Devault; thence turning and running South 44° 24' 39" West by said Devault land, a distance of one hundred eighty-six and thirty hundredths (186.30) feet to a pipe set in the ground; thence turning and running South 84° 51' West a distance of sixty-four (64) feet by land now or formerly of St. Mark's United Methodist Church to a point; thence continuing South 54° 26' West by land of said St. Mark's United Methodist Church and by land now or formerly of Catherine F. Kennedy, a distance of one hundred sixty-six (166.0) feet to a pipe set in the ground, thence turning and running South 12° 09' West a distance of eighty-eight and fifty hundredths (88.50) feet by land of said Catherine F. Kennedy to a pipe set in the ground on the Northerly side of Priscilla Terrace; thence turning and running North 74° 01' West by said Priscilla Terrace a distance of sixty-two and twenty hundredths (62.20) feet to a pipe set in the ground; thence continuing North 47° 01' West a distance of one hundred twenty-nine (129.0) feet by said Priscilla Terrace to the point of beginning.

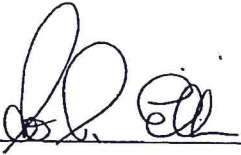
MAINE R.E. TRANSFER TAX PAID

DEED-35 WALKER ST
1/2

BK 107496041

For title reference, see Quitclaim Deed With Covenants of PJC Realty Co., Inc. dated 8/25/99 and recorded in the York County Registry of Deeds in Book 9658, Page 143.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by Jeffrey Eiras, its Sole Member, hereunto duly authorized, this 22nd day of June, 2001.



WALKER ROAD, LLC

By: 

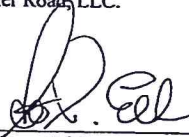
Jeffrey Eiras, Sole Member

STATE OF N.H.
Rockingham, SS.

June 22nd, 2001

Then personally appeared the above-named Jeffrey Eiras, Sole Member of Walker Road, LLC, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Walker Road, LLC.

Before me,



Notary Public
My Commission Expires:



STEPHEN G. EELLS, Notary Public
My Commission Expires March 6, 2002

Please return to:
Robin LaBente
York Hospital
15 Hospital Drive
York, ME 03909

²
2pp.

RECEIVED YORK S.S.
2001 JUN 21 P 4:00

ATTEST: 
REGISTER OF DEEDS

DEED-35 WALKER ST
2/2

LEASE

This Lease, by and between Landlord and Tenant (as hereinafter defined), relates to that certain property commonly known as and located at 75 U.S. Route One By-Pass, Kittery, Maine. The property consists of a single story building containing approximately 13,792 square feet (the "Building") located on approximately 2.92 acres. The term "Premises" shall mean approximately 5,032 square feet of office located in the Building as more particularly depicted on Exhibit A attached hereto.

Landlord and Tenant hereby covenant and agree with each other as follows:

**ARTICLE 1
BASIC LEASE PROVISIONS**

Section 1.01 Introduction

As further supplemented in the balance of this Lease and its Exhibits, this Article 1 sets forth the basic terms of this Lease and, where appropriate, establishes definitions of certain terms used in this Lease.

Section 1.02 Basic Data and Definitions

Lease Date: August 24, 2007

Landlord: KITTERY INDIAN, LLC

Present Mailing Address of Landlord: 384 U.S. Route One, Suite #2, Kittery, Maine 03904

Tenant: YORK HOSPITAL

Present Mailing Address of Tenant: 15 Hospital Drive, York, Maine 03909

Premises: Approximately 5,032 square feet in the Building particularly described on Exhibit A attached hereto.

Term: An initial term beginning on the Lease Commencement Date and expiring on the Expiration Date, unless sooner terminated pursuant to the terms of this Lease, or extended pursuant to the Extension Right.

Page 5 - per Article
8/27/07
Present Address
Landlord: INDIAN LLC
75 US Route 1 ByPass
Kittery, ME 03904

Original Term: Five years commencing on the Lease Commencement Date and expiring on the Expiration Date, unless sooner terminated pursuant to the terms of this Lease.

Lease
Commencement Date: September 1, 2007 or, if later, the date on which Sweetser (current tenant on the Premises) vacates the Premises.

Rent
Commencement Date: September 1, 2007 or, if later, the date on which Sweetser (current tenant on the Premises) vacates the Premises.

Expiration Date: The last day of August, 2012 or the day on which the Extended Term, if any, commences, as the case may be.

Extension Rights: Two (2) periods of five (5) years each.

Base Rent: See Exhibit B.

Security Deposit: None.

Permitted Uses: Medical office use.

Parking: Tenant shall be entitled to the use of fifty (50) parking spaces within the parking lot serving the Premises without paying any additional Rent. Tenant's parking shall be limited to vehicles no larger than standard size automobiles or pickup utility vehicles. Tenant shall not cause large trucks or other large vehicles to be parked within the Premises except in accordance with the rules, regulations and directives set forth in Exhibit C hereto as such may be amended from time to time. Vehicles shall be parked only in striped parking spaces and not in driveways or other locations not specifically designated for parking. Handicapped spaces shall only be used by those legally permitted to use them.

Broker: The Kane Company, Portsmouth, New Hampshire.

Section 1.03 Exhibits

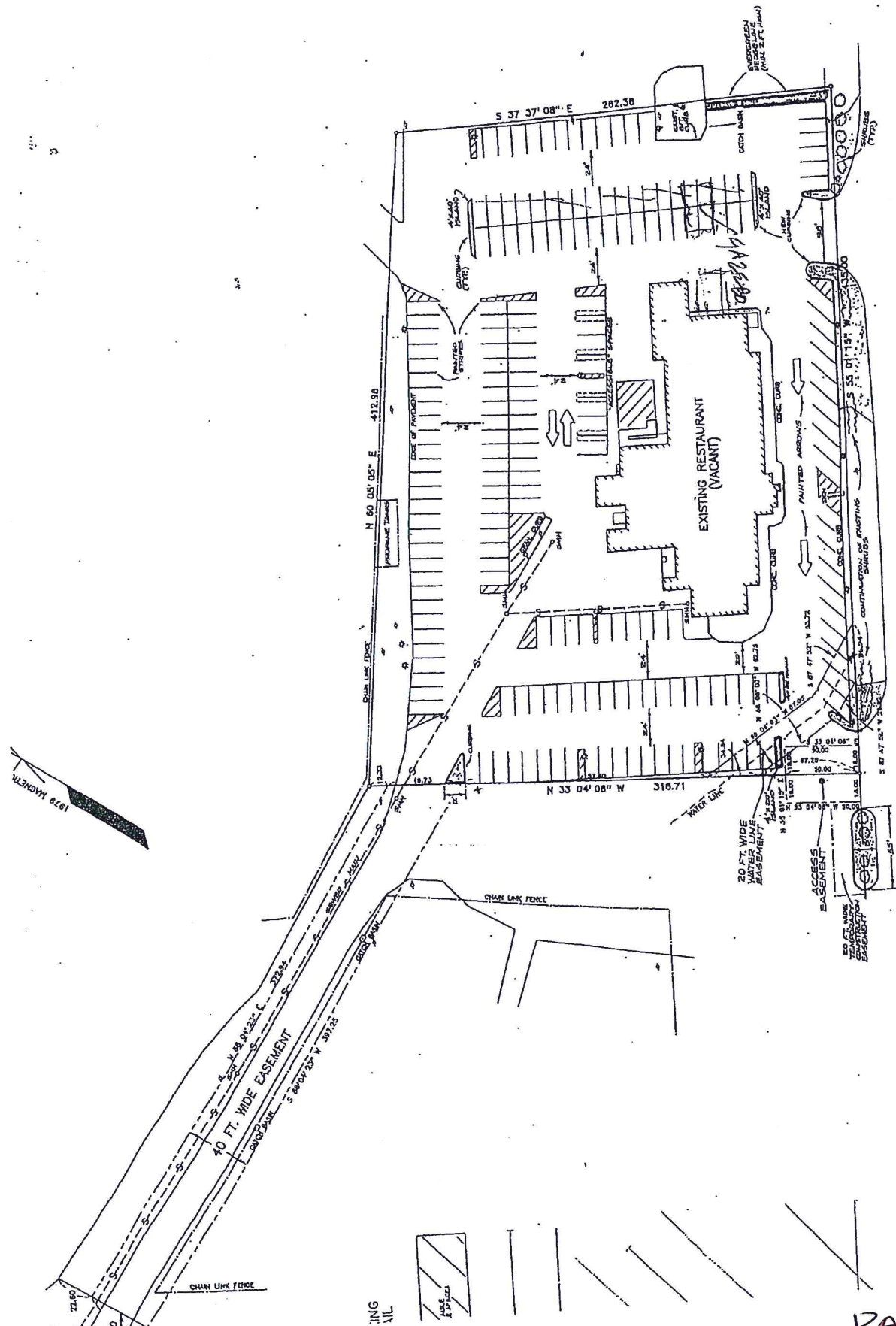
The following Exhibits are attached to this Lease and incorporated as a part hereof.

Exhibit A Floor Plan Depicting Premises
Exhibit B Base Rent
Exhibit C Initial Rules, Regulations and Directives

APPROVE
TOW
PLA

OWNER/AGE

- NOTES:
- 1 This plan de proposed oc ca Valle' a f
 - 2 The propos
 - 3 200 parkin
 - 4 A capacity (9000 sq.



U.S. ROUTE ONE BY-PASS

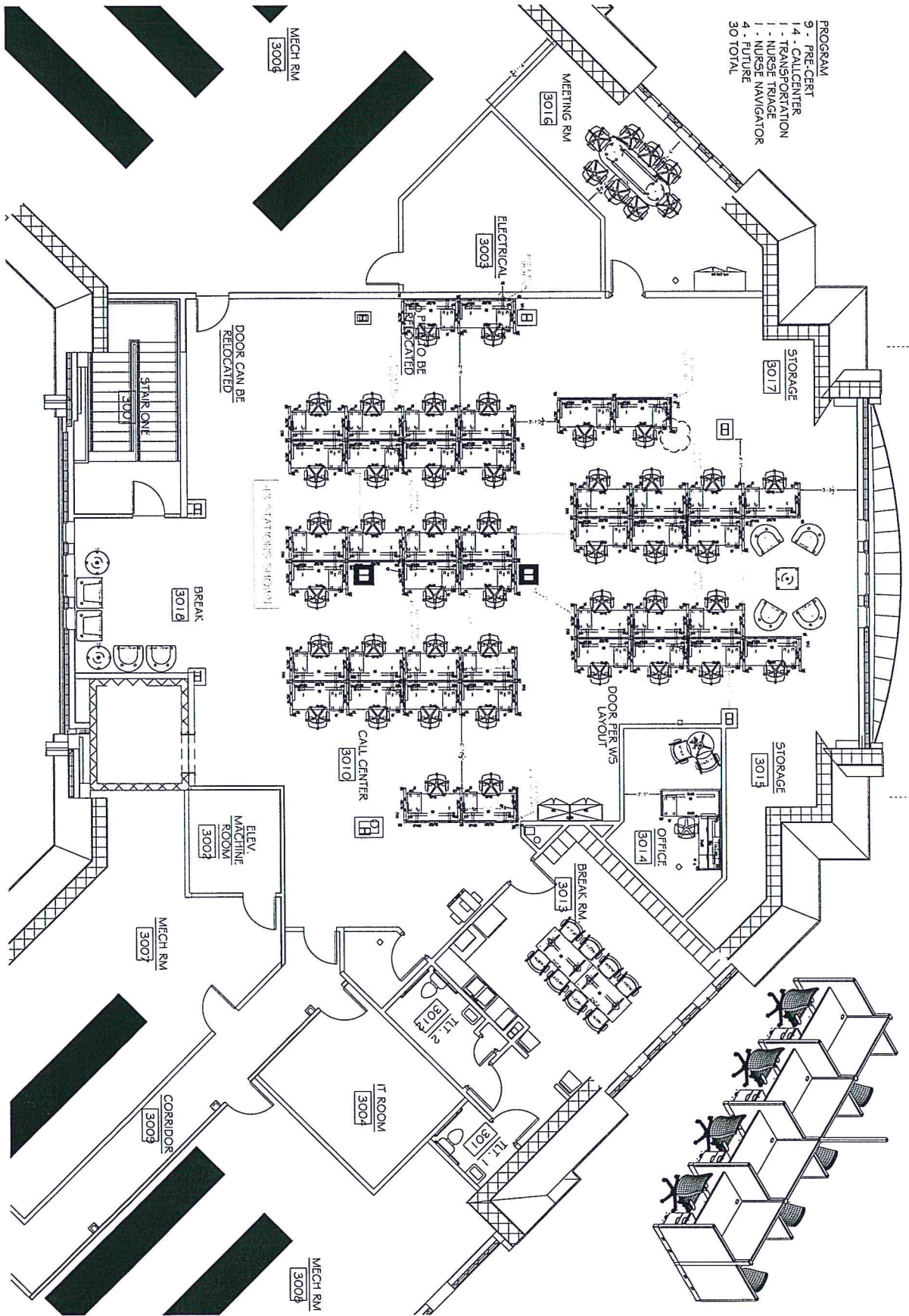
- LEGEND
- UTILITY POLE
 - LIGHT POLE
 - WATER SHUTOFF
 - WATER METER
 - SEWER MANHOLE
 - TRAFFIC FLOW
 - PROPOSED ISLAND WITH CURBING AND A GRASS OR MULCH CENTER

- ISLAND
- REET CURBING TAIL

PARKING LEASE
3/13

1. PLAN VIEW

- PROGRAM
- 9 - PRECERT
 - 14 - CALLCENTER
 - 1 - TRAIN ORIENTATION
 - 1 - NURSE TRIAGE
 - 1 - NURSE NAVIGATOR
 - 4 - FUTURE
 - 30 - TOTAL



YORK HOSPITAL
KITTERY CALL CENTER

DESIGNER: TLC DATE: 5/7/18
SALESPERSON: JIM GAMACHE SCALE:

REVISIONS

PLOT DATE: 5.7.2018 - 1:44 PM

CLIENT SIGN OFF

NAME:

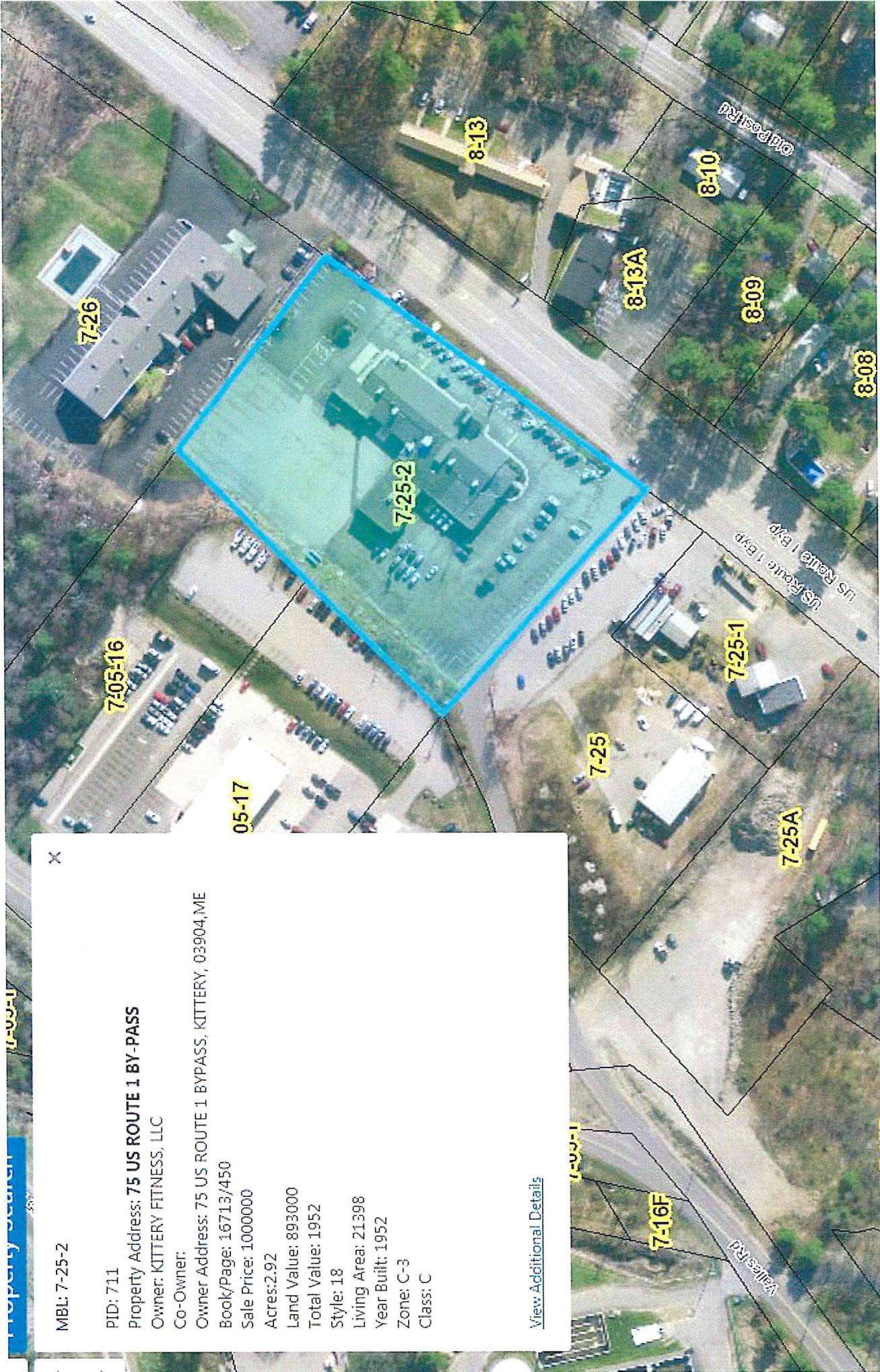
DATE:



MBL: 4-168
 PID: 105447
 Property Address: **35 WALKER STREET #100**
 Owner: YORK HOSPITAL
 Co-Owner:
 Owner Address: 15 HOSPITAL DRIVE, YORK, 03909,ME
 Book/Page: 10749/40
 Sale Price: 530000
 Acres: 0.8101
 Land Value: 1588200
 Total Value: 2012
 Style: 56
 Living Area: 8515
 Year Built: 2012
 Zone: MU-KF
 Class: E

[View Additional Details](#)

35 WALKER ST



MBL: 7-25-2

PID: 711

Property Address: **75 US ROUTE 1 BY-PASS**

Owner: KITTERY FITNESS, LLC

Co-Owner:

Owner Address: 75 US ROUTE 1 BYPASS, KITTERY, 03904, ME

Book/Page: 16713/450

Sale Price: 1000000

Acres: 2.92

Land Value: 893000

Total Value: 1952

Style: 18

Living Area: 21398

Year Built: 1952

Zone: C-3

Class: C

[View Additional Details](#)

75 US ROUTE 1 BY-PASS

75 U.S. ROUTE 1
BY-PASS



35 WALKER ST

KITTERY MEDICAL
BOTH PARCELS

LEGEND	
WETLAND BOUNDARY	---
UTILITY POLE	○
EXT. WATER	EW
EXT. SEWER	ES
EXT. OVERHEAD UTIL.	OHW
EDGE OF PAVEMENT	---
WATER VALVE	⊗
WATER SHUTOFF	⊕
PROPOSED CURB	---
BORING	⊙
PROBE	⊙

PHASING NOTE

PHASE IA: BUILDING AND SITE
 - 11,670 SF BUILDING AND ALL ASSOCIATED SITE AND UTILITY IMPROVEMENTS, SAVE THOSE DESCRIBED IN THE FOLLOWING PHASES.

PHASE IB: STREETScape IMPROVEMENTS
 - SIDEWALK ALONG ROUTE 1 AND WALKER STREET TO THE ENTRANCE. LANDSCAPING WITHIN THE SHADED AREA.
 - PHASE IB TO BE COMPLETED WITHIN 12 MONTHS OF OCCUPANCY IN ORDER TO COMPLETE LANDSCAPING INSTALLATION SUBSEQUENT TO MDOT INTERSECTION CONSTRUCTION

PHASE II: GARAGE
 - GARAGE WITH OFFICE ABOVE (1,200 SF)

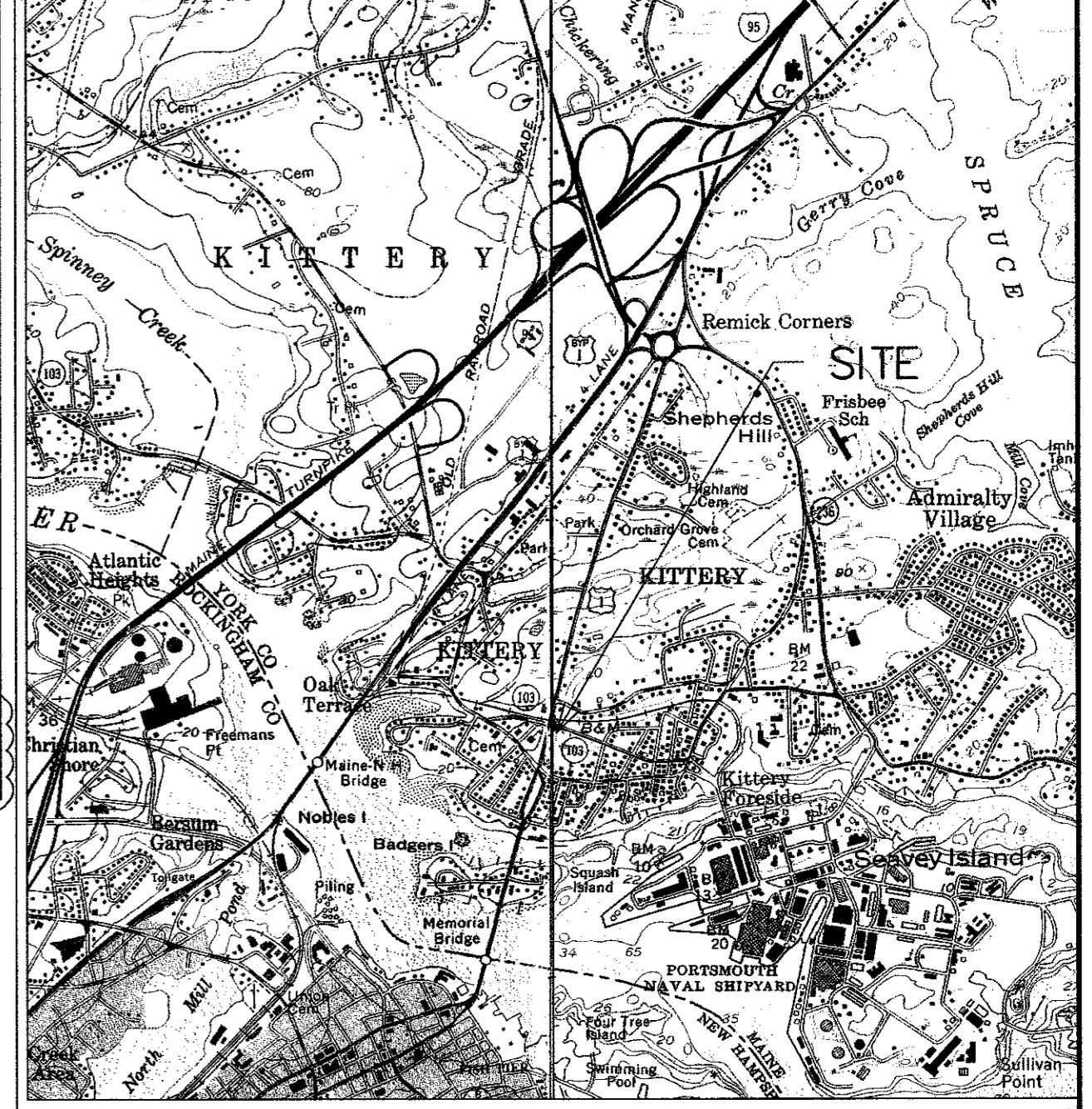
CONCRETE PAD SCHEDULE:
 SEE DETAIL SHEET C6

GENERATOR: 7' X 10'
 ELECTRICAL TRANSFORMER: 7' X 7'
 DUMPSTER: 10' X 10'
 (2) CHILLER UNITS: 10' X 38'

AMENDMENT #1 INFORMATION

THIS PLAN DEPICTS AN AMENDMENT TO A PREVIOUSLY APPROVED SITE PLAN (SEE REFERENCE 3). THE SITE PLAN WAS APPROVED BY THE KITTERY PLANNING BOARD ON 04/08/10. THE FOLLOWING SUMMARIZES THE PROPOSED CHANGES:

- 1) THE RESIDENTIAL UNITS HAVE BEEN ELIMINATED. THE ATTIC WILL PROVIDE UTILITY SPACE.
- 2) THE PROPOSED MEDICAL OFFICE SPACE HAS INCREASED BY 1,086SF, FROM 19,904SF TO 20,990SF.
- 3) THE BUILDING FOOTPRINT HAS BEEN EXPANDED BY 1,718SF, FROM 9,952SF TO 11,670SF.
- 4) A PHASE II IS PROPOSED CONSISTING OF AN ADDITIONAL 1,200SF ATTACHED GARAGE WITH PROFESSIONAL OFFICE SPACE ON THE 2ND FLOOR.
- 5) A GEOTHERMAL HEAT PUMP MECHANICAL SYSTEM IS UNDER DESIGN FOR THIS FACILITY (SEE FIELD APPROXIMATE FIELD LOCATION). AN ALTERNATIVE CONVENTIONAL CHILLER/BOILER SYSTEM IS PROVIDED. THE LOCATION OF THESE "BID ALTERNATE" CHILLERS IS PROPOSED WITHIN A PARKING ISLAND.
- 6) THE LOCATION OF THE GENERATOR, PROPANE STORAGE, AND ELECTRICAL TRANSFORMER HAVE BEEN REVISED.
- 7) THE FINISHED FLOOR ELEVATION HAS INCREASED ONE FOOT FROM THE PREVIOUSLY APPROVED PLAN. ASSOCIATED GRADING HAS BEEN REVISED.



AMENDMENT #2
 - RELOCATED CHILLERS

AMENDMENT #3
 - ADDED CALL CENTER & OFF-SITE PARKING.

GENERAL NOTES

1. THIS SITE PLAN PROVIDES A LAYOUT FOR YORK HOSPITAL'S PROPOSED MEDICAL OFFICE BUILDING IN KITTERY, MAINE. THE PROPOSED THREE-STORY BUILDING SHALL CONSIST OF 30,690 GROSS SQUARE FEET:
 1ST FLOOR - 10,370SF FOR (2) MEDICAL OFFICES & 580SF UTILITY SPACE
 2ND FLOOR - 10,620SF FOR (3) MEDICAL OFFICES & 330SF UTILITY SPACE
 3RD FLOOR - 3,900SF FOR CALL CENTER
2. THE SITE IS CURRENTLY AN ABANDONED PARKING LOT LOCATED AT 35 WALKER STREET. THE PARCEL IS IDENTIFIED ON THE TOWN OF KITTERY ASSESSOR'S MAP 4 LOT 168. THE SIZE OF THE LOT IS 2.5 ACRES (108,647 SF) WITH 736' OF FRONTAGE ON U.S. ROUTE 1 AND WALKER STREET.
3. THE PARCEL IS LOCATED IN THE LOCAL BUSINESS 1 (LB1) DISTRICT:
 MIN LOT SIZE = 20,000 SF
 MIN STREET FRONTAGE = 50'
 MAX FRONT YARD = 30'
 MIN REAR AND SIDE YARD = 10'
 MAX BUILDING HEIGHT = 40'
 MAX BUILDING COVERAGE = 50%
 MIN AREA DEDICATED TO LANDSCAPED AREA = 15%
4. BOUNDARY, TOPOGRAPHIC AND WETLAND INFORMATION WAS TAKEN FROM REFERENCE 1 AND FIELD OBSERVATIONS. WETLANDS WERE VERIFIED BY KENNETH A. WOOD IN DECEMBER OF 2007.
5. REQUIRED PARKING IS CALCULATED AS FOLLOWS:
 20,990 S.F. FOR (5) MEDICAL OFFICES:
 (1/250 S.F.) = 84 SPACES
 (2/OFFICE) = 10 SPACES
 3,960 S.F. FOR CALL CENTER:
 (1/250 S.F.) = 16 SPACES
 (2/OFFICE) = 2 SPACES
 1,200 S.F. FOR PHASE II OFFICE SPACE ABOVE GARAGE:
 (1/250 S.F.) = 4 SPACES
 (2/OFFICE) = 2 SPACES
 TOTAL = 118 SPACES
 100 SPACES ARE PROVIDED ON-SITE, OF WHICH 10 SPACES ARE ACCESSIBLE.
 18 SPACES ARE PROVIDED OFF-SITE AT 75 US ROUTE 1 BY-PASS (MAP 7 LOT 25-2).

CONDITIONS OF APPROVAL

1. PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE APPLICANT MUST SUBMIT A COPY OF ANY OTHER LOCAL, STATE AND/OR FEDERAL PERMITS REQUIRED TO THE TOWN PLANNER AND CODE ENFORCEMENT OFFICER.
2. PRIOR TO THE COMMENCEMENT OF GRADING AND/OR CONSTRUCTION WITHIN A BUILDING ENVELOPE, THE OWNER AND/OR DEVELOPER MUST STAKE ALL CORNERS OF THE BUILDING DISTURBANCE AREA. THIS TEMPORARY BOUNDARY 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.
3. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT BY THE TOWN'S CODE ENFORCEMENT OFFICER, THE DEVELOPER MUST SUBMIT TO THE TOWN PLANNER A PERFORMANCE GUARANTEE AND/OR AN ESCROW ACCOUNT IN AN AMOUNT AND FORM ACCEPTABLE TO THE TOWN MANAGER TO PAY FOR ANY REQUIRED IMPROVEMENTS AND/OR FIELD INSPECTIONS.
4. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT BY THE TOWN'S CODE ENFORCEMENT OFFICER, THE DEVELOPER MUST SUBMIT TO THE TOWN PLANNER A RECORDED COPY OF THE PLAN AND ALL RELATED LEGAL DOCUMENTS THAT MAY BE REQUIRED INCLUDING DECLARATIONS AND EASEMENTS.
5. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT BY THE CODE ENFORCEMENT OFFICE, THE DEVELOPER MUST, PER SECTION 16.32.1020, PERMIT, OBTAIN A PERMIT FROM THE KITTERY FIRE CHIEF. PLANS FOR THE PROPOSED NEW BUILDING MUST MEET ANY OR ALL OF THE REQUIREMENTS OF ARTICLE XXII, SPRINKLER SYSTEMS.
6. PRIOR TO THE COMMENCEMENT OF WORK FOR THE ONSITE SEWER SYSTEM, THE DEVELOPER MUST OBTAIN A SANITARY SEWER PERMIT FROM THE CODE ENFORCEMENT OFFICER.
7. SIGNING OF THIS INSTRUMENT BY THE PLANNING BOARD CONSTITUTES APPROVAL. A PERIOD OF ONE YEAR IS HEREBY SET FORTH FOR THE GUARANTY TIME WITHIN WHICH REQUIRED IMPROVEMENTS MUST BE COMPLETED.

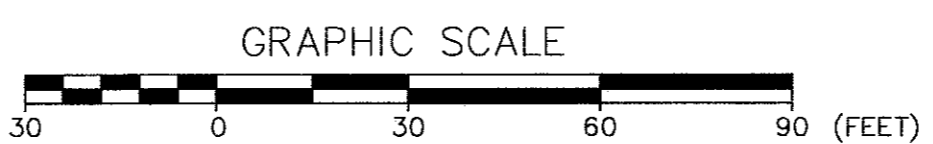
INDEX OF SHEETS

1. SITE
2. GRADING AND UTILITY
3. SITE DETAILS
4. EXISTING CONDITIONS
5. DEVELOPED CONDITIONS
6. LANDSCAPING
7. ARCHITECTURAL
8. ARCHITECTURAL
9. BOUNDARY SURVEY

TOWN OF KITTERY PLANNING BOARD	DATE

WAIVERS GRANTED

1. 16.32.470-(C): ENDORSEMENT BY THE YORK COUNTY SOIL & WATER CONSERVATION COMMISSION. RECOMMEND THAT THE TOWN ENGINEER REVIEW, AS APPLICANT'S AGENT IS THE DISTRICT ENGINEER OF THE Y.C.S.W.C.D.
2. 16.12.101-E-1.c.6: PROVIDE STREET TREES. THIRTY STREET TREES ARE REQUIRED. TWENTY-FOUR TREES ARE PROVIDED, OF WHICH TEN ARE DEFINED "STREET TREES". DESIGNED LAYOUT MEETS THE GOALS AND OBJECTIVES OF THE KITTERY DESIGN HANDBOOK.



REFERENCES

1. "SKETCH PLAN OF YORK HOSPITAL, U.S. ROUTE ONE AND WALKER STREET, KITTERY MAINE" PREPARED BY CIVIL CONSULTANTS.
2. "BOUNDARY PLAN OF LAND OF YORK HOSPITAL, U.S. ROUTE 1 AND WALKER STREET, KITTERY, YORK COUNTY, ME" DATED 12/01/2008 PREPARED BY CIVIL CONSULTANTS.
3. "SITE PLAN, YORK HOSPITAL, MEDICAL OFFICE BUILDING, 35 WALKER STREET, KITTERY, MAINE" PREPARED BY ATTAR ENGINEERING, INC DATED 03/10/10 WITH REVISIONS DATED 04/15/10 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS ON 06/04/10 (AMENDMENT #1 DATED 05/23/2011, APPROVED 06/07/2011, AMENDMENT #2 REVISION B DATED 07/20/2012, APPROVED 08/13/2012 (FIELD CHANGE)).

OWNER OF RECORD: BK 10749 / PG 040
 YORK HOSPITAL
 15 HOSPITAL DRIVE
 YORK, MAINE 03909

SITE PLAN AMENDMENT #3
 YORK HOSPITAL
 MEDICAL OFFICE BUILDING
 35 WALKER ST, KITTERY, MAINE

FOR: YORK HOSPITAL
 15 HOSPITAL DRIVE
 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" = 30'
 DATE: 06/20/12
 JOB NO: C063-18

APPROVED BY: *[Signature]*
 8/22/2012

DRAWN BY: JLC
 REVISION: DATE
 (0 : 08/22/12)
 SHEET 1