

Town of Kittery Maine Planning Board Meeting October 10, 2019

ITEM 1 – 60 Route 236 – Preliminary Site Plan Review

Action: Approve with or without conditions, continue consideration of or deny plan Owner/applicant Washburn Realty Group, LLC requests consideration of a preliminary site plan for a 4,603 sf 2-story building on a 73,330 sf lot at 60 Route 236 (Tax Map 29, Lot 14) in the Commercial (C-2) Zone. Agent is John Chagnon, Ambit Engineering, Inc.

PROJECT TRACKING

REQ'D	ACTION	COMMENTS	STATUS
NO	Sketch Plan Review	7/11/2019 Meeting	ACCEPTED
NO	Site Visit	Scheduled for 10/7/19	
YES	Determination of Completeness/Acceptance	9/12/2019 Meeting	ACCEPTED
YES	Public Hearing	Scheduled for 10/10/19 Meeting	
YES	Preliminary Plan Review / Approval	10/10/19 Meeting	
YES	Final Plan Review and Decision		

Plan Review Notes reflect comments and recommendations regarding applicability of Town Land Use Development Code, and standard planning and development practices. Only the PB makes final decisions on code compliance and approves, approves with conditions or denies final plans. 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 recorded at the York County Registry of Deeds. PLACE THE MAP AND LOT NUMBER IN 1/4" HIGH LETTERS AT LOWER RIGHT BORDER OF ALL PLAN SHEETS.** As per Section 16.4.4.L - Grading/Construction Final Plan Required. - Grading or construction of roads, grading of land or lots, or construction of buildings is prohibited until the original copy of the approved final plan endorsed has been duly recorded in the York County registry of deeds when applicable.

Background

This application is now at the preliminary plan review stage. The proposed development is 4,603 sf 2 story building on an existing developed (and in disrepair) property in the Commercial C-2 zone. The proposal includes demolition of the unused foundation(s) and dilapidated building and replacement with a new plumbing supply business with a customer showroom. The showroom would occupy a small section of the new building, approximately 1,200+- sf and there would be contractor sales on the lower level.

Staff Review

The proposed development is viewed as a welcome improvement to the property but the site has some constraints. It is not a deep lot and has a steep drop-off from the edge of Route 236 along a good portion of the length of the lot. There is also a large area of wetlands along the rear of the site. The existing driveway entrance is too wide and unsafe.

The redevelopment of the site involves several improvements but the proposed project needed relief from the ordinance requirements in a couple of areas:

- **Building setbacks**
Due to the existence of a large wetland area in the rear of the site, and to make the proposed parking and truck deliveries plan work, the new building would be located 15 feet from the front property line. The required front yard setback in the C-2 is 50 feet. Update: The Board of Appeals (BOA) at their meeting of July 23, 2019 granted a miscellaneous variation for relief from the front and side setbacks for the proposed building. The BOA Notice of Decision (NOD) is attached.
- **Wetlands setbacks**

Table 16.9 outlines the minimum setbacks from wetlands and water bodies. Although the size of the wetlands to the rear of the site has not been detailed yet, it appears that the wetlands would fall under either the 501 square feet to 1 acre or greater than 1 acre classification. Relief would also be necessary from the setbacks for the new driveway and the proposed building. Update: The Board of Appeals at their meeting of July 23, 2019 granted a miscellaneous variation for relief from the wetlands setbacks for the new driveway and building. The BOA NOD is attached.

Parking and circulation

The site layout plan details the required parking, although the proposed use(s) is not specifically listed in the chart it is being proposed by the applicant as a warehouse and storage use. The requirement based upon that use category is 19 spaces but this does not include the showroom, which indicates a retail use. The size of the showroom is still TBD but is estimated to be 1,200 +/- square feet, which would require approximately 7 additional parking spaces if calculated for retail. However, under Section 16.8.9.4.C in cases not specifically covered the Board may determine the parking requirements and projected development use intensity.

In the application package, the applicant has furnished a Trip Generation and Site Access Letter from its traffic engineer, Greenman-Pederson, Inc. (GPI). Under their Parking Generation section of the letter, estimates are provided based upon ITE publication Parking Generation, 5th Edition land use codes for similar uses to the proposed facility. Based upon the results which are outlined in Table 3 Parking Demand Generation Comparison, the proposed plumbing wholesale and showroom is anticipated to generate a peak parking demand of 5 to 18 parking spaces. Therefore, they conclude that the 19 spaces proposed on the site is expected to be adequate to accommodate the peak parking demand.

The applicant is proposing improvements for vehicular access and circulation. The front entrance driveway will be significantly narrowed and relocated. The new driveway for truck deliveries and parking is to the rear and will need to contain a retaining wall along most of its length to hold up the roadway. A small section of cobblestone is also proposed at the entrance along the northerly property line to provide tactile separation with the abutting driveway which is right on the property line.

ADA parking and ramps are also shown and detailed on the plan. The ramps are proposed to be screened and buffered with landscaping.

Landscape planter strip

In the C-2 Zone, a vegetated landscape planter strip is required adjacent to the right-of-way of all public roads. This property would fall under the special situations provision of the Code (**16.3.2.11.D.(4) (c) [c] [ii]**) which allows the Board to narrow the depth of the planter strip. The plans call for arborvitae and yews in the fifteen (15) strip in front of the proposed building. In addition, 1 ½" caliper Red Oak is shown in the northwest corner of the proposed parking lot.

Additional plantings may be warranted to soften the appearance of the parking lot.

Other reviews

The plans and supplemental materials have been evaluated at a Technical Review Committee meeting on August 27th. The only comment of note that came out that review is the Fire Chief will need to see building area and volume calculations prior to issuance of a building permit (See attached memorandum). (Previously provided)

The plans and supplemental materials have been reviewed by CMA Engineers. Their review comments are attached.

The site plans have been revised based upon the input received during preliminary plan acceptance review at the September 12th meeting:

Revisions:

- Sheet C1 – added wetland area note, and Note 9 – observable wells within 100’;
- Sheet C3 – showing snow storage areas; and,
- Sheet D2 – revised the retaining wall detail

Recommendation / Action

A site walk has been scheduled for October 7th at 10 am. A public hearing has been noticed for the October 10th meeting.

Barring any significant issues with consideration of the site visit and testimony at the public hearing, staff recommends approval of the preliminary plan with the conditions outlined below.

Move to accept the preliminary site plan application dated October 2, 2019 from owner/applicant Washburn Realty Group, LLC for a 4,603 sf 2 story building at 60 Route 236 (Tax Map 29, Lot 14) in the Commercial 2 (C-2) Zone with the following conditions .

- 1) Revise the Site Layout Plan and Landscape Schedule to accommodate more landscape plantings for aesthetics and to effectively buffer the parking lot;*



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

July 24, 2019

Washburn Realty Group
PO Box 463
Winchester, MA 01890

Matthew Williams
56 Portland Road
Kennebunk, ME 04043

Dear Washburn Realty Group & Mr. Williams,

Your application requesting a miscellaneous variation request for property located at 60 Route 236 was heard Tuesday evening, July 23, 2019.

The following motion was made:

Motion by Vern Gardner to grant the miscellaneous variation request, provided that the applicant meet all requirements and conditions imposed by the Planning Board, Code Enforcement Officer, or any other relevant Town authorities. Second by April Timko. Motion passed 6-0-0 by roll call vote [Aye: Brake, Fitzpatrick, Gardner, Leontakianakos, Dwyer-Jones, Timko; Nay: -- ; Abstain: --].

FINDINGS OF FACT

- The applicant appeared before the Board seeking a miscellaneous variation request for relief to front, side, and wetland setbacks for a commercial building per Town code 16.7.3
- The Board determined it had the authority to hear the application per 16.6.4.C.(1)
- The hearing was duly advertised in the Portsmouth Herald on July 13, 2019, as required
- The applicant made a presentation and no other members of the public commented
- The subject property consists of approximately 64,469 square feet located on Route 236 north and is a conforming lot of record zoned C-2

- The property contains a vacant warehouse structure and old foundation with no structure and has not been in operation for several years
- The applicant proposes to construct a new two-story commercial building to serve as a plumbing supply warehouse and showroom
- The proposed new structure would be less nonconforming than the prior use.

CONCLUSIONS OF LAW

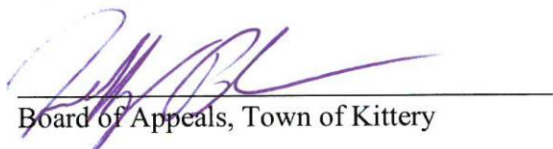
- The Board has the authority to hear this Miscellaneous Variation Request Town code section 16.6.4.C.(1)
- The Board considered the conditions contained in Town code section 16.7.3.3.A.(2)
- The Board considered the basis of decisions contained in Town code section 16.6.6.
- The Board voted to granted the miscellaneous variation request.

The following motion was made:

Motion by April Timko to approve the findings of fact and conclusions of law as read.
Second by Vern Gardner. Motion passed 6-0-0 by roll call vote [Aye: Brake, Fitzpatrick, Gardner, Leontakianakos, Dwyer-Jones, Timko; Nay: -- ; Abstain:--].

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



October 3, 2019

Jamie Steffen, Town Planner
Town of Kittery
200 Rogers Road
Kittery, Maine 03904

**RE: Town of Kittery, Planning Board Services
Site Plan Review
Plumbing Wholesale & Showroom (60 Route 236) Tax Map 29, Lot 14
CMA #591.126**

Dear Jamie:

CMA Engineers has received the following information for Assignment #126 for the site plan review for the proposed Plumbing Wholesale & Showroom at 60 Route 236 in Kittery (Tax Map 29, Lot 14).

- 1) Plumbing Wholesale & Showroom Site Plan Tax Map 29, Lot 14 60 Route 236 Kittery, Maine by Ambit Engineering, Inc. dated August 22, 2019.
- 2) Application and supporting documentation for site plan review: Plumbing Wholesale & Showroom for Washburn Realty prepared by John Chagnon of Ambit Engineering, Inc. of Portsmouth, NH dated August 22, 2019.

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

General

The project includes construction of a 2-story, 4,603 square foot building for use as a plumbing showroom and supply at 60 Route 236 in Kittery. The project includes demolition of an existing structure, foundation and signage from the previous use. The ZBA has granted relief from several setbacks on site. A conditional use permit is required.

16.3 Land Use Zone Regulations

Article II. Zone Definitions, Uses, Standards

16.3.2.11 Commercial (C-2 Route 236 Commercial zone)

16.3.2.11.B. 2.p. Business service is listed as an allowed use in the C-2 zone.

16.3.2.11.D.2 The project was granted relief from several setback requirements from the ZBA: the front setback is 15 feet and the wetland setbacks are less than required.

16.3.2.11.D.4.c.1 a&b. It is assumed that the ZBA relief included relief from the landscaping planter strip (since the front setback is less than the specified width of 20 feet) and streetside tree requirements. The applicant should clarify that all zoning requirements that are not relieved are met.

16.8 Design and Performance Standards-Built Environment

Article VI. Water Supply

The applicant is proposing to connect to the Kittery Water District water supply. The applicant should have KWD review proposed components and certify that there is adequate pressure and supply for the project.

Article VII. Sewage Disposal

16.8.7.2.D. A subsurface wastewater disposal system is proposed on site, for which the applicant has provided a subsurface wastewater disposal system application.

Article VIII. Surface Drainage

The applicant has presented a Stormwater Management Plan for the project. Stormwater management and treatment are accomplished through a combination of closed drainage collection and piping, open drainage (vegetated swales) and treatment BMPs including an infiltration trench, an underdrained filter basin and a vegetated buffer strip.

Proposed stormwater treatment includes the use of closed drainage, swales, treatment ponds and a level spreader. The design is logical and meets the intent of the Kittery LUDC. All post construction flows are decreased from pre-construction conditions.

Article IX. Parking, Loading and Traffic

The applicant has provided the required number of parking and accessible parking spaces.

The applicant has provided a traffic study that concluded that the additional traffic generated by the project could be safely and efficiently accommodated by the existing roadways.

Article XVIII. Landscaping


The applicant has provided little in the way of landscaping for aesthetics and parking screening. While the site is constrained, it appears that it could support more plantings. Do the proposed landscaping elements satisfy the Board's requirements?

Article XXIV. Exterior Lighting

The applicant has not indicated any proposed site lighting. Is lighting proposed? If so, the applicant should provide the required information—fixture types and locations, photometric plan, etc.

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

Very truly yours,
CMA ENGINEERS, INC.


Jodie Bray Strickland, P.E.
Project Engineer

cc: John Chagnon, Ambit Engineering, Inc.

PLUMBING WHOLESALE & SHOWROOM

60 ROUTE 236, KITTERY, MAINE

SITE PLAN

OWNER:

WASHBURN REALTY GROUP, LLC
 PO BOX 463
 WINCHESTER, MA 01890
 TEL: (617) 212-9364

LAND SURVEYOR & CIVIL ENGINEER:

AMBIT ENGINEERING, INC.
 200 GRIFFIN ROAD, UNIT 3
 PORTSMOUTH, N.H. 03801-7114
 TEL: (603) 430-9282
 FAX: (603) 436-2315

ARCHITECT:

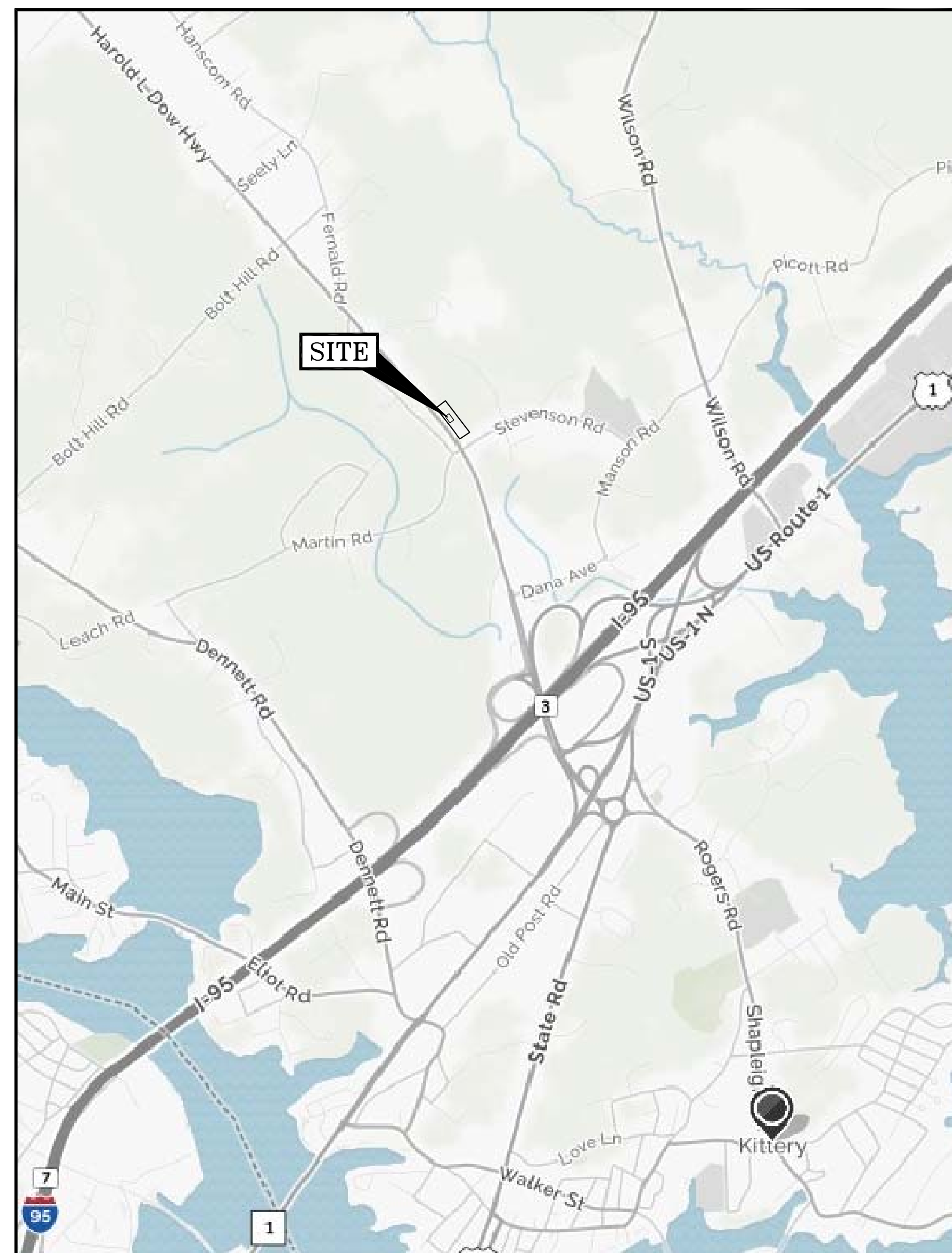
CUSTOMER CONCEPTS, INC
 383 US ROUTE 1
 SCARBOROUGH, ME 04074
 TEL: (207) 883-0083 ext. 11

TRAFFIC CONSULTANT:

GPI GREENMAN-PEDERSEN, INC
 181 BALLARDAVALE STREET, SUITE 202
 WILMINGTON, MA 01887
 TEL: (978) 570-2999

INDEX OF SHEETS

- BOUNDARY PLAN
- C1 - EXISTING CONDITIONS PLAN
- C2 - DEMOLITION PLAN
- C3 - PROPOSED SITE PLAN
- C4 - DRAINAGE AND GRADING PLAN
- C5 - UTILITY PLAN
- D1-D4 - DETAILS
- A1.1-1.2 - FLOOR PLANS
- A2.0-2.1 - ELEVATIONS



LOCATION MAP

NOT TO SCALE

LEGEND:

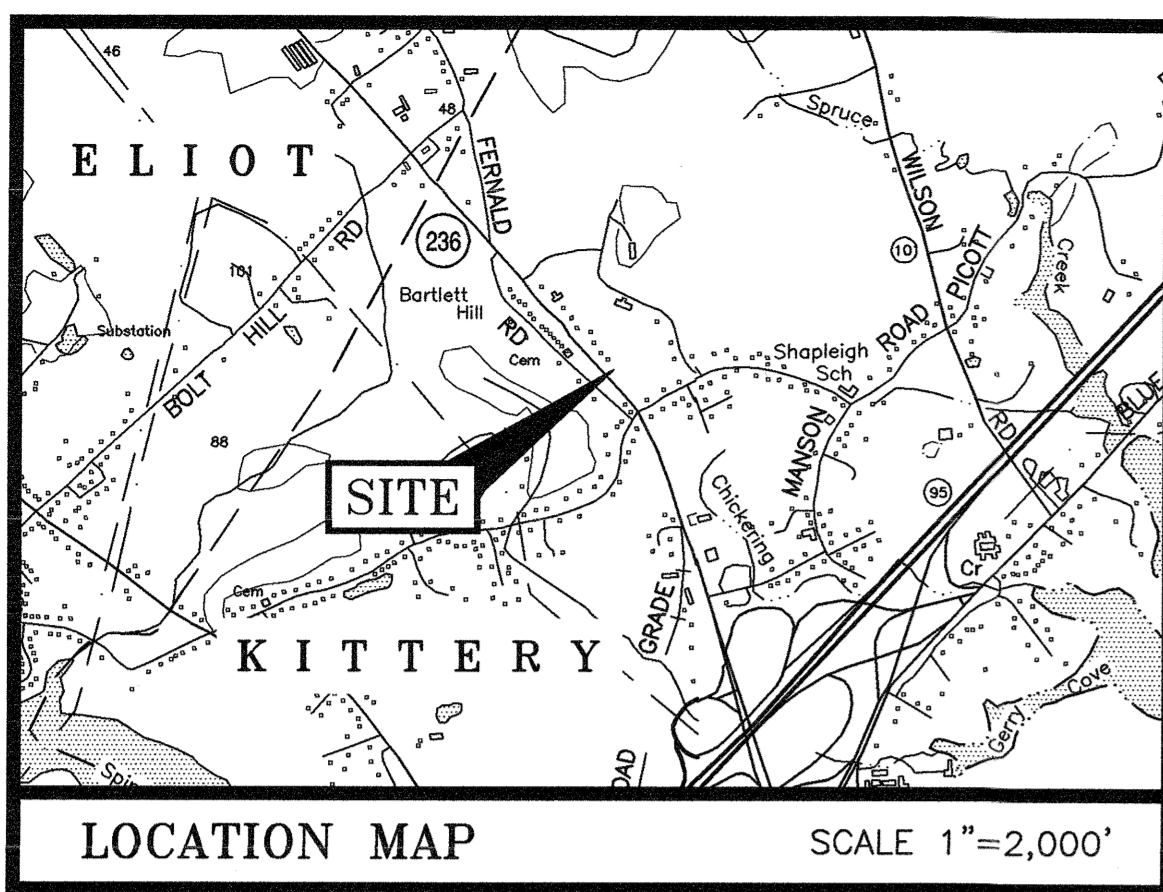
N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
YCRD	YORK COUNTY REGISTRY OF DEEDS
	MAP 11/LOT 21
	RR SPK FND / SET
	IRON ROD FOUND / SET
	IRON PIPE FOUND / SET
	DRILL HOLE FOUND
	BOUND WITH DRILL HOLE
	STONE BOUND WITH DRILL HOLE
	RAILROAD SPIKE FOUND / SET
	IRON ROD FOUND / SET
	IRON PIPE FOUND / SET
	DRILL HOLE FOUND
	BOUND WITH DRILL HOLE
	STONE BOUND WITH DRILL HOLE
EXISTING	PROPOSED

PLUMBING WHOLESALE & SHOWROOM
SITE PLAN
 TAX MAP 29 LOT 14
 60 ROUTE 236
 KITTERY, MAINE

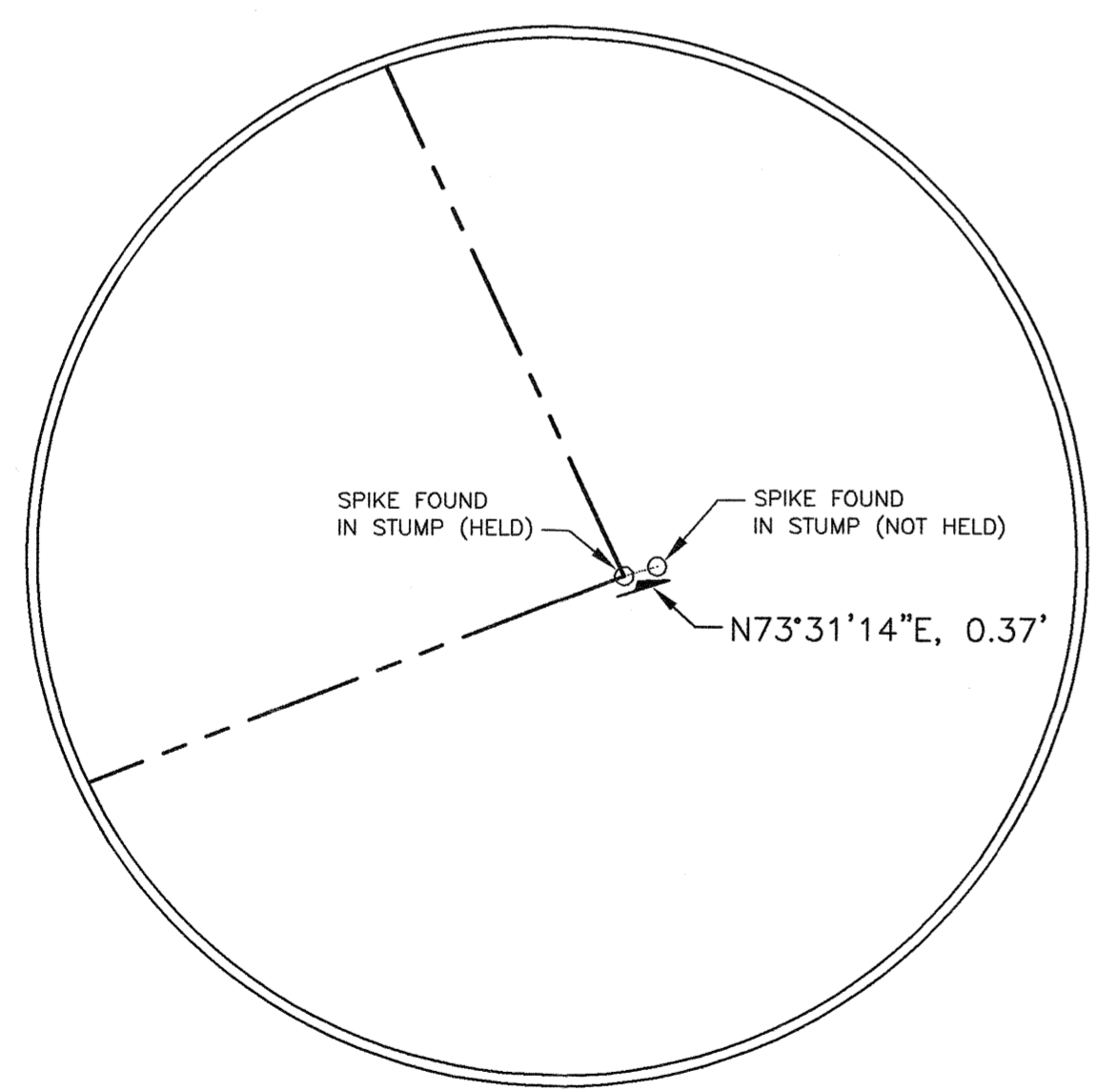


AMBIT ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 200 Griffin Road, Unit 3
 Portsmouth, N.H. 03801-7114
 Tel (603) 430-9282
 Fax (603) 436-2315

PLAN SET SUBMITTAL DATE: 2 OCTOBER 2019

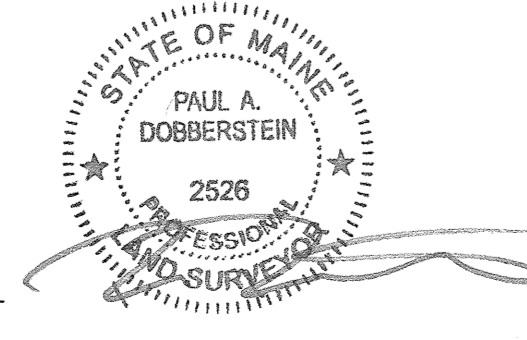


- LEGEND:**
- N/F NOW OR FORMERLY
 - RP RECORD OF PROBATE
 - YCRD YORK COUNTY
 - RR SPK RAILROAD SPIKE
 - MAP 11/LOT 21
 - IR FND IRON ROD FOUND
 - IP FND IRON PIPE FOUND
 - IR SET IRON ROD SET
 - DH FND DRILL HOLE FOUND
 - DH SET DRILL HOLE SET
 - STONE BOUND FOUND

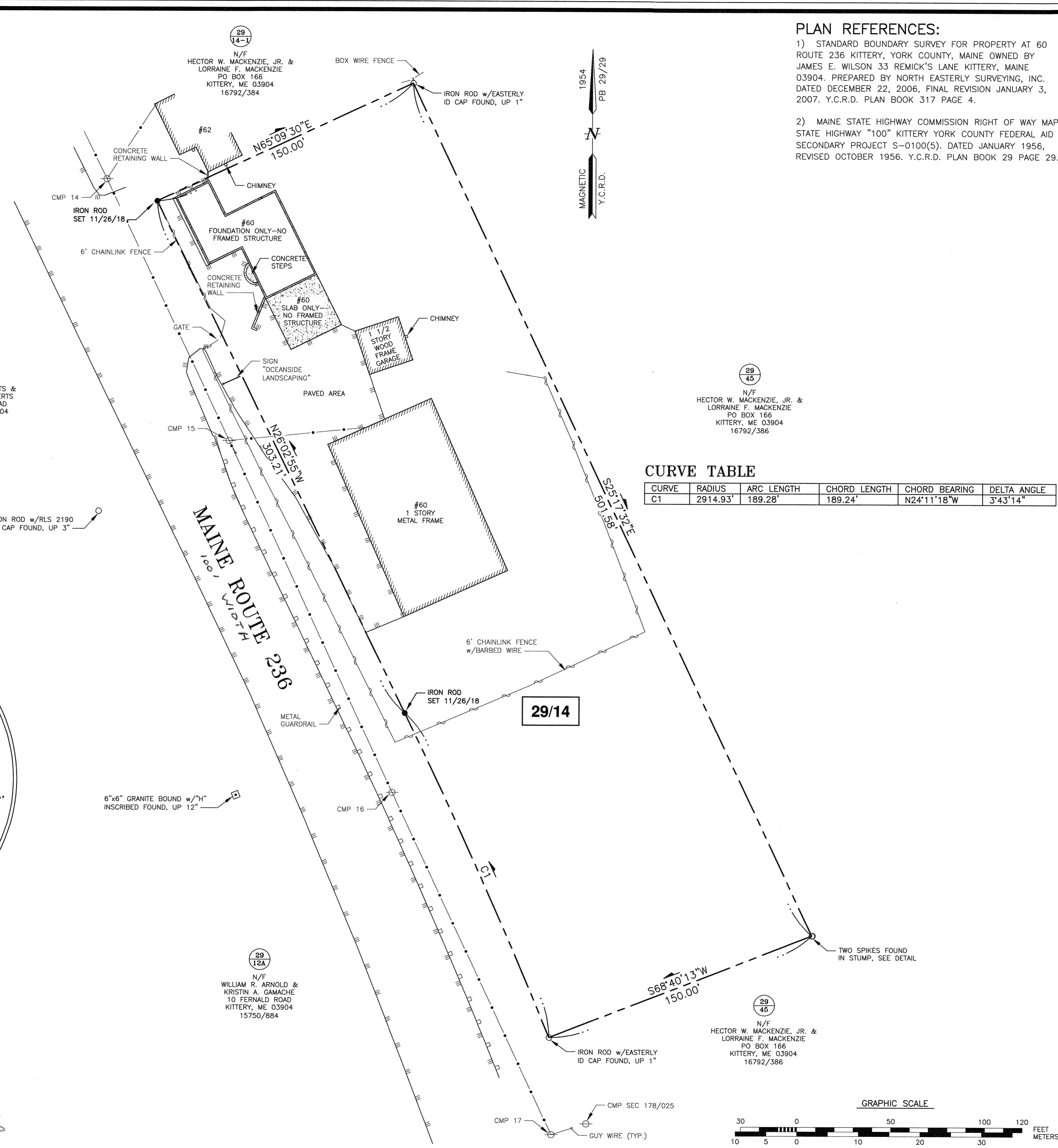


DETAIL
SCALE 1"=2'

THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CHAPTER 90 STANDARDS OF PRACTICE, EFFECTIVE DATE APRIL 1, 2001 EXCEPT AS NOTED ON THIS PLAN.



PAUL A. DOBBERSTEIN, PLS #2526
DATE 6/8/2019



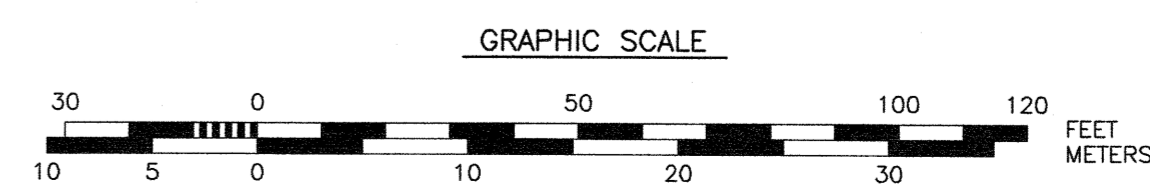
- PLAN REFERENCES:**
- STANDARD BOUNDARY SURVEY FOR PROPERTY AT 60 ROUTE 236 KITTERY, YORK COUNTY, MAINE OWNED BY JAMES E. WILSON 33 REMICK'S LANE KITTERY, MAINE 03904. PREPARED BY NORTH EASTERLY SURVEYING, INC. DATED DECEMBER 22, 2006, FINAL REVISION JANUARY 3, 2007. Y.C.R.D. PLAN BOOK 317 PAGE 4.
 - MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP STATE HIGHWAY "100" KITTERY YORK COUNTY FEDERAL AID SECONDARY PROJECT S-0100(5). DATED JANUARY 1956, REVISED OCTOBER 1956. Y.C.R.D. PLAN BOOK 29 PAGE 29.

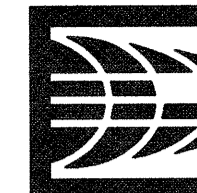
AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

- NOTES:**
- PARCEL IS SHOWN ON THE TOWN OF KITTERY ASSESSOR'S MAP 29 AS LOT 14.
 - OWNER OF RECORD:
WASHBURN REALTY GROUP, LLC
PO BOX 463
WINCHESTER, MA 01890
17857/22
PB 317/4
 - PARCEL IS NOT IN A FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 2301710004C. EFFECTIVE DATE JULY 5, 1984.
 - EXISTING LOT AREA:
73,330 S.F.
1.6834 ACRES
 - PARCEL IS LOCATED IN THE C-2 COMMERCIAL ZONING DISTRICT.
 - DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 40,000 S.F.
FRONTAGE: 150 FEET
SETBACKS: FRONT 50 FEET
SIDE* 30 FEET
REAR* 30 FEET
MAXIMUM BUILDING HEIGHT: 40 FEET
MAXIMUM BUILDING AND OUTDOOR STORED MATERIAL COVERAGE: 40%
*SUBJECT TO BUFFER RESTRICTIONS CONTAINED IN TOWN OF KITTERY LAND USE AND DEVELOPMENT ORDINANCE
 - THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULT OF A STANDARD BOUNDARY SURVEY OF TAX MAP 29 LOT 14 IN THE TOWN OF KITTERY.
 - FIELD WORK FOR THIS BOUNDARY SURVEY WAS COMPLETED WITH 6"± OF SNOW ON THE GROUND. THE PROPERTY IS CURRENTLY UNOCCUPIED AND IT IS POSSIBLE THAT SOME FEATURES NOT READILY VISIBLE DUE TO SNOW COVER, SUCH AS WETLANDS, GRAVEL DRIVES, ETC., ARE NOT SHOWN HEREON.

NO.	DESCRIPTION	DATE
1	REVISE OWNERSHIP INFORMATION	6/6/19
0	ISSUED FOR COMMENT	11/27/18

STANDARD BOUNDARY SURVEY
TAX MAP 29 - LOT 14
OWNER
WASHBURN REALTY GROUP, LLC
PROPERTY LOCATED AT
60 ROUTE 236
TOWN OF KITTERY
COUNTY OF YORK
STATE OF MAINE





AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors

200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

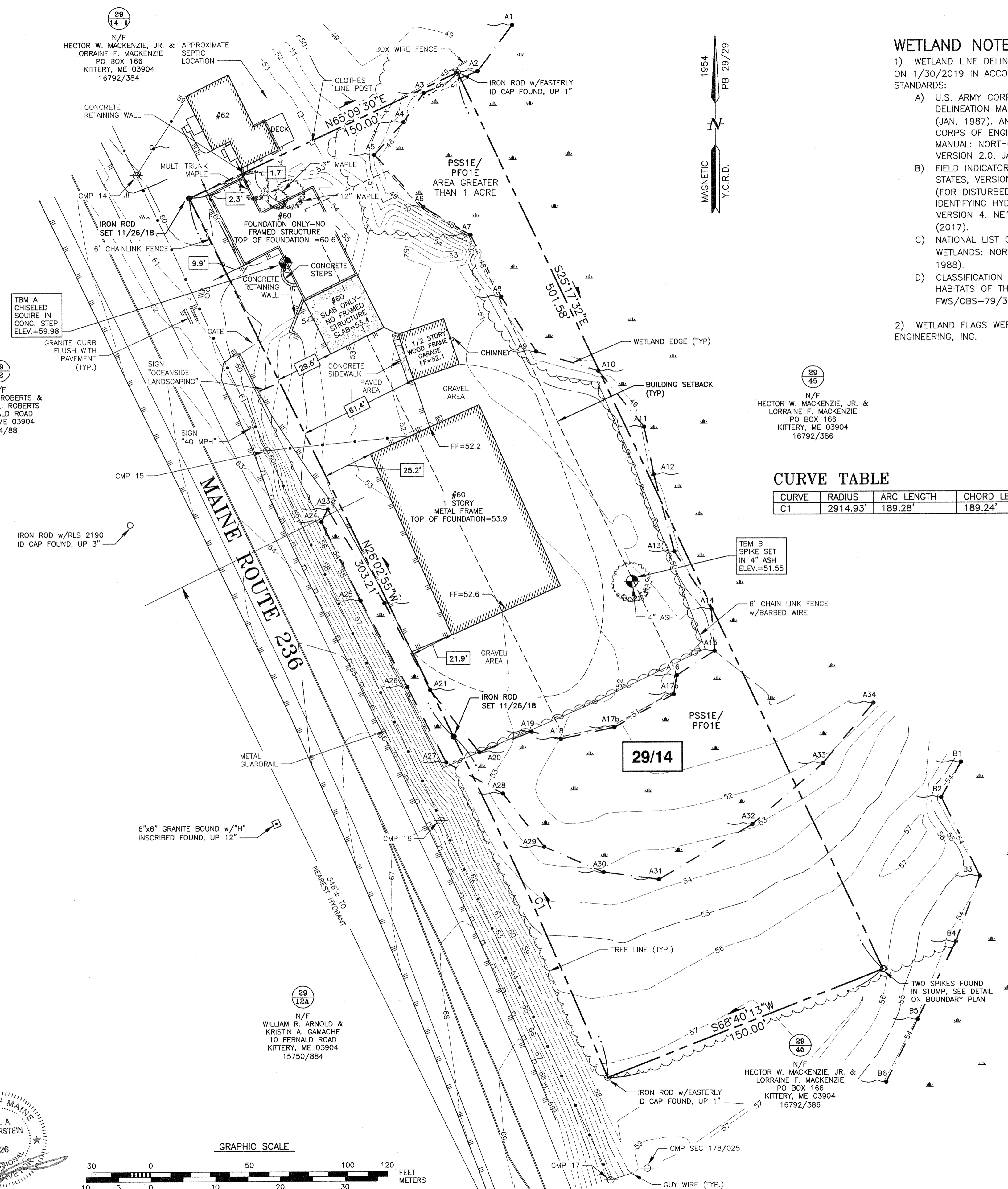
- 1) PARCEL IS SHOWN ON THE TOWN OF KITTERY ASSESSOR'S MAP 29 AS LOT 14.
- 2) OWNER OF RECORD:
WASHBURN REALTY GROUP, LLC
PO BOX 463
WINCHESTER, MA 01890
17857/22
PB 317/4
- 3) PARCEL IS NOT IN A FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 2301710004C. EFFECTIVE DATE JULY 5, 1984.
- 4) EXISTING LOT AREA:
73,330 S.F.
1.6834 ACRES
- 5) PARCEL IS LOCATED IN THE C-2 COMMERCIAL ZONING DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 40,000 S.F.
FRONTAGE: 150 FEET
SETBACKS: FRONT 50 FEET
SIDE* 30 FEET
REAR* 30 FEET
MAXIMUM BUILDING HEIGHT: 40 FEET
MAXIMUM BUILDING AND OUTDOOR STORED MATERIAL COVERAGE: 40%
*SUBJECT TO BUFFER RESTRICTIONS CONTAINED IN TOWN OF KITTERY LAND USE AND DEVELOPMENT ORDINANCE
WETLAND SETBACKS:
100' TO STRUCTURES
50'-100' TO PARKING AREAS
10'-30' TO TOE OF DRIVEWAY SLOPE
100' TO SEPTIC COMPONENTS
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULT OF A STANDARD BOUNDARY AND TOPOGRAPHIC SURVEY OF TAX MAP 29 LOT 14 IN THE TOWN OF KITTERY.
- 8) VERTICAL DATUM MEAN SEA LEVEL NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS ($\pm 0.2'$).
- 9) THERE ARE NO OBSERVABLE WELLS WITHIN 100' OF THE PROPERTY.

WETLAND NOTES:

- 1) WETLAND LINE DELINEATED BY STEVEN D. RIKER, CWS ON 1/30/2019 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JAN. 1987). AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.1, USDA-NRCS, 2017 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEWPPC WETLANDS WORK GROUP (2017).
C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1997).
- 2) WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2914.93'	189.28'	189.24'	N24°11'18"W	3°43'14"



WASHBURN REALTY GROUP, LLC
60 ROUTE 236
KITTERY, MAINE

NO.	DESCRIPTION	DATE
3	WETLAND SIZE, NOTE 9	10/2/19
2	ADDED EXIST. BLDG SETBACK TXT	7/2/19
1	ISSUED FOR REVIEW	6/17/19
0	ISSUED FOR COMMENT	2/22/19

REVISIONS

OWNER & APPLICANT:
WASHBURN REALTY TRUST, LLC
PO BOX 463
WINCHESTER, MA 01890

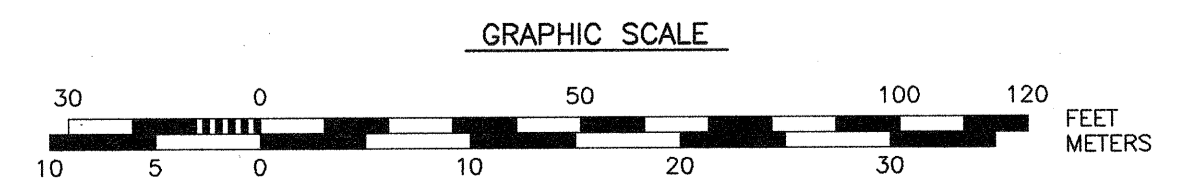
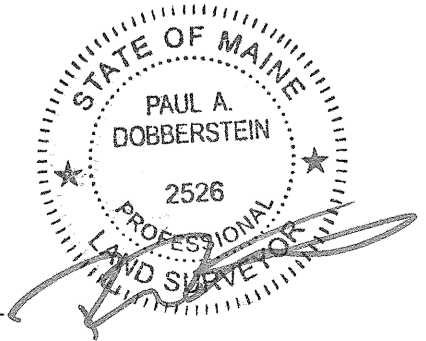
PREPARED BY:
AMBIT ENGINEERING
200 GRIFFIN ROAD UNIT 3
PORTSMOUTH, N.H. 03801

SCALE 1"=30' FEBRUARY 2019

EXISTING CONDITIONS PLAN

C1

THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CHAPTER 90 STANDARDS OF PRACTICE, EFFECTIVE DATE APRIL 1, 2001 EXCEPT AS NOTED ON THIS PLAN.

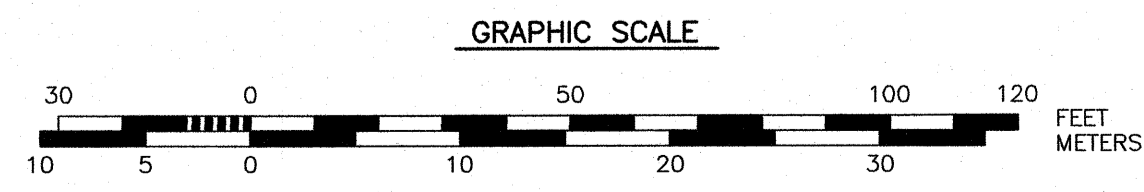
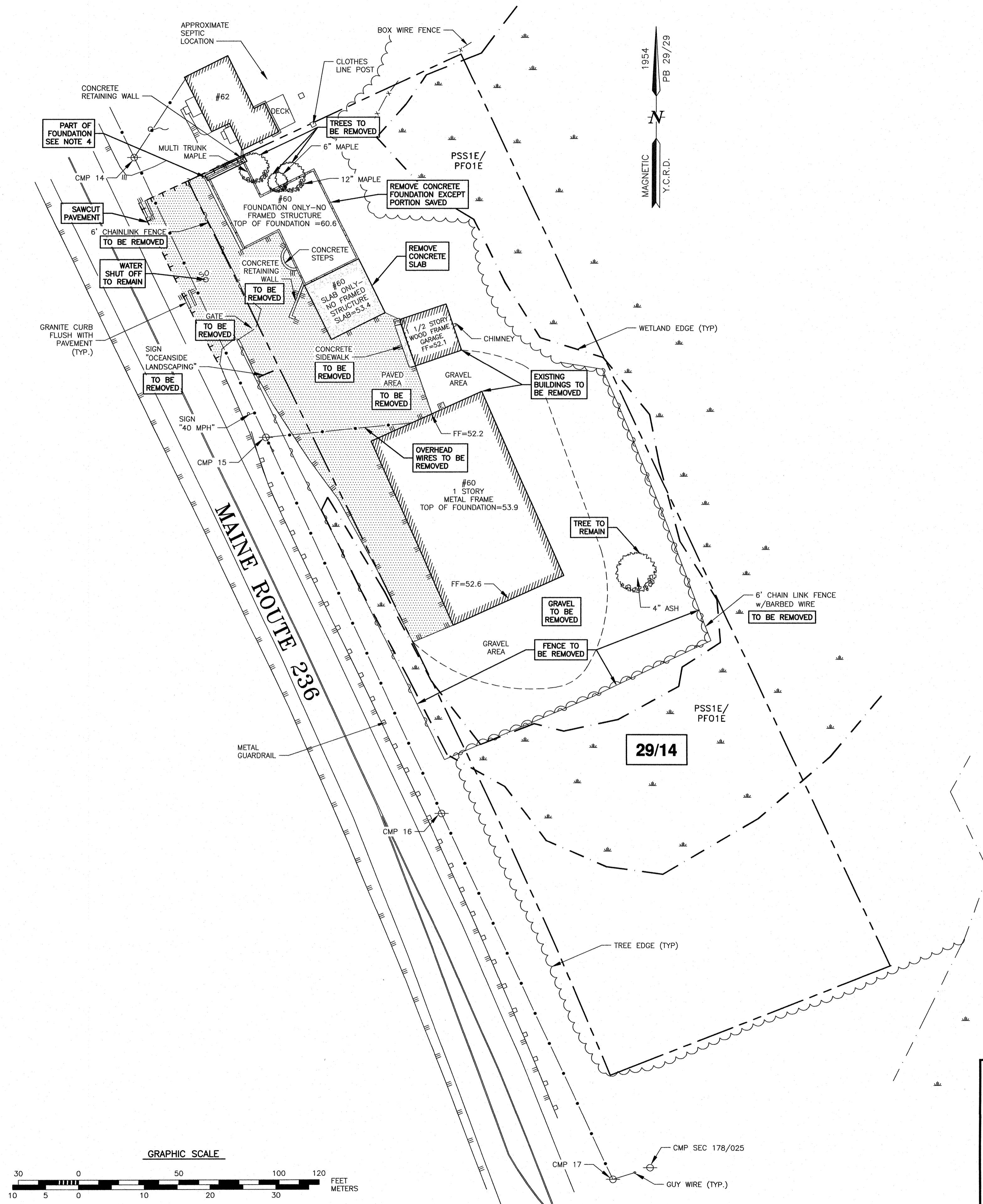


PAUL A. DOBBERSTEIN, PLS #2526

DATE 10/2/2019

DEMOLITION NOTES

- 1) ALL BUILDINGS, INCLUDING FOUNDATION WALLS AND FOOTINGS INDICATED ON THIS PLAN ARE TO BE REMOVED FROM THE SITE (SEE NOTE 4). CONTRACTOR SHALL SECURE ANY PERMITS, PAY ALL FEES AND PERFORM CLEARING, GRUBBING AND DEBRIS REMOVAL PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
- 2) SEDIMENT AND EROSION CONTROLS AS SHOWN ON THE DRAINAGE AND GRADING PLAN SHALL BE INSTALLED BY THE DEMOLITION CONTRACTOR PRIOR TO THE START OF DEMOLITION AND CLEARING/GRUBBING OPERATIONS.
- 3) REMOVE AND DISPOSE OF ANY PAVEMENT, FENCES, STAIRS, WALLS, DEBRIS AND RUBBISH REQUIRING REMOVAL FROM THE WORK AREA IN AN APPROVED OFF-SITE LANDFILL, BY AN APPROVED HAULER. HAULER SHALL COMPLY WITH ALL REGULATORY REQUIREMENTS.
- 4) THE CONTRACTOR SHALL SECURE ALL PERMITS FOR DEMOLITION AND DISPOSAL MATERIALS TO BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL POST BONDS AND PAY PERMIT FEES AS REQUIRED. BUILDING DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS AND DISPOSAL OF ALL BUILDING DEMOLITION DEBRIS IN AN APPROVED OFF-SITE LANDFILL.
- 5) ASBESTOS OR HAZARDOUS MATERIAL, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIAL CONTRACTOR.
- 6) THE CONTRACTOR SHALL PREPARE ALL MANIFEST DOCUMENTS AS REQUIRED PRIOR TO COMMENCEMENT OF DEMOLITION.
- 7) THE CONTRACTOR SHALL CUT AND PLUG, OR ARRANGE FOR THE APPROPRIATE UTILITY COMPANY TO CUT AND PLUG ALL SERVICE PIPING AT THE STREET LINE OR MAIN, AS REQUIRED, OR AS OTHERWISE NOTED. ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN. ALL UTILITY WIRES SHALL BE REMOVED FROM ANY UTILITY POLE BEING REMOVED. THE CONTRACTOR SHALL INVESTIGATE THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTENT OF SERVICE PIPING TO BE REMOVED, CUT, OR PLUGGED. THE CONTRACTOR SHALL PAY ALL UTILITY COMPANY FEES FOR ABANDONMENT AND REMOVAL.
- 8) THE CONTRACTOR SHALL PROTECT ALL IRON PINS, MONUMENTS, AND PROPERTY CORNERS DURING DEMOLITION ACTIVITIES. ANY CONTRACTOR DISTURBED PINS, MONUMENTS, AND PROPERTY CORNERS, ETC SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
- 9) THE DEMOLITION CONTRACTOR SHALL STABILIZE THE SITE AND KEEP EROSION CONTROL MEASURES IN PLACE UNTIL THE COMPLETION OF WORK OR UNTIL THE COMMENCEMENT OF WORK BY THE SITE CONTRACTOR, WHICHEVER COMES FIRST, AS REQUIRED OR DEEMED NECESSARY BY THE ENGINEER OR OWNER'S REPRESENTATIVE. THE SITE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF EXISTING EROSION AND SEDIMENTATION CONTROLS AND FOR INSTALLATION OF ANY NEW EROSION AND SEDIMENTATION CONTROLS AS PER THE SEDIMENT AND EROSION CONTROL PLAN, AT THAT TIME.
- 10) THE CONTRACTOR SHALL PUMP OUT BUILDING FUEL AND WASTE OIL TANKS (IF ANY ARE ENCOUNTERED) AND REMOVE FUEL TO AN APPROVED DISPOSAL AREA BY A LICENSED WASTE OIL HANDLING CONTRACTOR IN STRICT ACCORDANCE WITH STATE REQUIREMENTS.
- 11) THE CONTRACTOR SHALL ADHERE TO ALL OSHA, FEDERAL, STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN PROXIMITY OF OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATED EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS, AND UTILITY COMPANY FEES SHALL BE PAID BY THE CONTRACTOR.
- 12) CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLE AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES, AND UNIFORMED TRAFFIC CONTROLLERS AS REQUIRED OR ORDERED BY THE ENGINEER OR REQUIRED BY THE LOCAL GOVERNING AUTHORITIES. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS WRITTEN APPROVAL FROM APPROPRIATE GOVERNING AGENCY IS GRANTED.
- 13) INFORMATION ON EXISTING UTILITIES AS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANIES AND MUNICIPAL RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION THE CONTRACTOR SHALL CONTACT "DIG SAFE" 72 HOURS BEFORE COMMENCEMENT OF WORK AT (888) 344-7233 AND VERIFY ALL UTILITY AND DRAINAGE LOCATIONS.
- 14) EXISTING WATER SERVICES, IF ANY, SHALL BE DISCONNECTED AND CAPPED AT THE MAIN IN ACCORDANCE WITH THE REQUIREMENTS OF THE KITTERY WATER DISTRICT AND THE TOWN OF KITTERY WATER DEPARTMENT. REMOVE EXISTING ON-SITE WATER PIPING TO BE ABANDONED TO R.O.W. LINE.
- 15) NO SALVAGE SHALL BE PERMITTED UNLESS PAID TO THE OWNER AS CREDIT.
- 16) THE ARCHITECT OR ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ARCHITECT OR ENGINEER HAS NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOBSITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY, AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
- 17) THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE STATE, LOCAL AND FEDERAL CODES FOR EXCAVATION, TRENCHING AND TRENCH PROTECTION REQUIREMENTS.

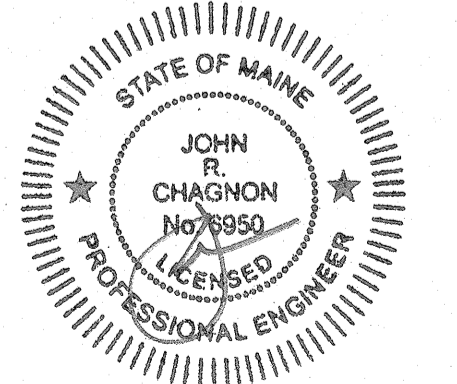


AMBIT ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 200 Griffin Road - Unit 3
 Portsmouth, N.H. 03801-7114
 Tel (603) 430-9282
 Fax (603) 436-2315

- NOTES:**
- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
 - 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
 - 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL BMP's" PUBLISHED BY THE MAINE D.E.P. IN 2016.
 - 4) THE NORTHWEST SECTION OF THE EXISTING FOUNDATION SHALL BE LEFT IN PLACE.

WASHBURN REALTY GROUP, LLC
 60 ROUTE 236
 KITTERY, MAINE

NO.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	6/17/19
0	ISSUED FOR COMMENT	4/26/19



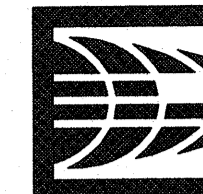
OWNER & APPLICANT:
 WASHBURN REALTY TRUST, LLC
 PO BOX 463
 WINCHESTER, MA 01890

PREPARED BY:
 AMBIT ENGINEERING
 200 GRIFFIN ROAD UNIT 3
 PORTSMOUTH, N.H. 03801

SCALE 1"=30' APRIL 2019

DEMOLITION PLAN **C2**

J:\J0855\JN 3000's\JN 3010's\JN 3017\2019 Site Plan\Plans & Specs\Site\3017 Site 2018.dwg, C2.DEMO



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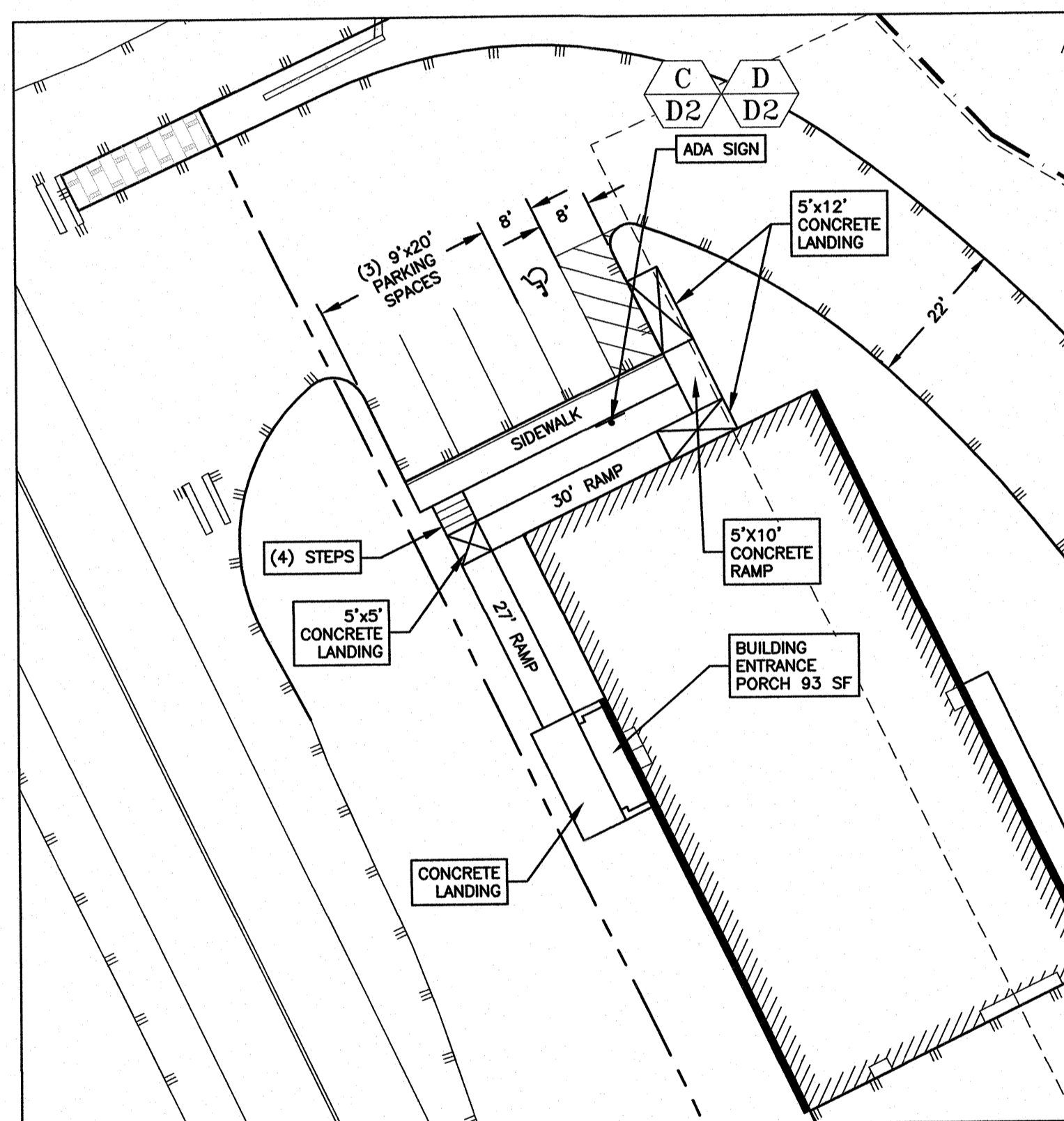
IMPERVIOUS SURFACE AREAS (TO PROPERTY LINE)		
STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
STRUCTURE	6,649	4,701
FOUNDATION	2,284	0
SLAB	899	0
PAVEMENT	7,704	16,642
CONCRETE	116	1,093
RETAINING WALL	23	487
GRAVEL	7,098	0
TOTAL	24,773	22,923
LOT SIZE	73,330	73,330
% LOT COVERAGE	33.8%	31.3%

NOTES:

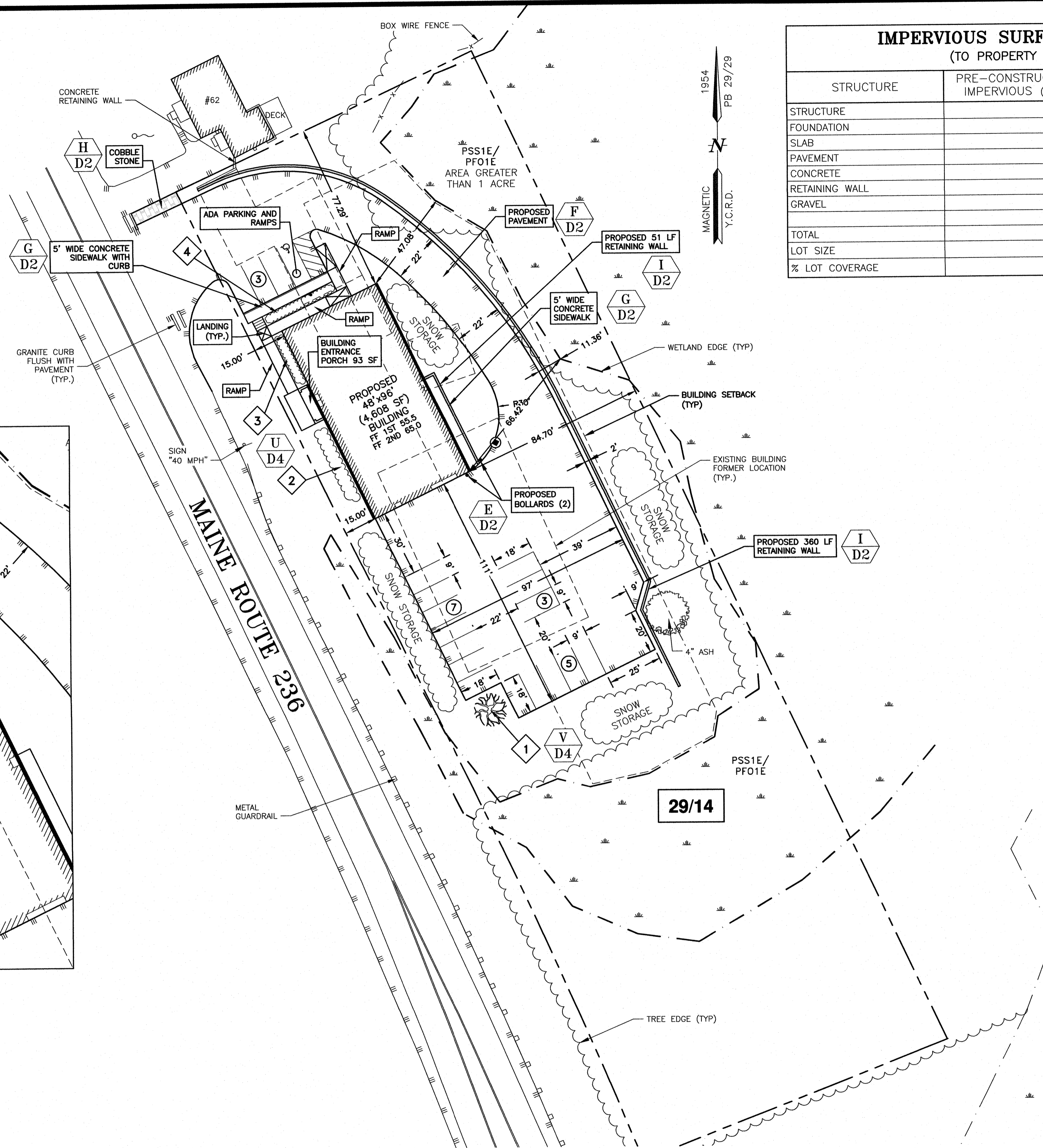
- 1) PARCEL IS SHOWN ON THE TOWN OF KITTERY ASSESSOR'S MAP 29 AS LOT 14.
- 2) OWNER OF RECORD:
WASHBURN REALTY GROUP, LLC
PO BOX 463
WINCHESTER, MA 03890
17857/22
PB 317/4
- 3) PARCEL IS NOT IN A FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 2301710004C. EFFECTIVE DATE JULY 5, 1984.
- 4) EXISTING LOT AREA:
73,330 S.F.
1.6834 ACRES
- 5) PARCEL IS LOCATED IN THE C-2 COMMERCIAL ZONING DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 40,000 S.F.
FRONTAGE: 150 FEET
SETBACKS: FRONT 50 FEET
SIDE* 30 FEET
REAR* 30 FEET
MAXIMUM BUILDING HEIGHT: 40 FEET
MAXIMUM BUILDING AND OUTDOOR STORED MATERIAL COVERAGE: 40%
*SUBJECT TO BUFFER RESTRICTIONS CONTAINED IN TOWN OF KITTERY LAND USE AND DEVELOPMENT ORDINANCE
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED DEVELOPMENT ON TAX MAP 29 LOT 14 IN THE TOWN OF KITTERY.
- 8) VERTICAL DATUM MEAN SEA LEVEL NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS ($\pm 0.2'$).
- 9) REQUIRED PARKING: 1 SPACE PER 500 SF CFA
9,216 SF x SPACE / 500 = 19 SPACES REQUIRED
LOWER LOT SPACES ARE 9'x18': 15 SPACES
UPPER LOT SPACES ARE 9'x20': 3 SPACES
ADA SPACES ARE 8'x20': 1 SPACE
TOTAL: 15+3+1= 19 SPACES

LANDSCAPE SCHEDULE

I.D. No.	ITEM	SIZE	QTY
1	LARGE TREE	1 1/2" CAL	1
	RED OAK		
2	TALL BUSH	6-8" HEIGHT	14
	ARBORVITAE		
3	SMALL EVERGREEN SHRUB	18" HEIGHT	12
	LOW YEWE		
4	TALL PERENNIAL GRASS	1 GALLON	24
	SHENANDOAH SWITCH GRASS		



GRAPHIC SCALE
0 10 20 30 40 50 FEET
0 5 10 15 METERS
ADA PARKING AND RAMPS DETAIL
20 SCALE



GRAPHIC SCALE
0 50 100 120 FEET
0 10 20 30 METERS

APPROVED BY THE KITTERY PLANNING BOARD

CHAIRMAN _____ DATE _____

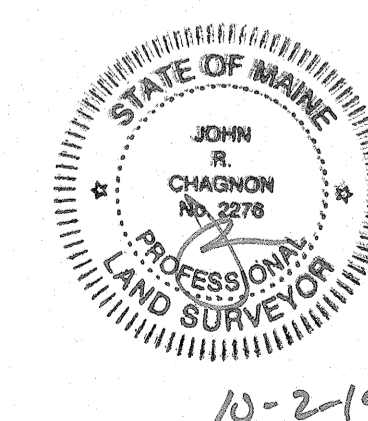
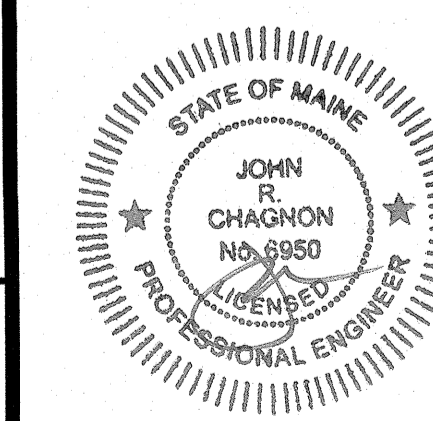
OWNER & APPLICANT:
WASHBURN REALTY TRUST, LLC
PO BOX 463
WINCHESTER, MA 01890

PREPARED BY:
AMBIT ENGINEERING
200 GRIFFIN ROAD UNIT 3
PORTSMOUTH, N.H. 03801

WASHBURN REALTY GROUP, LLC
60 ROUTE 236
KITTERY, MAINE

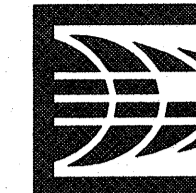
NO.	DESCRIPTION	DATE
3	SNOW STORAGE AREAS	10/2/19
2	NOTE 9, PARKING SPACES	6/17/19
1	ISSUED FOR REVIEW	6/6/19
0	ISSUED FOR COMMENT	4/26/19

REVISIONS



SCALE 1"=30' APRIL 2019

SITE LAYOUT PLAN
C3



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors

200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 438-2315

NOTES:

- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL BMP's" PUBLISHED BY THE MAINE D.E.P. IN 2016.
- 4) PROJECT DISTURBED AREA: 40,586 SF

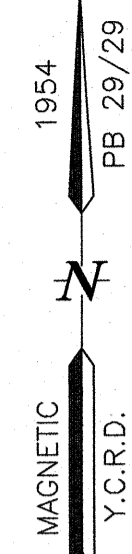
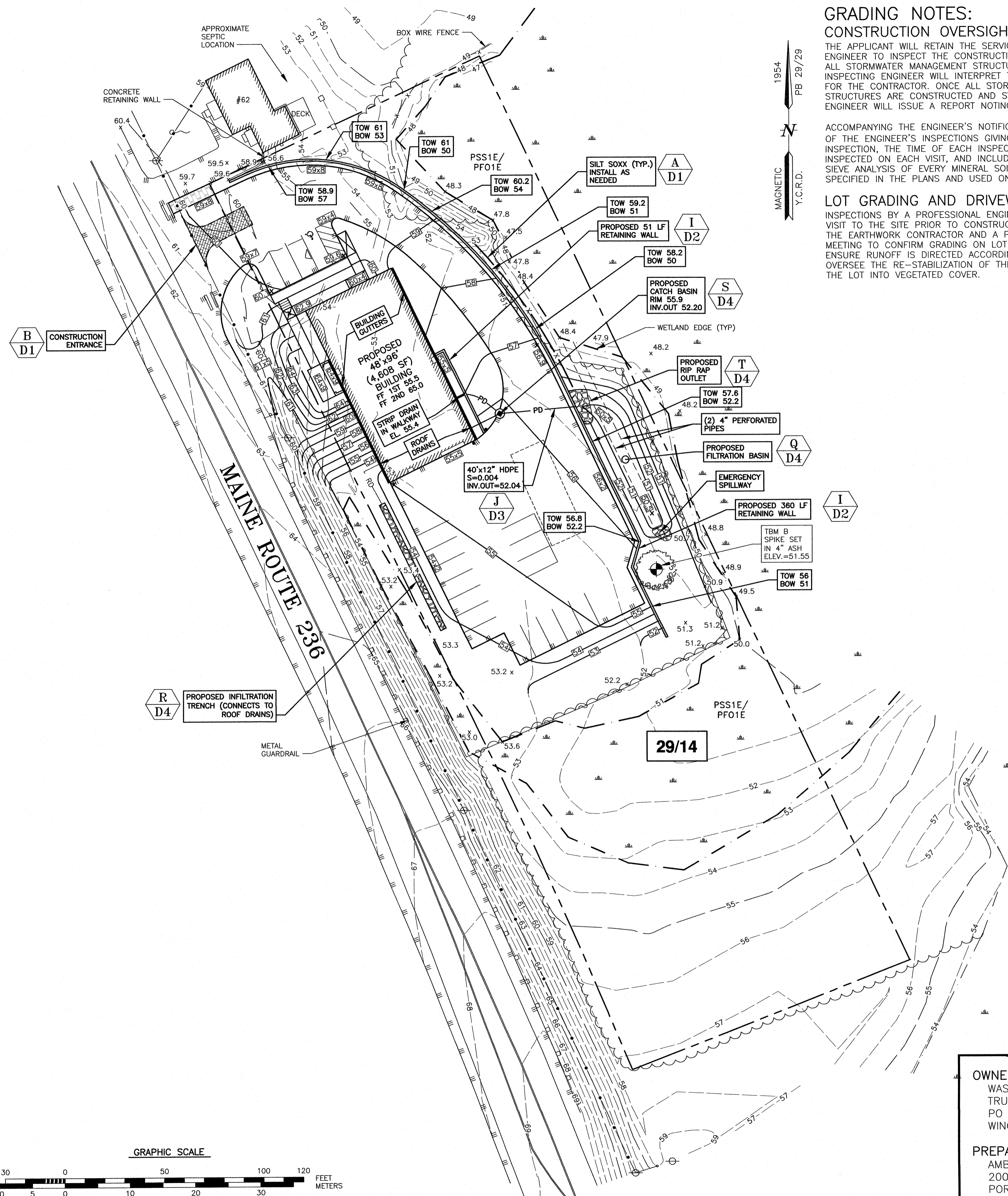
**GRADING NOTES:
CONSTRUCTION OVERSIGHT:**

THE APPLICANT WILL RETAIN THE SERVICES OF A PROFESSIONAL ENGINEER TO INSPECT THE CONSTRUCTION AND STABILIZATION OF ALL STORMWATER MANAGEMENT STRUCTURES. IF NECESSARY, THE INSPECTING ENGINEER WILL INTERPRET THE CONSTRUCTION PLAN FOR THE CONTRACTOR. ONCE ALL STORMWATER MANAGEMENT STRUCTURES ARE CONSTRUCTED AND STABILIZED, THE INSPECTING ENGINEER WILL ISSUE A REPORT NOTING THE SAME.

ACCOMPANYING THE ENGINEER'S NOTIFICATION MUST BE A LOG OF THE ENGINEER'S INSPECTIONS GIVING THE DATE OF EACH INSPECTION, THE TIME OF EACH INSPECTIONS, AND THE ITEMS INSPECTED ON EACH VISIT, AND INCLUDE ANY TESTING DATA OR SIEVE ANALYSIS OF EVERY MINERAL SOIL AND SOILS MEDIA SPECIFIED IN THE PLANS AND USED ON SITE.

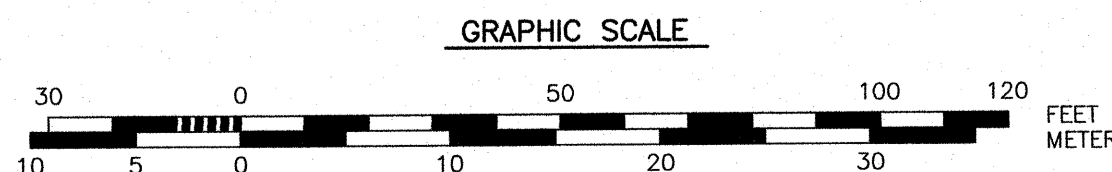
LOT GRADING AND DRIVEWAY LOCATION:

INSPECTIONS BY A PROFESSIONAL ENGINEER WILL CONSIST OF A VISIT TO THE SITE PRIOR TO CONSTRUCTION TO CONSULT WITH THE EARTHWORK CONTRACTOR AND A POST CONSTRUCTION MEETING TO CONFIRM GRADING ON LOT AND FOR DRIVEWAY TO ENSURE RUNOFF IS DIRECTED ACCORDING TO PLANS AND TO OVERSEE THE RE-STABILIZATION OF THE DISTURBED AREAS OF THE LOT INTO VEGETATED COVER.



APPROVED BY THE KITTELY PLANNING BOARD

CHAIRMAN _____ DATE _____



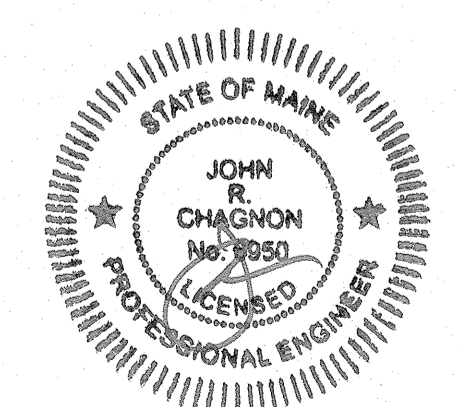
OWNER & APPLICANT:
WASHBURN REALTY TRUST, LLC
PO BOX 463
WINCHESTER, MA 01890

PREPARED BY:
AMBIT ENGINEERING
200 GRIFFIN ROAD UNIT 3
PORTSMOUTH, N.H. 03801

WASHBURN REALTY GROUP, LLC
60 ROUTE 236
KITTELY, MAINE

NO.	DESCRIPTION	DATE
2	GUTTERS, GRADES & DRAINS	8/22/19
1	ISSUED FOR COMMENT	6/17/19
0	ISSUED FOR COMMENT	4/26/19

REVISIONS



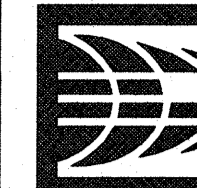
8-22-19

SCALE 1"=30' APRIL 2019

DRAINAGE AND GRADING PLAN

C4

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Civil Engineers & Land Surveyors

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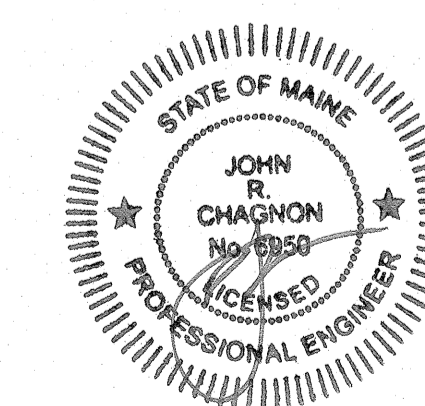
NOTES:

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- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL BMP's" PUBLISHED BY THE MAINE D.E.P. IN 2016.
- 4) CONTRACTOR SHALL FIELD VERIFY THE DEPTH OF EXISTING UTILITIES AND COORDINATE WITH THE ENGINEER PRIOR TO CONSTRUCTION OF THE PROPOSED UTILITIES.
- 5) ALL UTILITIES SHOWN ARE TO REMAIN UNLESS NOTED OTHERWISE.
- 6) COORDINATE UTILITY CONNECTIONS AND INSTALLATIONS WITH RESPECTIVE UTILITY COMPANIES AND SERVICE PROVIDERS.
- 7) CONTRACTOR SHALL MAINTAIN EXISTING UTILITY SERVICES TO ADJACENT PROPERTIES DURING CONSTRUCTION. PROVIDE PROPER NOTIFICATION OF ANY SERVICE INTERRUPTIONS.
- 8) DESIGN AND INSTALLATION OF PROPOSED GAS SUPPLY SYSTEM SHALL BE BY OTHERS. LOCATIONS OF TANKS AND PIPING TO BE DETERMINED.
- 9) ALL WATER MAINS SHALL BE DUCTILE IRON WITH POLYWRAP AND WATER SERVICES SHALL BE COPPER WITH BRASS CURB STOPS UNLESS NOTED OTHERWISE; ALL TO KITTERY WATER DISTRICT STANDARDS.

WASHBURN REALTY GROUP, LLC
60 ROUTE 236
KITTERY, MAINE

NO.	DESCRIPTION	DATE
2	SEPTIC SYSTEM	8/22/19
1	ISSUED FOR COMMENT	6/17/19
0	ISSUED FOR COMMENT	4/26/19

REVISIONS

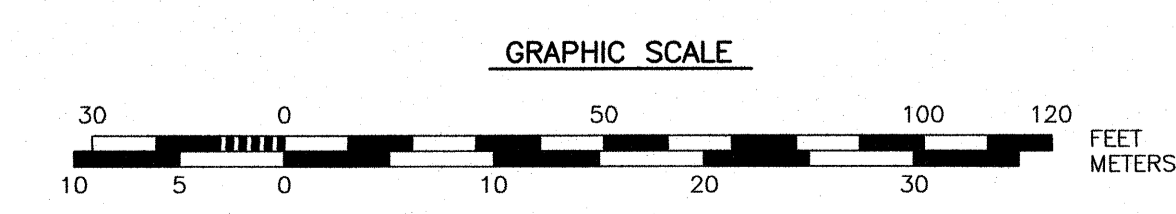
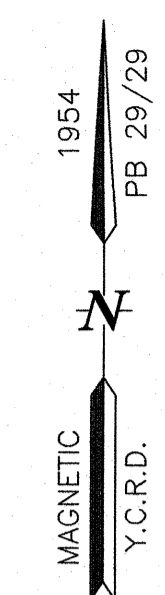
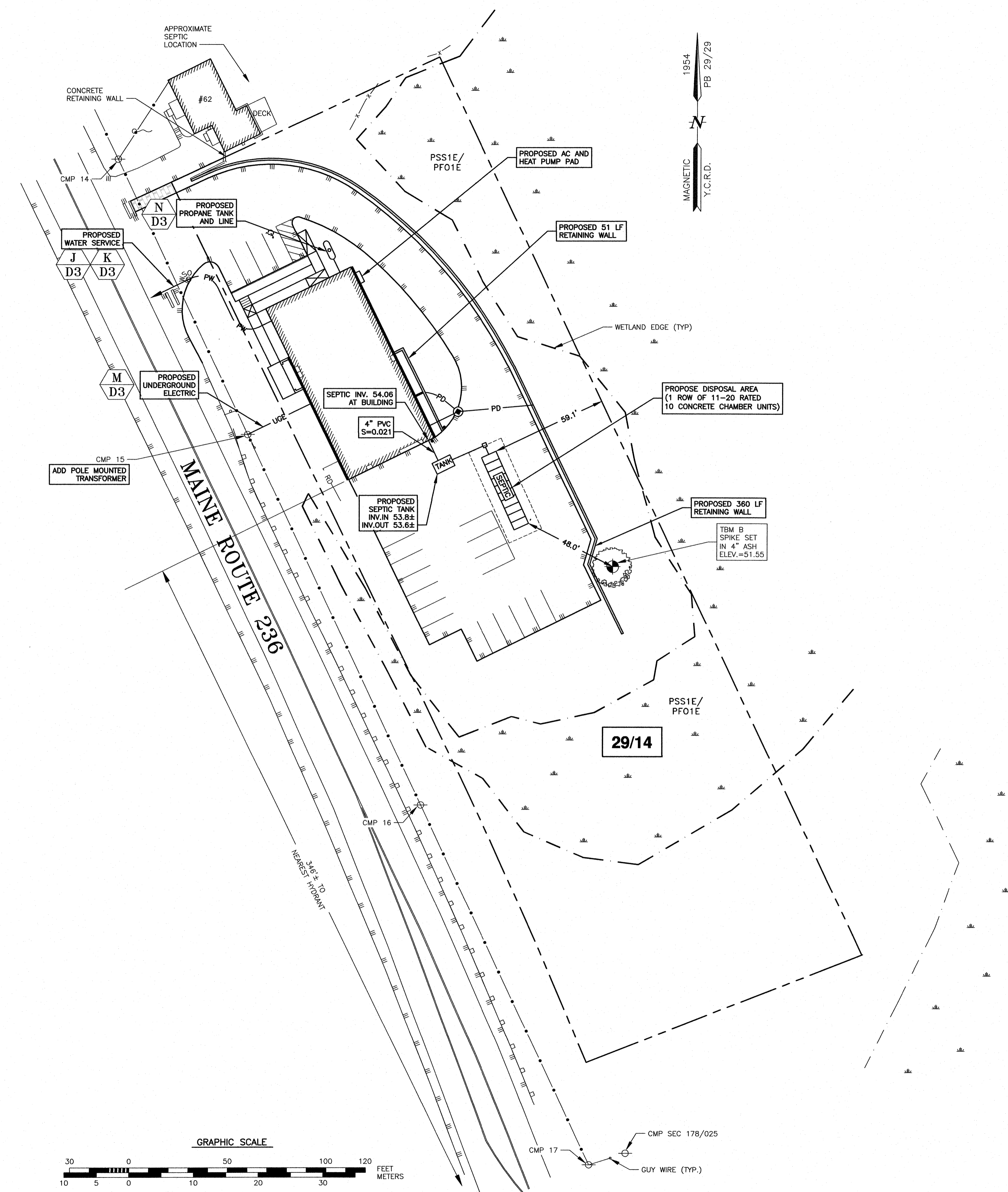


SCALE 1"=30' APRIL 2019

UTILITY PLAN **C5**

OWNER & APPLICANT:
WASHBURN REALTY TRUST, LLC
PO BOX 463
WINCHESTER, MA 01890

PREPARED BY:
AMBIT ENGINEERING
200 GRIFFIN ROAD UNIT 3
PORTSMOUTH, N.H. 03801



APPROVED BY THE KITTERY PLANNING BOARD

CHAIRMAN _____ DATE _____

J:\J0853\JN 3000's\JN 3010's\JN 3017\2019 Site Plan\Plans & Specs\Site\3017 SITE 2019.dwg, C5_UTILITY

EROSION CONTROL NOTES

CONSTRUCTION SEQUENCE

DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL, STATE, AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.

INSTALL PERIMETER CONTROLS, I.E., SILT FENCING OR SILT/SOXX AROUND THE LIMITS OF DISTURBANCE BEFORE ANY EARTH MOVING OPERATIONS. THE USE OF HAY BALES IS NOT ALLOWED.

CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.

PERFORM CLEARING & GRUBBING

CUT AND GRUB ALL TREES, SHRUBS, SAPLINGS, BRUSH, VINES AND REMOVE OTHER DEBRIS AND RUBBISH AS REQUIRED.

DEMOLISH BUILDINGS; REMOVE PAVEMENT AS NEEDED.

BULLDOZE TOPSOIL INTO STOCKPILES, AND CIRCLE WITH SILT FENCING OR SILT/SOXX. IF EROSION IS EXCESSIVE, THEN COVER WITH MULCH.

CONSTRUCT FILTRATION BASIN, BUT DO NOT ALLOW INFLOW UNTIL ALL CONTRIBUTING AREAS ARE STABILIZED AND EROSION-FREE. ROUGH GRADE SITE. REMOVE AND CRUSH CONCRETE, THEN BACKFILL WITH ONSITE SOILS OR GRAVEL IN 12" LIFTS, TYP. ROUGH GRADE SITE. IN LANDSCAPED AREAS OUT OF THE WAY OF SUBSEQUENT CONSTRUCTION ACTIVITY, INSTALL TOPSOIL, MULCH, SEED AND FERTILIZER. STABILIZE STEEPER SLOPES PER DETAILS.

CONSTRUCT FOUNDATIONS & RETAINING WALLS.

LAYOUT AND INSTALL ALL BURIED UTILITIES AND SERVICES TO THE PROPOSED BUILDING FOUNDATIONS. CAP AND MARK TERMINATIONS OR LOG SWING TIES.

CONSTRUCT BUILDING FRAMES.

FINISH GRADE SITE, BACKFILL DRIVEWAY & PARKING SUBBASE GRAVEL IN TWO, COMPACTED LIFTS, PROVIDE TEMPORARY EROSION PROTECTION TO DITCHES AND SWALES IN THE FORM OF MULCHING, JUTE MESH OR DITCH DAMS. CONSTRUCT BINDER COURSE.

BUILDING EXTERIOR WORK: LIGHT FIXTURES

ALL PERMANENT FILTRATION BASINS, DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.

AFTER BUILDING IS COMPLETED FINISH ALL REMAINING LANDSCAPED WORK.

CONSTRUCT ASPHALT WEARING COURSE.

REMOVE TRAPPED SEDIMENTS FROM COLLECTION DEVICES AS APPROPRIATE, AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES UPON COMPLETION OF FINAL STABILIZATION OF THE SITE.

GENERAL CONSTRUCTION NOTES

THE EROSION CONTROL PROCEDURES SHALL CONFORM TO "MAINE EROSION AND SEDIMENT CONTROL BMP'S" PUBLISHED BY THE MAINE D.E.P. IN 2016.

DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED. THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 5 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.

AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:

- BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
- A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
- A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED; OR,
- EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY, AND WHICH WILL BE REGRADED LATER DURING CONSTRUCTION SHALL BE MACHINE HAY MULCHED AND SEEDED WITH RYE GRASS TO PREVENT EROSION.

DUST CONTROL: IF TEMPORARY STABILIZATION PRACTICES, SUCH AS TEMPORARY VEGETATION AND MULCHING, DO NOT ADEQUATELY REDUCE DUST GENERATION, APPLICATION OF WATER OR CALCIUM CHLORIDE SHALL BE APPLIED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES.

ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY DURING THE LIFE OF THE PROJECT AND AFTER EACH STORM OF 0.5" OR GREATER. ALL DAMAGED SILT FENCES SHALL BE REPAIRED. SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED IN A SECURED LOCATION.

AVOID THE USE OF FUTURE OPEN SPACES (LOAM AND SEED AREAS) WHEREVER POSSIBLE DURING CONSTRUCTION. CONSTRUCTION TRAFFIC SHALL USE THE ROADBEDS OF FUTURE ACCESS DRIVES AND PARKING AREAS.

TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNTS NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS. CONSTRUCT SILT FENCE AROUND TOPSOIL STOCKPILE.

AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL. STUMPS SHALL BE DISPOSED BY GRINDING OR FILL IN AN APPROVED FACILITY.

ALL FILLS SHALL BE PLACED AND COMPACTED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS.

ALL FILL SHALL BE PLACED AND COMPACTED IN LAYERS NOT EXCEEDING 8 INCHES IN THICKNESS UNLESS OTHERWISE NOTED.

FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIAL SHALL NOT BE INCORPORATED INTO FILLS.

FILL MATERIAL SHALL NOT BE PLACED ON FROZEN FOUNDATION SUBGRADE.

DISTURBED AREAS SHALL BE SEEDDED WITHIN 72 HOURS FOLLOWING FINISHED GRADING.

AT NO TIME SHALL ANY DISTURBED AREA REMAIN UNSTABILIZED FOR LONGER THAN 72 HOURS. ALL AREAS WHERE CONSTRUCTION IS NOT COMPLETE WITHIN THIRTY DAYS OF THE INITIAL DISTURBANCE SHALL BE MACHINE HAY MULCHED AND SEEDDED WITH RYE GRASS TO PREVENT EROSION.

VEGETATIVE PRACTICE

FOR PERMANENT MEASURES AND PLANTINGS:

LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF 2 TONS PER ACRE.

FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 500 POUNDS PER ACRE OF 10-20-20 FERTILIZER.

SEED SHALL BE SOWN AT THE RATES SHOWN IN THE TABLE BELOW, IMMEDIATELY BEFORE SEEDING. THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4 INCH AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH. HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AT A RATE OF 1.5 TO 2 TONS PER ACRE, AND SHALL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE EROSION AND SEDIMENT CONTROL HANDBOOK.

THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED SHALL BE RESEEDDED, AND ALL NOXIOUS WEEDS REMOVED.

A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE:

GENERAL COVER	PROPORTION	SEEDING RATE
CREEPING RED FESCUE	50%	100 LBS/ACRE
KENTUCKY BLUEGRASS	50%	

CREEPING RED FESCUE	42%	
TALL FESCUE	42%	48 LBS/ACRE
BIRDSFOOT TREFLOIL	16%	

SLOPE SEED (USED ON ALL SLOPES GREATER THAN OR EQUAL TO 3:1)

CREEPING RED FESCUE	42%	
TALL FESCUE	42%	48 LBS/ACRE
BIRDSFOOT TREFLOIL	16%	

IN NO CASE SHALL THE WEED CONTENT EXCEED ONE PERCENT BY WEIGHT. ALL SEED SHALL COMPLY WITH APPLICABLE STATE AND FEDERAL SEED LAWS.

FOR TEMPORARY PROTECTION OF DISTURBED AREAS:

MULCHING AND SEEDING SHALL BE APPLIED AT THE FOLLOWING RATES:

PERENNIAL RYE: 0.7 LBS/1,000 S.F.

MULCH: 1.5 TONS/ACRE

MAINTENANCE AND PROTECTION

THE CONTRACTOR SHALL MAINTAIN ALL LOAM & SEED AREAS UNTIL FINAL ACCEPTANCE AT THE COMPLETION OF THE CONTRACT. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REMOVAL OF STONES AND OTHER FOREIGN OBJECTS OVER 1/2 INCHES IN DIAMETER WHICH MAY APPEAR AND THE FIRST TWO (2) CUTTINGS OF GRASS NO CLOSER THEN TEN (10) DAYS APART. THE FIRST CUTTING SHALL BE ACCOMPLISHED WHEN THE GRASS IS FROM 2 1/2 TO 3 INCHES HIGH. ALL BARE AND DEAD SPOTS WHICH BECOME APPARENT SHALL BE PROPERLY PREPARED, LIMED AND FERTILIZED, AND RESEEDDED BY THE CONTRACTOR AT HIS EXPENSE AS MANY TIMES AS NECESSARY TO SECURE GOOD GROWTH. THE ENTIRE AREA SHALL BE MAINTAINED, WATERED AND CUT UNTIL ACCEPTANCE OF THE LAWN BY THE OWNER'S REPRESENTATIVE.

THE CONTRACTOR SHALL TAKE WHATEVER MEASURES ARE NECESSARY TO PROTECT THE GRASS WHILE IT IS DEVELOPING.

TO BE ACCEPTABLE, SEEDDED AREAS SHALL CONSIST OF A UNIFORM STAND OF AT LEAST 90 PERCENT ESTABLISHED PERMANENT GRASS SPECIES, WITH UNIFORM COUNT OF AT LEAST 100 PLANTS PER SQUARE FOOT.

SEEDDED AREAS WILL BE FERTILIZED AND RESEEDDED AS NECESSARY TO INSURE VEGETATIVE ESTABLISHMENT.

THE SWALES WILL BE CHECKED WEEKLY AND REPAIRED WHEN NECESSARY UNTIL ADEQUATE VEGETATION IS ESTABLISHED.

THE SILT FENCE BARRIER SHALL BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

SILT FENCING SHALL BE REMOVED ONCE VEGETATION IS ESTABLISHED, AND DISTURBED AREAS RESULTING FROM SILT FENCE REMOVAL SHALL BE PERMANENTLY SEEDDED.

WINTER NOTES

ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING. ELSEWHERE, THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.

ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.

AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.

INSPECTION AND MAINTENANCE PLAN

INTRODUCTION

THE INTENT OF THIS IS TO PROVIDE WASHBURN REALTY GROUP A LIST OF PROCEDURES THAT DOCUMENT THE INSPECTION AND MAINTENANCE REQUIREMENTS OF THE STORMWATER MANAGEMENT SYSTEM FOR THIS DEVELOPMENT. SPECIFICALLY, THE FILTRATION BASIN AND ASSOCIATED STRUCTURES ON THE PROJECT SITE (COLLECTIVELY REFERRED TO AS THE "STORMWATER MANAGEMENT SYSTEM")

THE FOLLOWING INSPECTION AND MAINTENANCE PROGRAM IS NECESSARY TO KEEP THE STORMWATER MANAGEMENT SYSTEM FUNCTIONING PROPERLY. THESE MEASURES WILL ALSO HELP MINIMIZE POTENTIAL ENVIRONMENTAL IMPACTS. BY FOLLOWING THE ENCLOSED PROCEDURES, THE OWNER WILL BE ABLE TO MAINTAIN THE FUNCTIONAL DESIGN OF THE STORMWATER MANAGEMENT SYSTEM AND MAXIMIZED ITS ABILITY TO REMOVE SEDIMENT AND OTHER CONTAMINANTS FROM THE SITE GENERATED STORMWATER RUNOFF.

STORMWATER MANAGEMENT SYSTEM COMPONENTS

THE STORMWATER MANAGEMENT SYSTEM IS DESIGNED TO MITIGATE BOTH THE QUANTITY AND QUALITY OF SITE-GENERATED RUNOFF, AS THE RESULT, THE DESIGN INCLUDES THE FOLLOWING ELEMENTS:

NON-STRUCTURAL BMP'S

NON-STRUCTURAL BEST MANAGEMENT PRACTICES (BMP'S) INCLUDE TEMPORARY AND PERMANENT MEASURES THAT TYPICALLY REQUIRE LESS LABOR AND CAPITAL INPUTS AND ARE INTENDED TO PROVIDE PROTECTION AGAINST EROSION OF SOILS. EXAMPLES OF NON-STRUCTURAL BMP'S ON THIS PROJECT INCLUDE BUT ARE NOT LIMITED TO: TEMPORARY AND PERMANENT MULCHING, TEMPORARY AND PERMANENT GRASS COVER, TREES, SHRUBS AND GROUND OVERS, MISCELLANEOUS LANDSCAPE PLANTINGS, DUST CONTROL, TREE PROTECTION, TOPSOILING, SEDIMENT BARRIERS, AND DURING CONSTRUCTION, STABILIZED CONSTRUCTION ENTRANCES. IN THIS SITE TOTAL IMPERVIOUS AREA IS REDUCED.

STRUCTURAL BMP'S

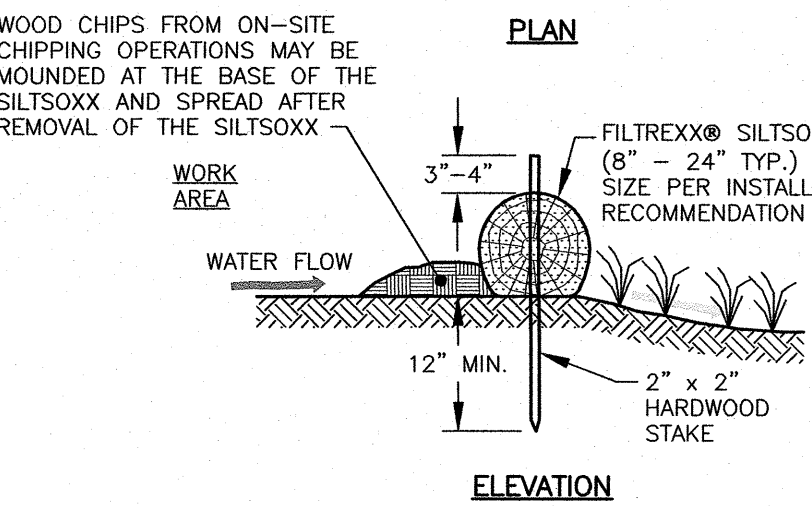
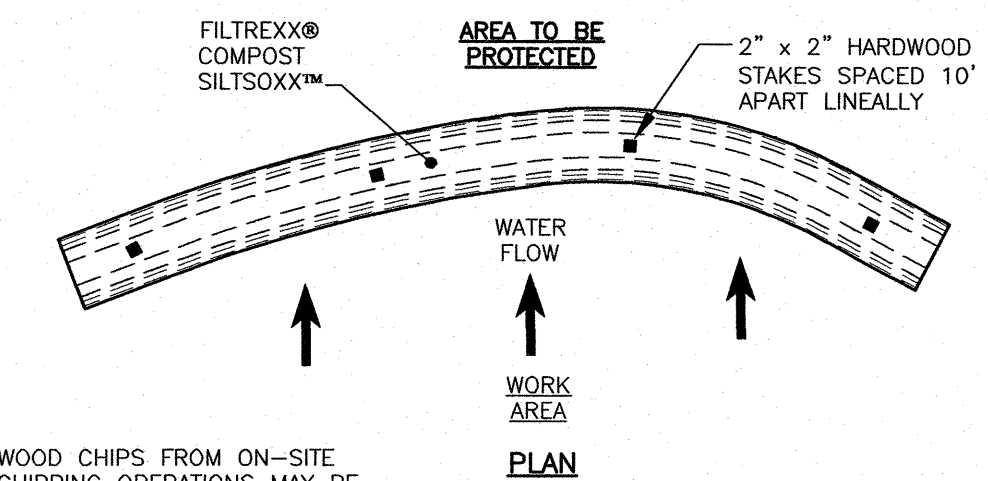
STRUCTURAL BMP'S REQUIRE MORE SPECIALIZED PERSONNEL TO INSTALL. EXAMPLES ON THE PROJECT INCLUDE BUT ARE NOT LIMITED TO: STORM DRAINS, THE FILTRATION BASIN, AND ASSOCIATED OUTLET CONTROL STRUCTURES.

INSPECTION AND MAINTENANCE REQUIREMENTS

THE FOLLOWING SUMMARIZES THE INSPECTION AND MAINTENANCE REQUIREMENTS FOR THE VARIOUS BMP'S THAT MAY BE FOUND ON THIS PROJECT:

1. GRASSSED AREAS: AFTER EACH RAIN EVEN OF 0.5" OR MORE DURING A 24 HOUR PERIOD, INSPECT GRASSSED AREAS FOR SIGNS OF DISTURBANCE, SUCH AS EROSION. IF DAMAGED AREAS ARE DISCOVERED, IMMEDIATELY REPAIR THE DAMAGE. REPAIRS MAY INCLUDE ADDING NEW TOPSOIL, LIME, SEED, FERTILIZER AND MULCH.
2. PLANTINGS: PLANTING AND LANDSCAPING (TREES, SHRUBS) SHALL BE MONITORED BI-MONTHLY DURING THE FIRST YEAR TO INSURE VIABILITY AND VIGOROUS GROWTH. REPLACE DEAD OR DYING VEGETATION WITH NEW STOCK AND MAKE ADJUSTMENTS TO THE CONDITIONS THAT CAUSED THE DEAD OR DYING VEGETATION. DURING DRYER TIMES OF THE YEAR, PROVIDED WEEKLY WATERING OR IRRIGATION DURING THE ESTABLISHMENT PERIOD OF THE FIRST YEAR. MAKE NECESSARY ADJUSTMENTS TO ENSURE LONG-TERM HEALTH OF VEGETATED COVER, I.E. PROVIDE MORE PERMANENT MULCH OR COMPOST OR OTHER MEANS OF PROTECTION.
3. STORM DRAIN OUTLETS AND OUTLET CONTROL STRUCTURES: MONITOR DRAIN INLETS AND OUTLET APRONS FOR EXCESSIVE ACCUMULATION OF SEDIMENTS OR MISSING STONE. REMOVE SEDIMENTS AS REQUIRED TO MAINTAIN FILTERING CAPABILITIES OF THE STONE.
4. FILTRATION BASIN: AFTER ACCEPTANCE OF THE FILTRATION BASIN, PERFORM THE FOLLOWING INSPECTIONS ON A SEMI-ANNUAL BASIS OR AFTER SIGNIFICANT RAINFALL EVENTS (10 YEAR, 24 HR STORMS, OR BACK TO BACK 2 YEAR, 24 HOUR STORMS):
 - a. MONITOR FOR EXCESSIVE OR CONCENTRATED ACCUMULATIONS OF DEBRIS, OR EXCESSIVE EROSION. REMOVE DEBRIS AS REQUIRED.
 - b. MONITOR THE OVERFLOW FOR PROBLEMS WITH EROSION. REPAIR REQUIRED AFTER DETERMINED CAUSE OF EROSION. PIPES SHOULD BE INSPECTED ANNUALLY AND AFTER EVERY MAJOR RAINSTORM. BROKEN OR DAMAGE PIPES SHOULD BE REPAIRED OR REPLACED AS NECESSARY.
 - c. MONITOR SIDE SLOPES OF BASIN FOR DAMAGES OR EROSION - REPAIR AS NECESSARY.
 - d. MONITOR TURF HEALTH AND KEEP PROTECTED FROM FIRE, GRAZING, TRAFFIC AND DENSE WEED GROWTH. LIME AND FERTILIZER SHOULD BE APPLIED AS NECESSARY TO PROMOTE GOOD GROWTH AS DETERMINED BY SOIL TESTS. MOWING THE VEGETATED AREAS OF THE BASIN SHOULD BE CARRIED OUT AS NECESSARY.
 - e. SEDIMENT ACCUMULATION SHOULD BE CONTINUALLY CHECKED IN THE BASIN. SEDIMENT SHOULD BE REMOVED AS IT IS DISCOVERED PARTICULARLY IF IT HAS ACCUMULATED NEAR THE OUTLET OF THE BASIN.
5. INVASIVE SPECIES

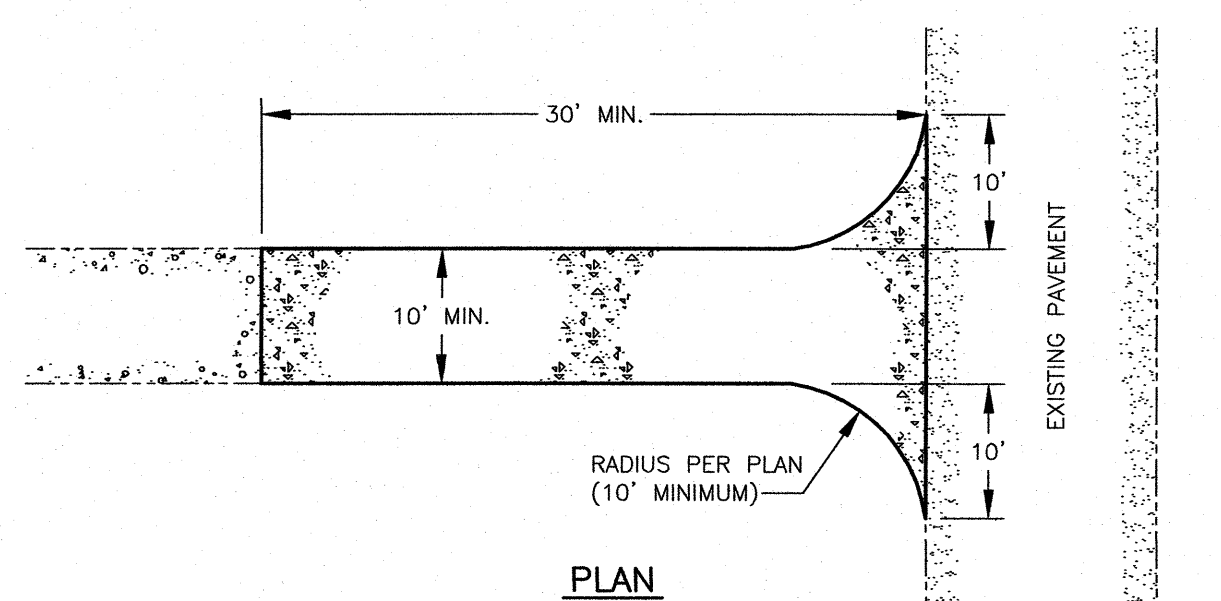
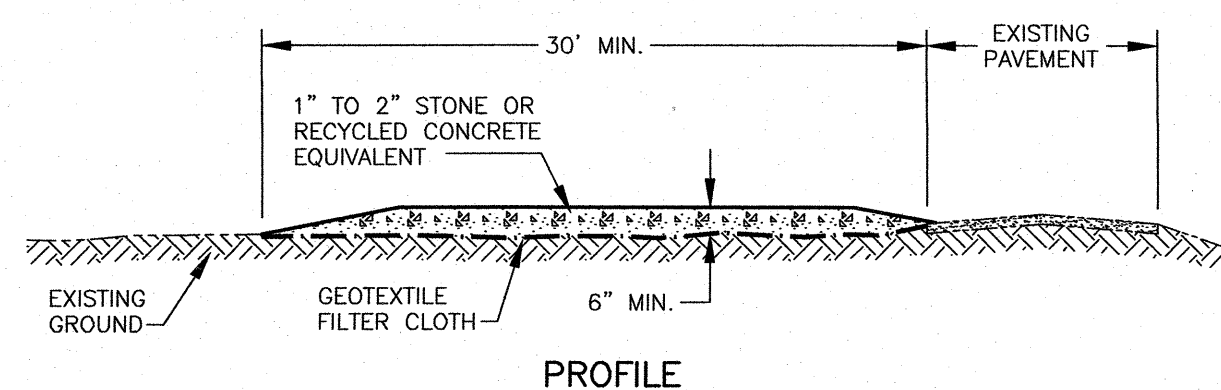
MONITOR STORMWATER MANAGEMENT SYSTEM FOR SIGNS OF INVASIVE SPECIES GROWTH. IF CAUGHT EARLIER ENOUGH, THEIR ERADICATION IS MUCH EASIER. THE MOST LIKELY PLACES WHERE INVASIONS START ARE IN WETTER, DISTURBED SOILS OR DETENTION PONDS. SPECIES SUCH AS PHRAGMITES AND PURPLE LOOSE-STRIPE ARE COMMON INVADERS IN THESE WETTER AREAS. IF THEY ARE FOUND THEN THE OWNER SHALL CONTACT A WETLAND SCIENTIST WITH EXPERIENCE IN INVASIVE SPECIES CONTROL TO IMPLEMENT A PLAN OF ACTION TO ERADICATE THE INVADERS. MEASURES THAT DO NOT REQUIRE THE APPLICATION OF CHEMICAL HERBICIDES SHOULD BE THE FIRST LINE OF DEFENSE.



NOTES:

1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
2. FILTREXX SYSTEM SHALL BE INSTALLED BY A CERTIFIED FILTREXX INSTALLER.
3. THE CONTRACTOR SHALL MAINTAIN THE COMPOST FILTRATION SYSTEM IN A FUNCTIONAL CONDITION AT ALL TIMES. IT WILL BE ROUTINELY INSPECTED AND REPAIRED WHEN REQUIRED.
4. SILT/SOXX DEPICTED IS FOR MINIMUM SLOPES. GREATER SLOPES MAY REQUIRE ADDITIONAL PLACEMENTS.
5. THE COMPOST FILTER MATERIAL WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER.

A C4 FILTREXX® SILT/SOXX™ FILTRATION SYSTEM NTS (AS NEEDED)



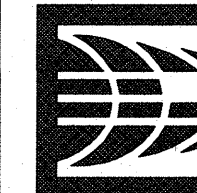
MAINTENANCE

- 1) MUD AND SOIL PARTICLES WILL EVENTUALLY CLOG THE VOIDS IN THE GRAVEL AND THE EFFECTIVENESS OF THE GRAVEL PAD WILL NOT BE SATISFACTORY. WHEN THIS OCCURS, THE PAD SHOULD BE TOP DRESSED WITH NEW STONE. COMPLETE REPLACEMENT OF THE PAD MAY BE NECESSARY WHEN THE PAD BECOMES COMPLETELY CLOGGED.
- 2) IF WASHING FACILITIES ARE USED, THE SEDIMENT TRAPS SHOULD BE CLEANED OUT AS OFTEN AS NECESSARY TO ASSURE THAT ADEQUATE TRAPPING EFFICIENCY AND STORAGE VOLUME IS AVAILABLE. VEGETATIVE FILTER STRIPS SHOULD BE MAINTAINED TO INSURE A VIGOROUS STAND OF VEGETATION AT ALL TIMES.

CONSTRUCTION SPECIFICATIONS

- 1) STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 2 TO 4 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
- 2) THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 30 FEET FOR A SINGLE RESIDENTIAL LOT.
- 3) THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
- 4) THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICHEVER IS GREATER. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENCE LOT.
- 5) ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
- 6) THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.
- 8) WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY, WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

B C4 STABILIZED CONSTRUCTION ENTRANCE NTS (AS NEEDED)



AMBIT ENGINEERING, INC.

Civil Engineers & Land Surveyors

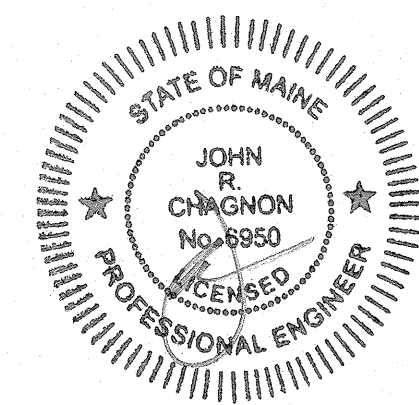
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 430-2315

NOTES:

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WASHBURN REALTY GROUP, LLC 60 ROUTE 236 KITTERY, MAINE

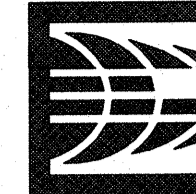
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REVISIONS		



SCALE: AS SHOWN JUNE 2019

EROSION CONTROL NOTES AND DETAILS

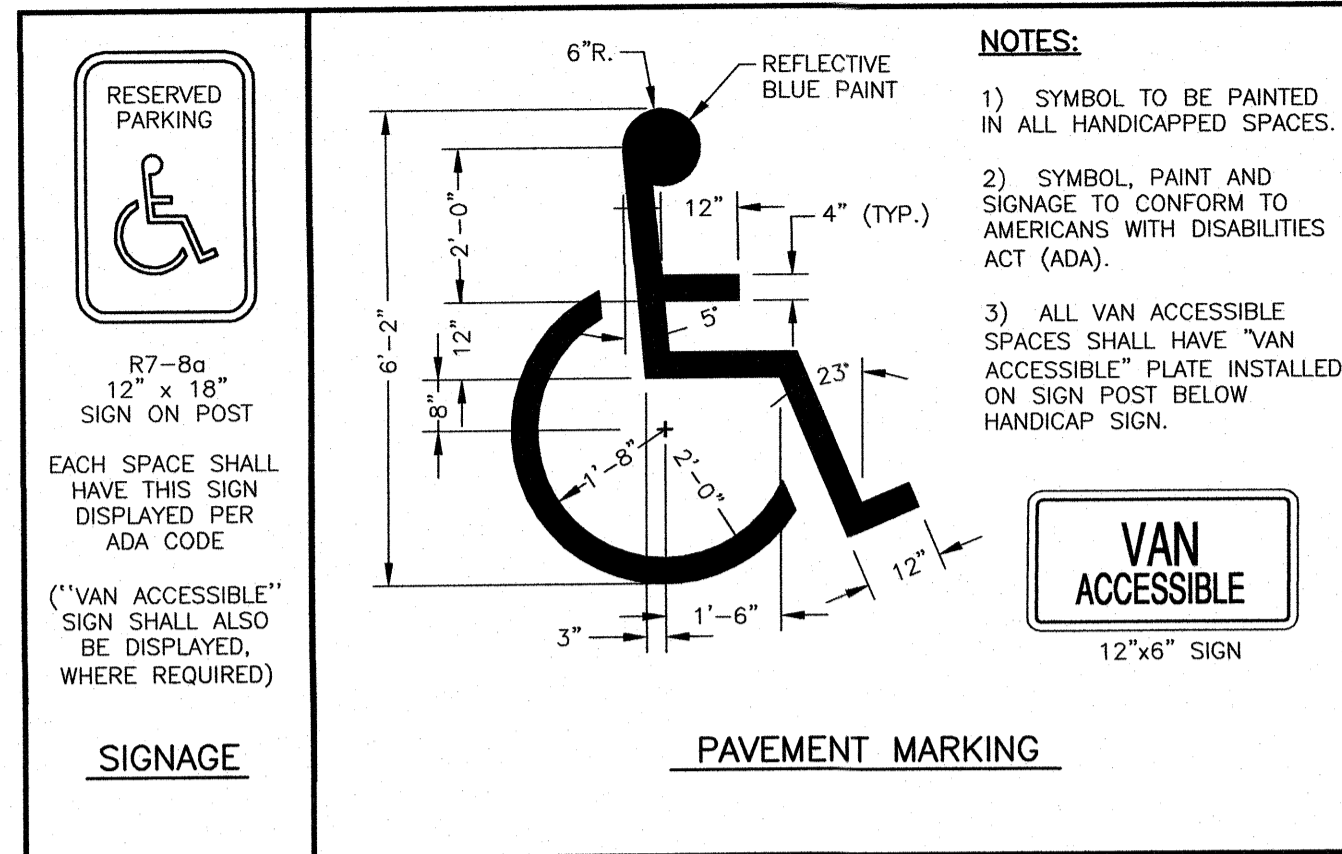
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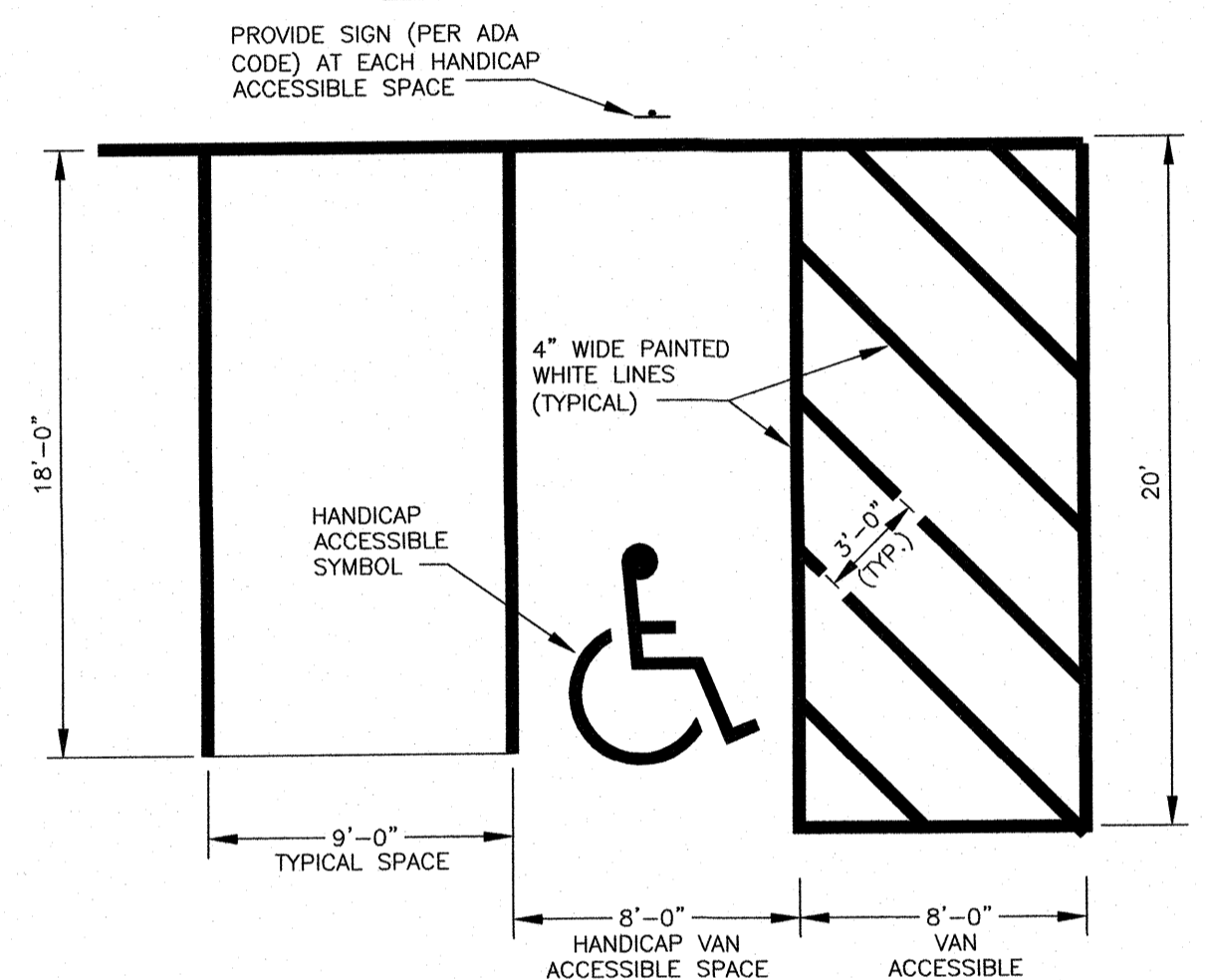
AMBIT ENGINEERING, INC.
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200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2316

NOTES:

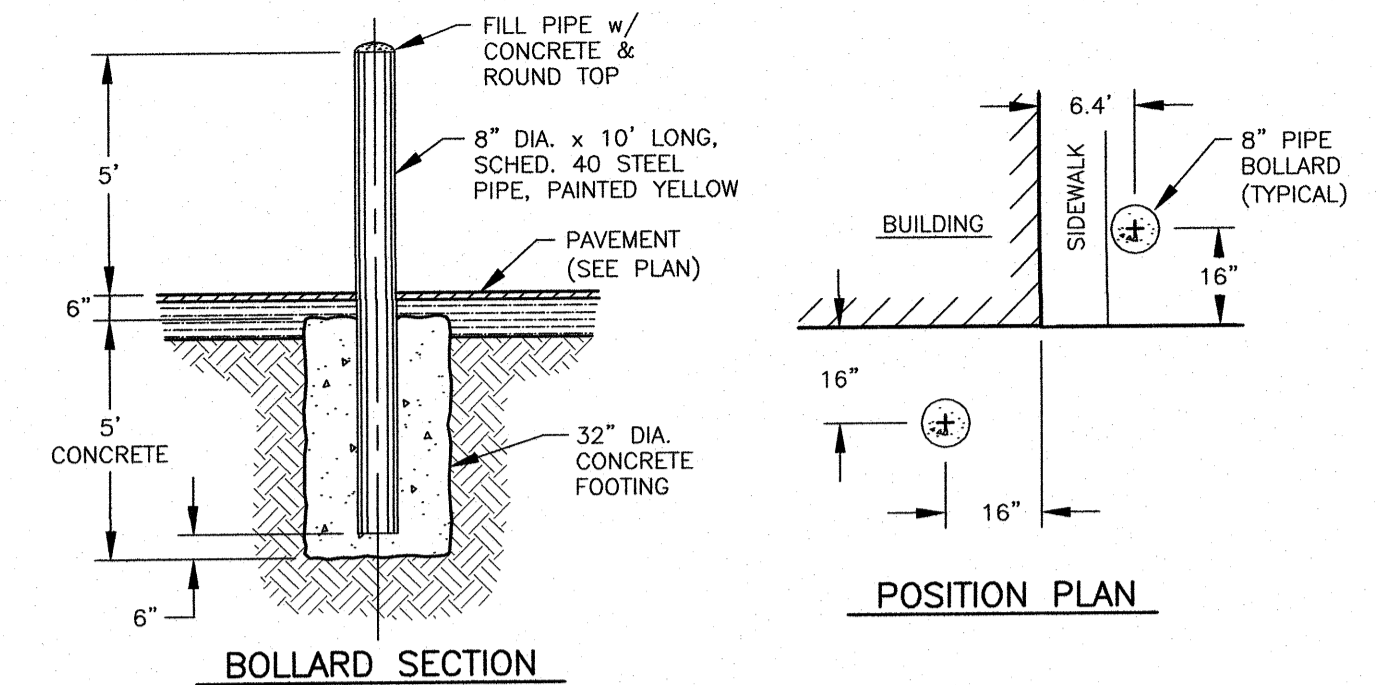
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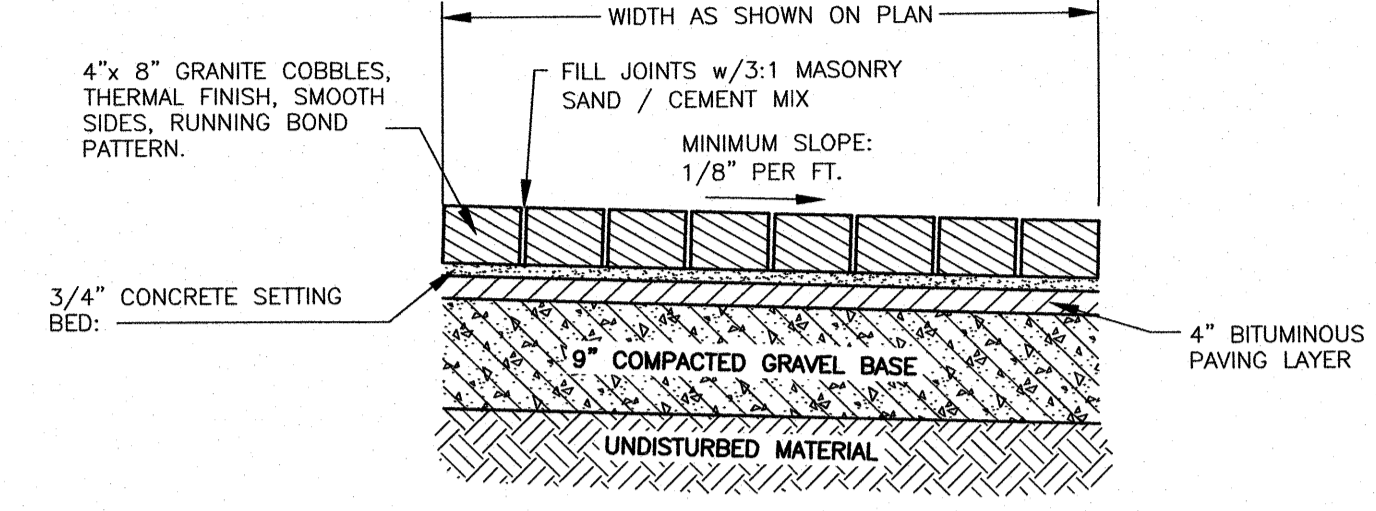
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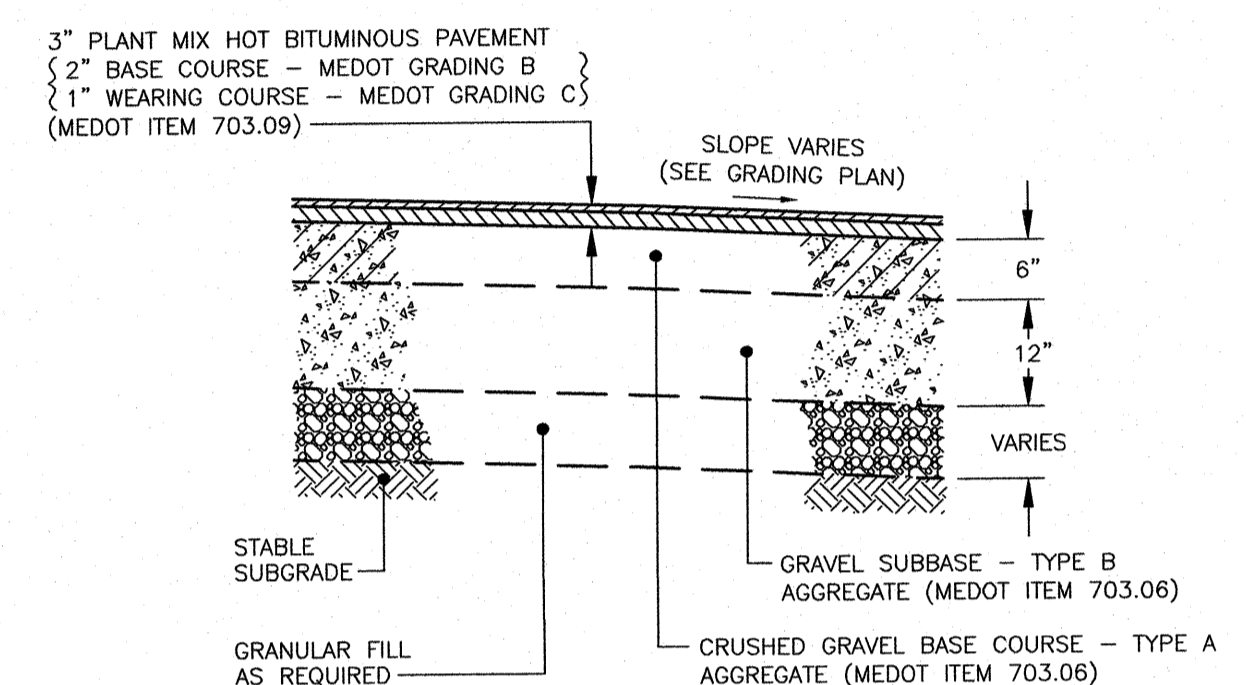
C **C3** **STALL PARKING DETAIL** NTS



E **C3** **PIPE BOLLARDS AT CORNER** NTS

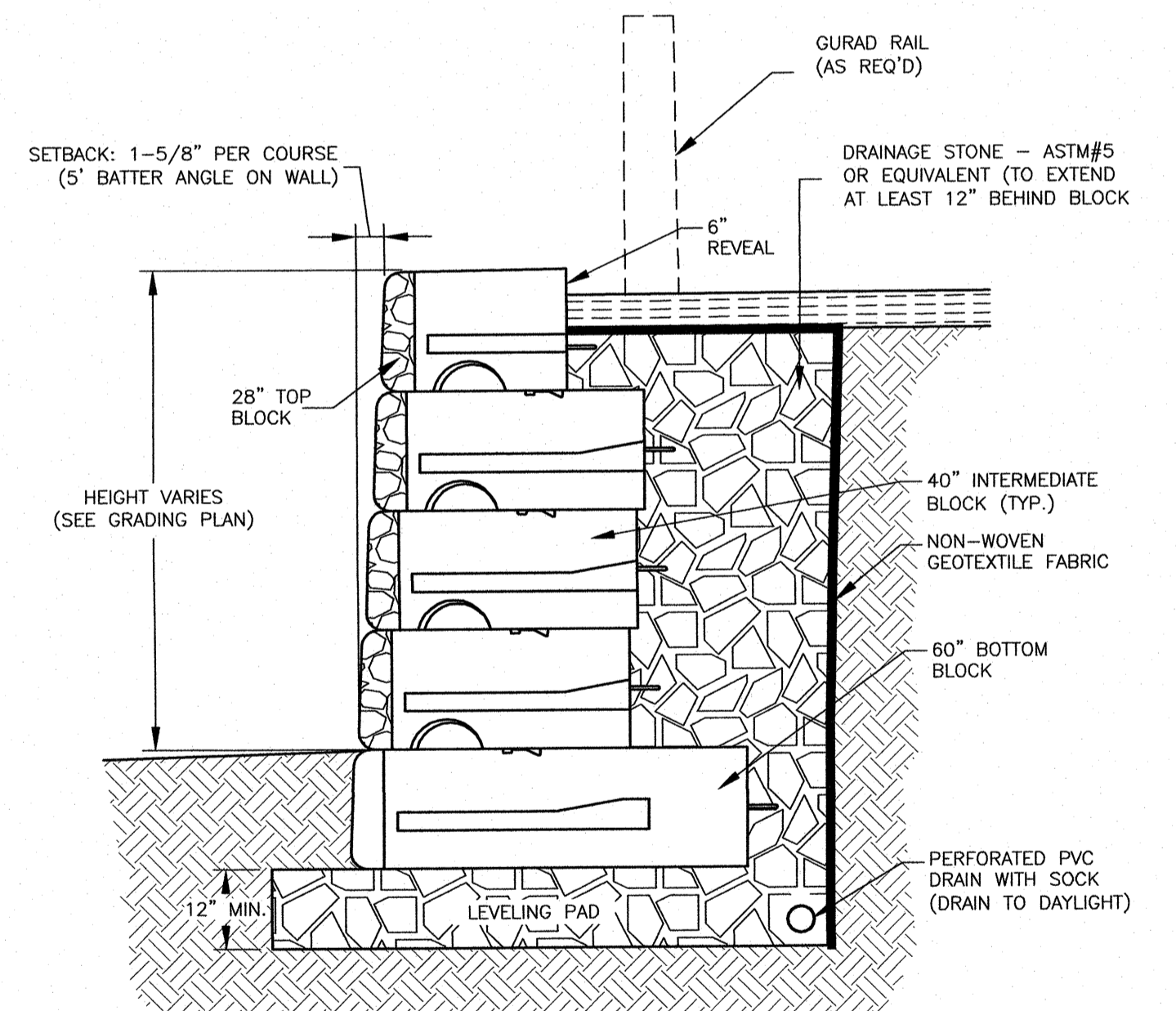


H **C3** **COBBLE BAND** NTS



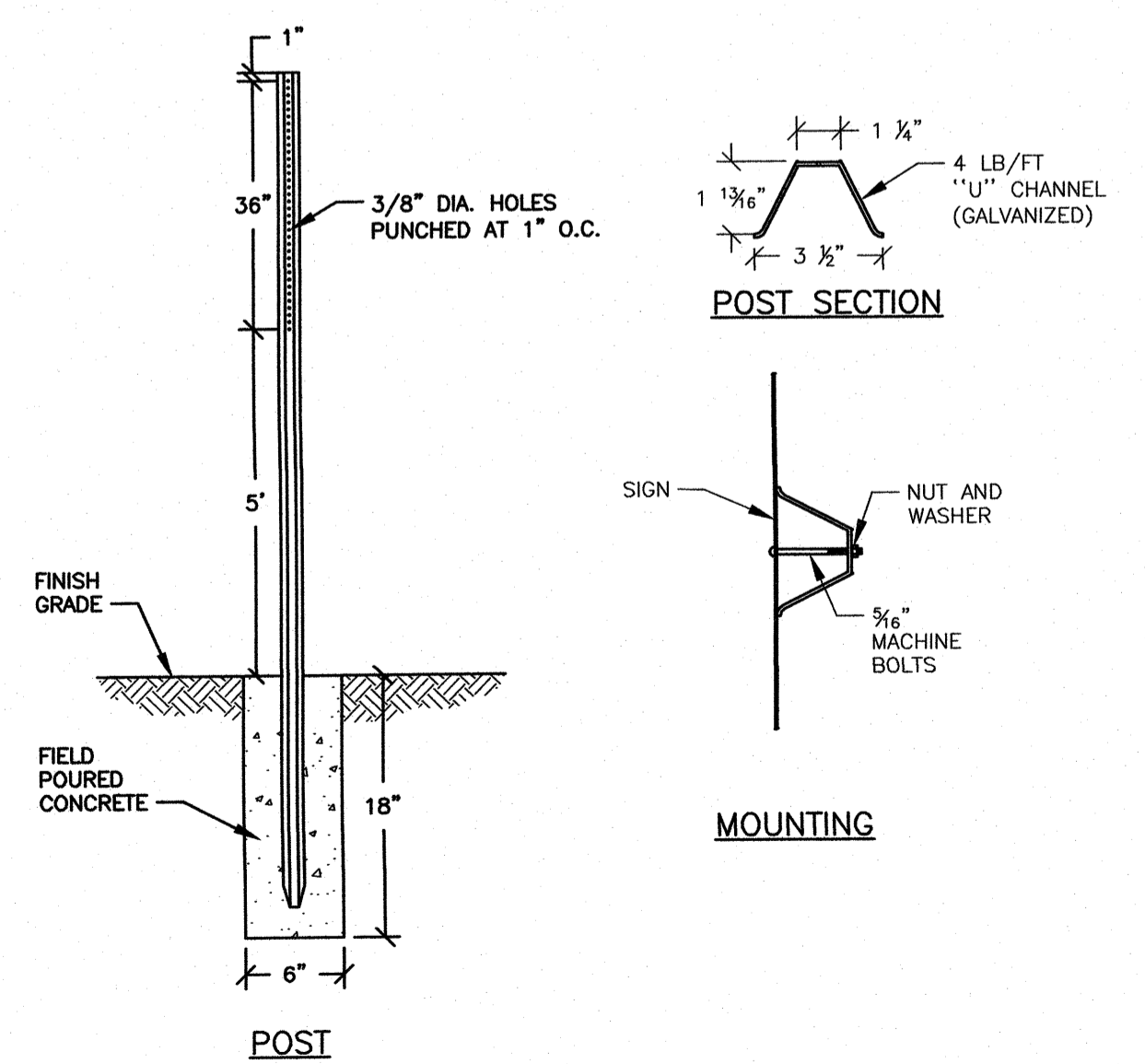
- NOTE:**
1) AGGREGATE BASE AND SUBBASE COURSES SHALL CONFORM TO SECTIONS 304 AND 703 OF MAINE DOT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, APRIL 1995.
2) PLANT MIX HOT BITUMINOUS PAVEMENT SHALL CONFORM TO SECTIONS 401, 403, 702 AND 703 OF MAINE DOT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, APRIL 1995.

F **C4** **TYPICAL PAVEMENT CROSS-SECTION** NTS

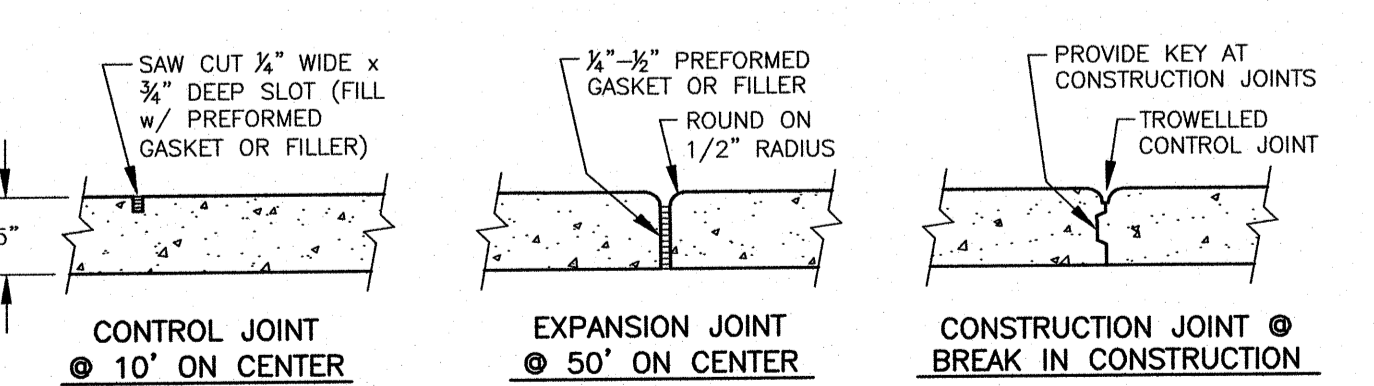
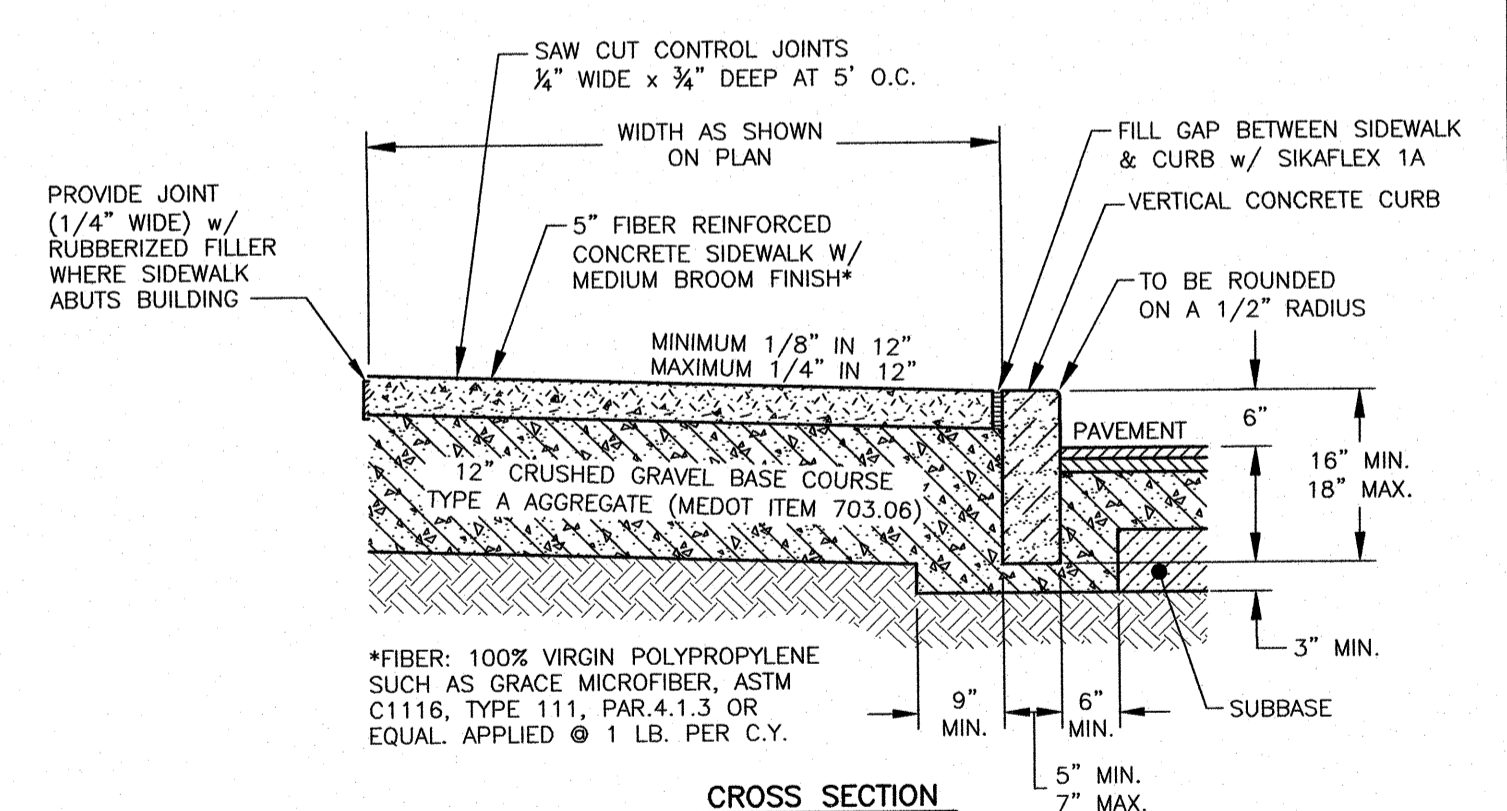


- NOTE:**
FINAL STAMPED WALL DESIGN PLANS SHALL BE SUBMITTED TO THE TOWN FOR APPROVAL BEFORE CONSTRUCTION. THE DESIGN SHALL ACCOUNT FOR HYDROSTATIC WALL PRESSURE.

I **C4** **BLOCK GRAVITY WALL DETAIL**
28" REDI ROCK WALL (OR APPROVED EQUAL) NTS



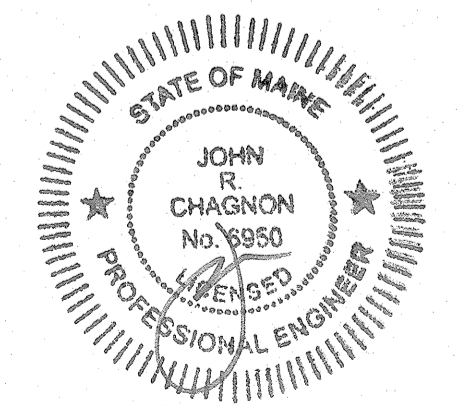
D **C3** **SIGN POST DETAIL** NTS



G **C3** **PORTLAND CEMENT CONCRETE SIDEWALK**
(WITH VERTICAL CONCRETE CURB) NTS

WASHBURN REALTY GROUP, LLC
60 ROUTE 236
KITTERY, MAINE

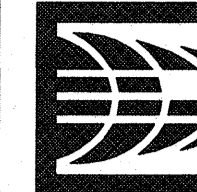
NO.	DESCRIPTION	DATE
1	REVISED DETAIL 1/C4	10/2/19
0	ISSUED FOR COMMENT	6/17/19
REVISIONS		



SCALE: AS SHOWN JUNE 2019

DETAILS **D2**

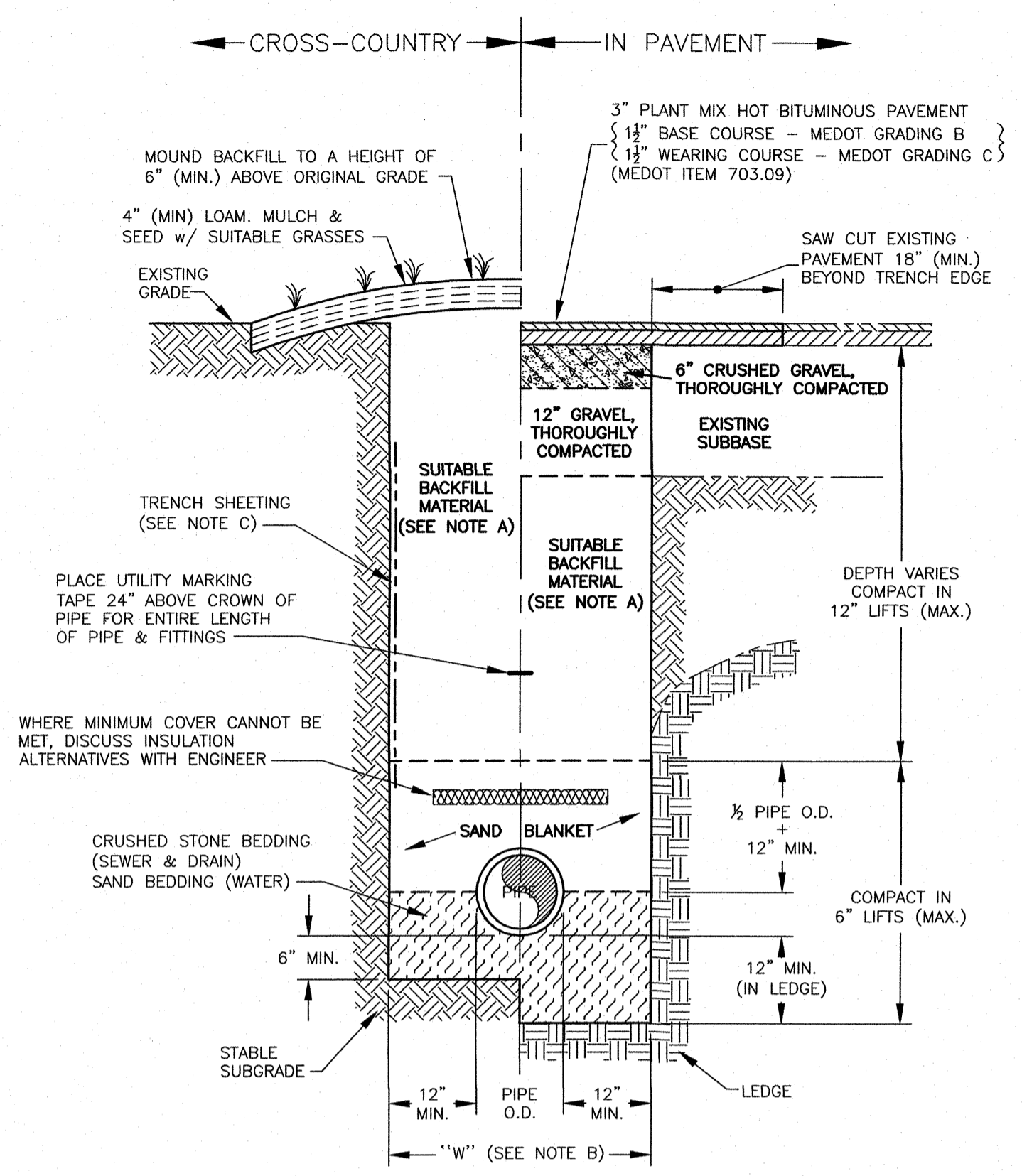
J:\0953 UN 3000's UN 3010's UN 3017\2019 Site Plan\Plans & Specs\Site\3017 DETAILS.dwg, DETAILS D2



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TRENCH NOTES:

A) TRENCH BACKFILL:
- IN PAVED AREAS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, ALL WET OR SOFT MUCK, PEAT OR CLAY, ALL EXCAVATED LEDGE MATERIAL, AND ALL ROCKS OVER SIX INCHES IN LARGEST DIMENSION, OR ANY MATERIALS DEEMED TO BE UNACCEPTABLE BY THE ENGINEER.

- IN CROSS-COUNTRY CONSTRUCTION, SUITABLE MATERIAL SHALL BE AS DESCRIBED ABOVE, EXCEPT THAT THE ENGINEER MAY PERMIT THE USE OF TOP SOIL, LOAM, MUCK OR PEAT, IF HE IS SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE.

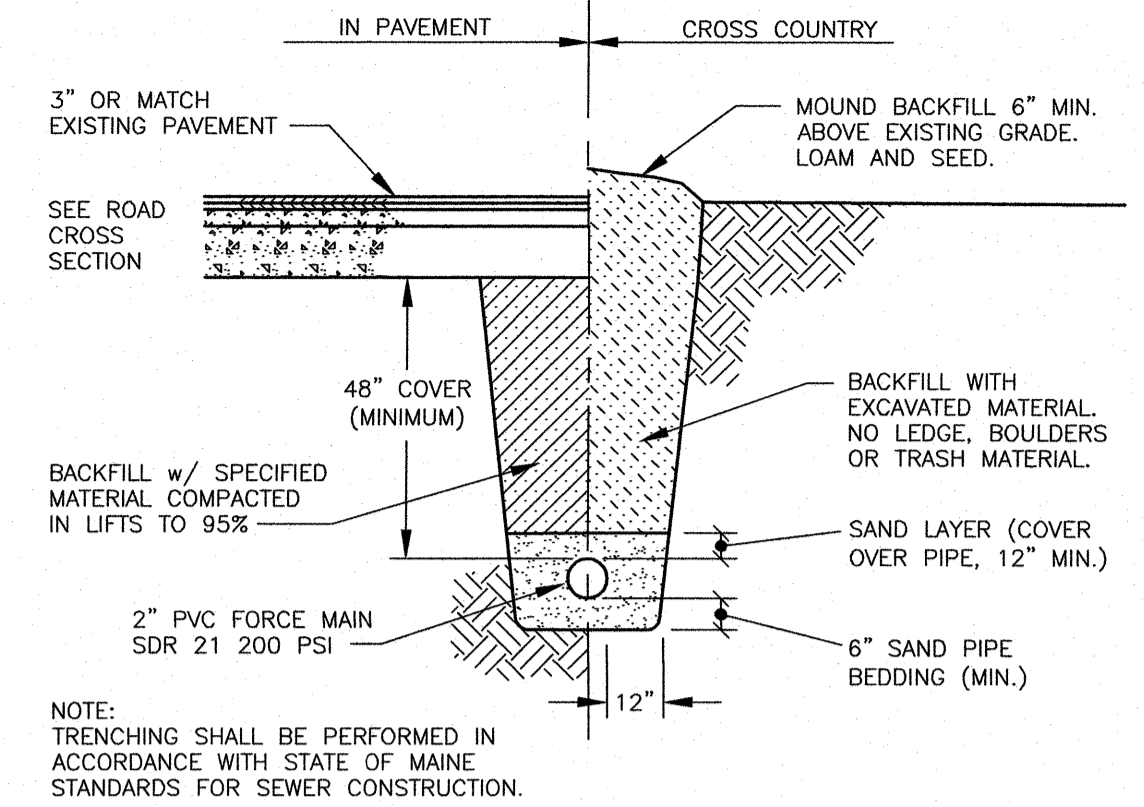
B) "W" = MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES. FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE O.D..

C) TRENCH SHEETING:
IF REQUIRED, WHERE SHEETING IS PLACED ALONGSIDE THE PIPE AND EXTENDS BELOW MID-DIAMETER, IT SHALL BE CUT OFF AND LEFT IN PLACE TO AN ELEVATION NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE. WHERE SHEETING IS ORDERED BY THE ENGINEER TO BE LEFT IN PLACE, IT SHALL BE CUT OFF AT LEAST 3 FEET BELOW FINISHED GRADE, BUT NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE.

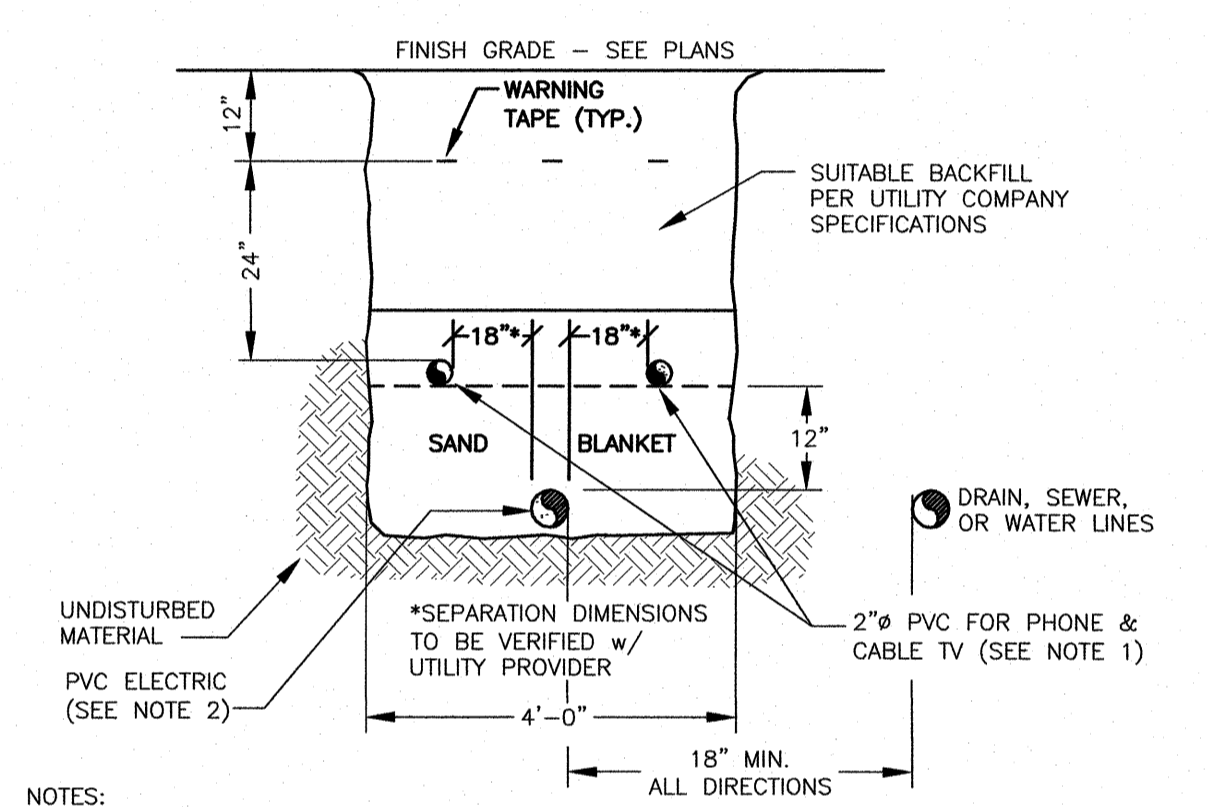
D) MINIMUM PIPE COVER FOR UTILITY MAINS (UNLESS GOVERNED BY OTHER CODES):
6" MINIMUM FOR SEWER
3" MINIMUM FOR STORMWATER DRAINS
5" MINIMUM FOR WATER MAINS

E) ALL PAVEMENT CUTS SHALL BE REPAIRED BY THE INFRARED HEAT METHOD.

J TYPICAL PIPE TRENCH
C5 NTS



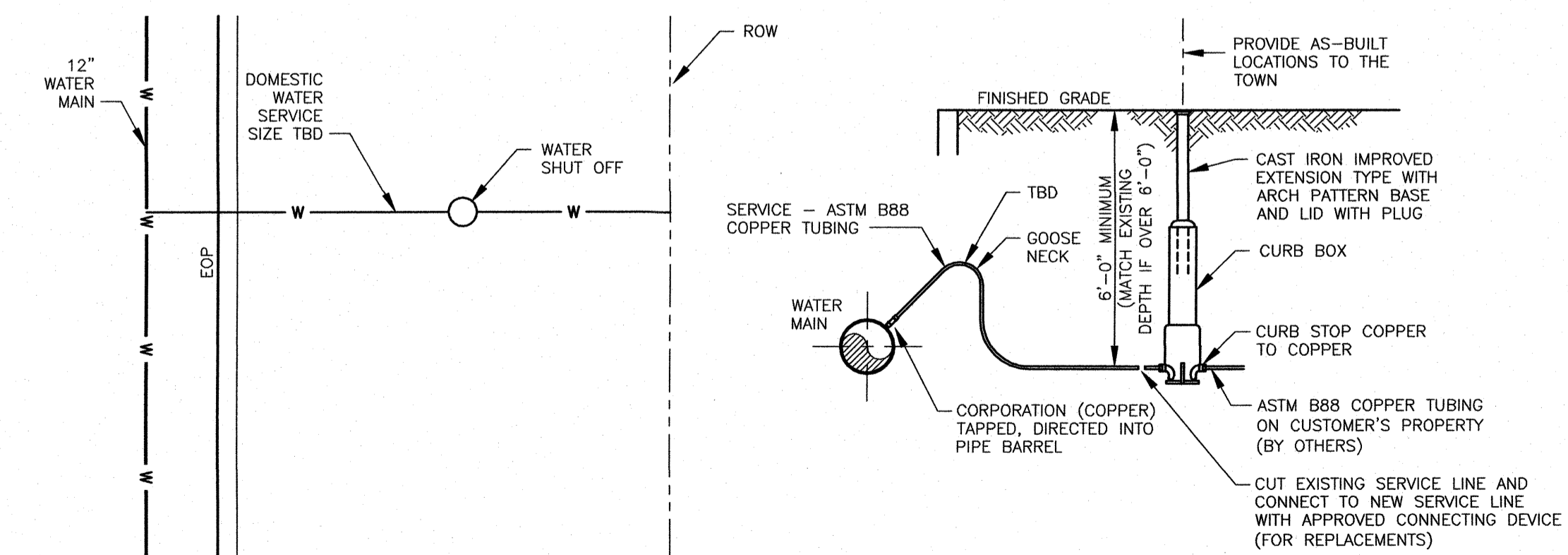
L SEWER FORCE MAIN TRENCH
C5 NTS



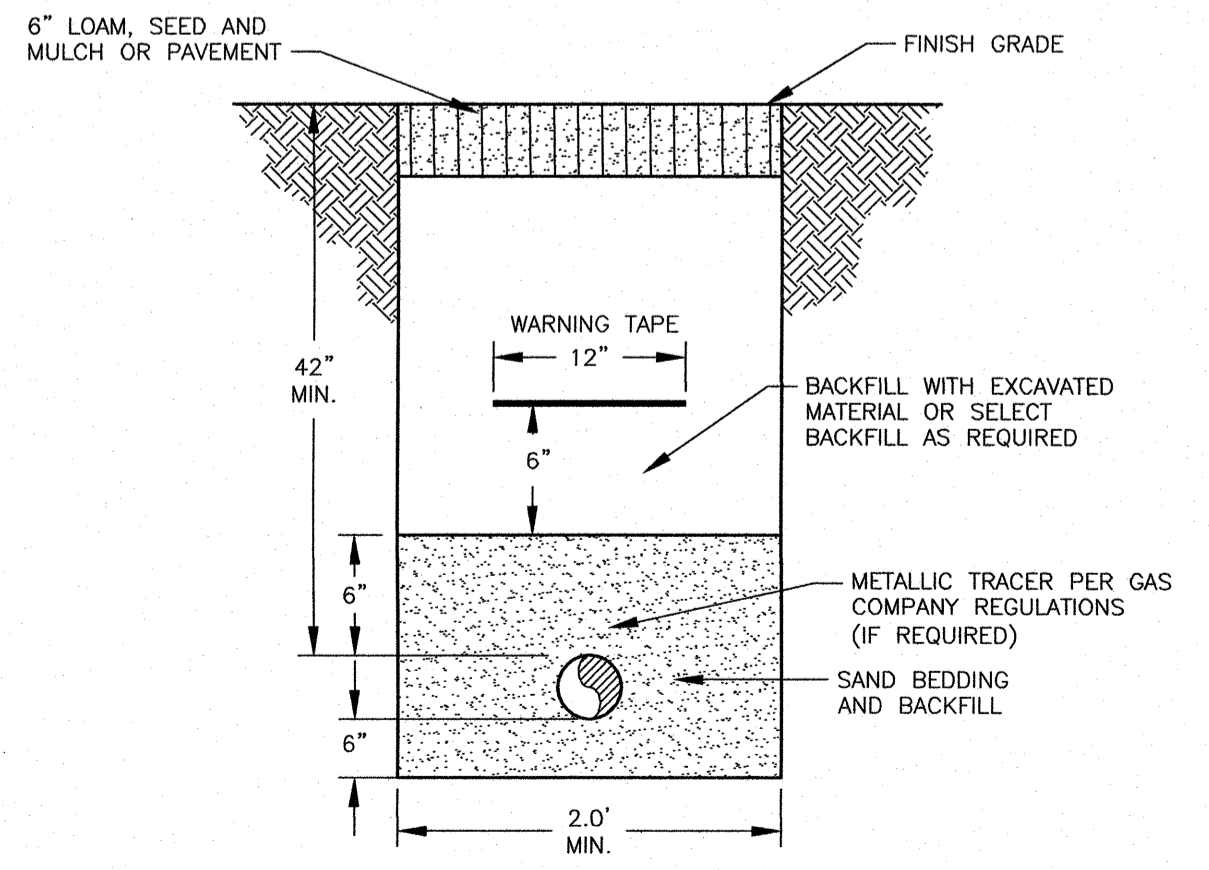
NOTES:

- 1) ALL CONDUIT TO BE U.L. LISTED, SCH. 80 UNDER ALL TRAVEL WAYS, & SCH. 40 FOR THE REMAINDER.
- 2) NORMAL CONDUIT SIZES FOR PSNH ARE 3 INCH FOR SINGLE PHASE PRIMARY AND SECONDARY VOLTAGE CABLES, 4 INCH FOR THREE PHASE SECONDARY, AND 5 INCH FOR THREE PHASE PRIMARY.
- 3) ALL WORK TO CONFORM TO THE NATIONAL ELECTRICAL CODE (LATEST REVISION)
- 4) INSTALL A 200# FULL ROPE FOR EACH CONDUIT
- 5) VERIFY ALL CONDUIT SPECIFICATIONS WITH UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION.

M UTILITY TRENCH
C5 ELECTRIC/PHONE/CABLE NTS



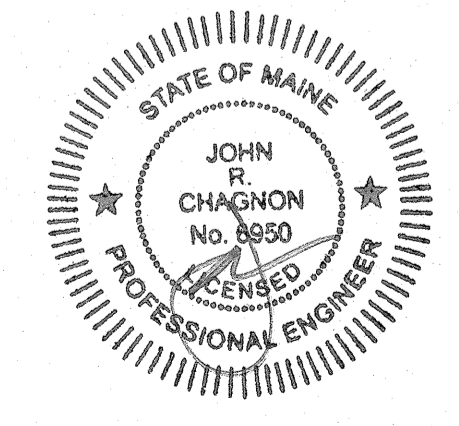
K TYPICAL WATER SERVICE CONNECTION
C5 NTS



N GAS SERVICE TRENCH
C5 NTS

WASHBURN REALTY GROUP, LLC
60 ROUTE 236
KITTERY, MAINE

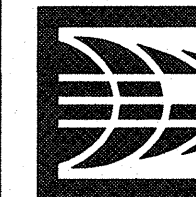
NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	6/17/19



SCALE: AS SHOWN JUNE 2019

DETAILS **D3**

J:\JOB53\UN 3000\UN 3010\UN 3017\2019 Site Plan\Plans & Specs\Site\3017 DETAILS.dwg, DETAILS D3



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors

200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL BMP'S" PUBLISHED BY THE MAINE D.E.P. IN 2016.

FILTRATION BASIN MEDIA

- 1 WET MEADOW SEED MIX
- 2 SOIL FILTER LAYER: 20% - 30% MULCH BY VOLUME, MIXED THOROUGHLY WITH LOAMY, COARSE SAND (70% - 80% BY VOLUME) MEETING THE FOLLOWING GRADATION:

SIEVE NO.	% BY WEIGHT, PASSING
10	85 - 100
20	70 - 100
60	15 - 40
200	8 - 15
- 3 3/8" PEA STONE
- 4 0.75" - 1.5" CRUSHED STONE, WASHED.

SAND SPECIFICATION

SIEVE SIZE	ASTM C33 FINE AGGREGATE SPECIFICATION
3/8"	100
#4	95-100
#8	80-100
#10	50-85
#16	50-85
#30	25-60
#40	50-85
#50	5-30
#100	0-10

FILL BELOW FILTRATION BASIN
SOILS: SOILS PLACED BELOW FILTER BASIN SHALL BE BANK RUN GRAVEL, MANUFACTURED SAND OR MODIFIED 304.1 BEDDING THE MATERIAL SHALL BE TESTED FOR HYDRAULIC CONDUCTIVITY IN TWO PLACES BY A EITHER BOREHOLE TESTING, DOUBLE RING INFILTRMETER TEST, OR AN AMMOZEMETER IN ACCORDANCE WITH NHDES REGULATIONS ENV-WQ 1500. TO ENSURE THE MIN. KSAT = 10 IN/HR).

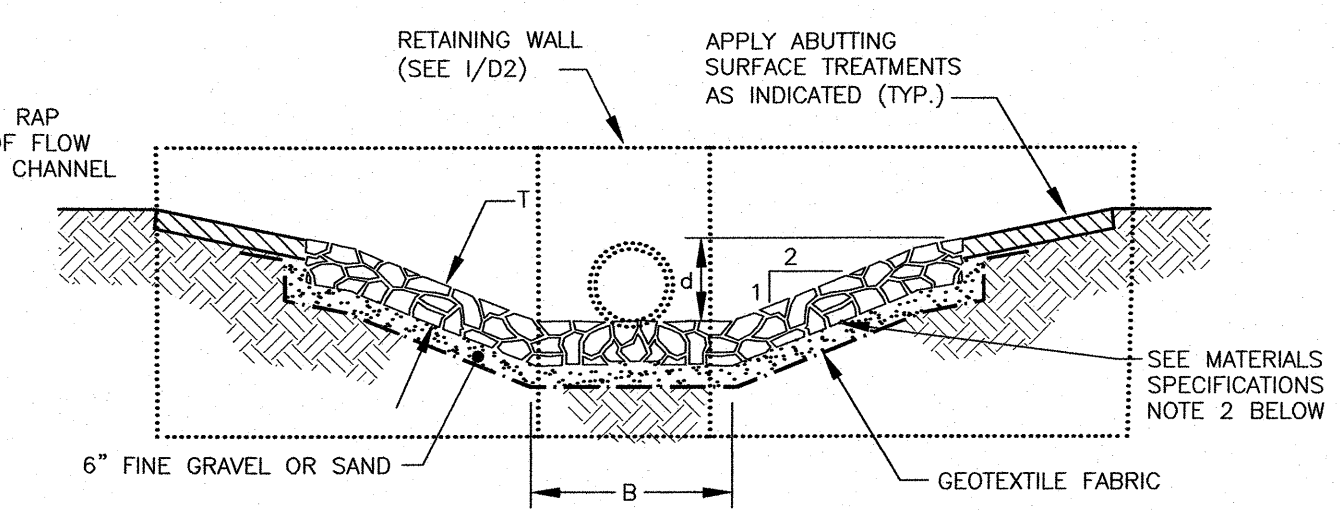
FILTRATION CONSTRUCTION
SOILS: DO NOT COMPACT SOIL. EXCAVATE BASIN, HAND RAKE STONE, PEA STONE AND MULCH LAYERS.

FILTRATION CONSTRUCTION INSPECTION
INSPECT EACH LAYER OF CONSTRUCTION: CONTACT THE DESIGN ENGINEER FOR INSPECTIONS DURING THE CONSTRUCTION PROCESS. CALL FOR INSPECTION BEFORE FILLING EXCAVATION WITH STONE, PEA STONE AND MULCH.

FILTRATION MAINTENANCE
SOILS: VISUALLY INSPECT AND REPAIR EROSION MONTHLY. USE SMALL STONES TO STABILIZE EROSION ALONG DRAINAGE PATHS. CHECK THE pH ONCE OR TWICE A YEAR. APPLY AN ALKALINE PRODUCT, SUCH AS LIMESTONE, IF NEEDED.

IF FILTRATION BASIN FAILS TO EMPTY 72 AFTER A RAINFALL, THE BASIN SHALL BE INSPECTED. IF AFTER INSPECTION IT IS DETERMINED THAT THE ENGINEERED SOIL HAS CLOGGED, THE ENGINEERED SOIL SHALL BE REPLACED. IN THE EVENT OF SOIL REPLACEMENT IN THE FILTRATION BASIN, AN AIRSPADE SHALL BE USED, TO CAREFULLY REMOVE THE SOILS SURROUNDING THE TREE ROOTS. TREE ROOTS ARE TO BE PROTECTED FROM DRYING OUT DURING THE PLACEMENT OF NEW SOILS AND NEW SOILS ARE TO BE REPLACED IMMEDIATELY UPON EXPOSING THE ROOT SYSTEMS.

T = THICKNESS OF RIP RAP
d = MAXIMUM DEPTH OF FLOW
B = BOTTOM WIDTH OF CHANNEL



TYPICAL CROSS-SECTION

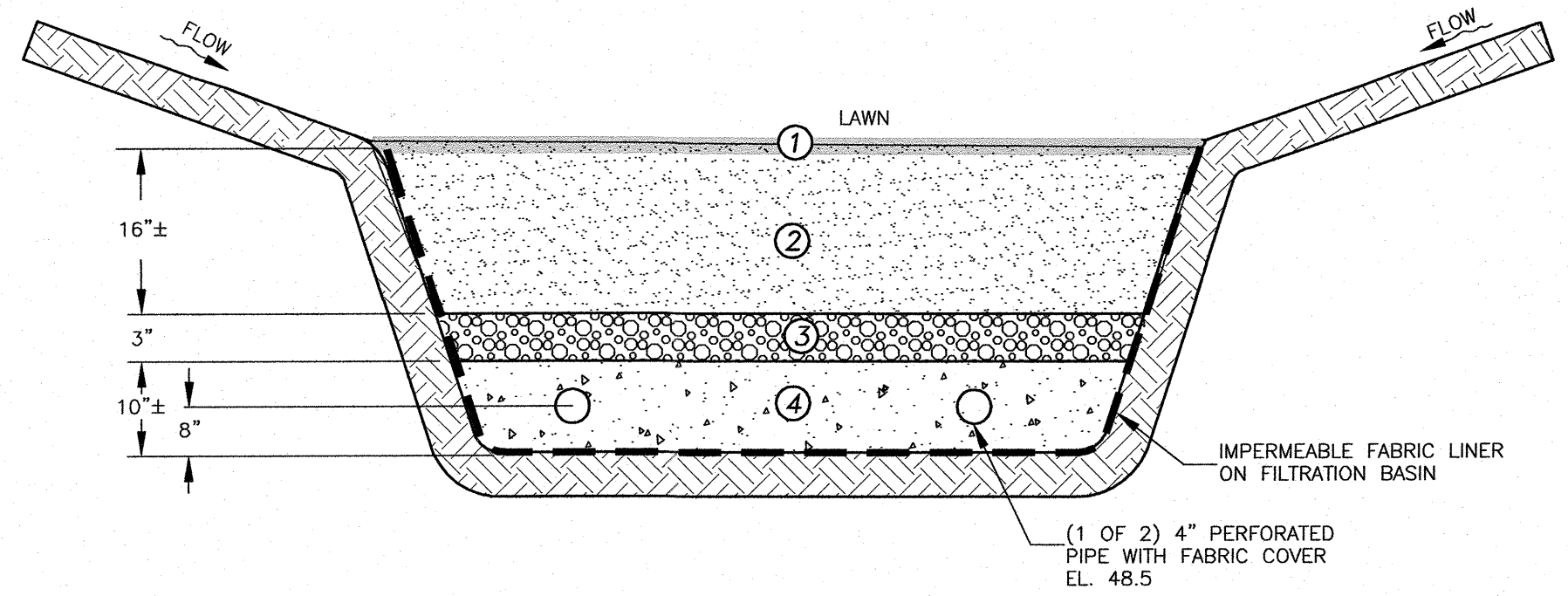
MATERIALS SPECIFICATIONS:

1. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF THE MAINE STORMWATER MANAGEMENT BMP MANUAL FOR ROCK RIP RAP.
2. ANCHOR PINS FOR FABRIC SHALL MEET THE REQUIREMENTS OF THE MANUFACTURER OF THE FABRIC.
3. RIP RAP SHALL BE A WELL GRADED MIX OF DURABLE ANGULAR OR SUBANGULAR STONES. FLAT ROCKS SHALL NOT BE USED FOR RIP RAP.

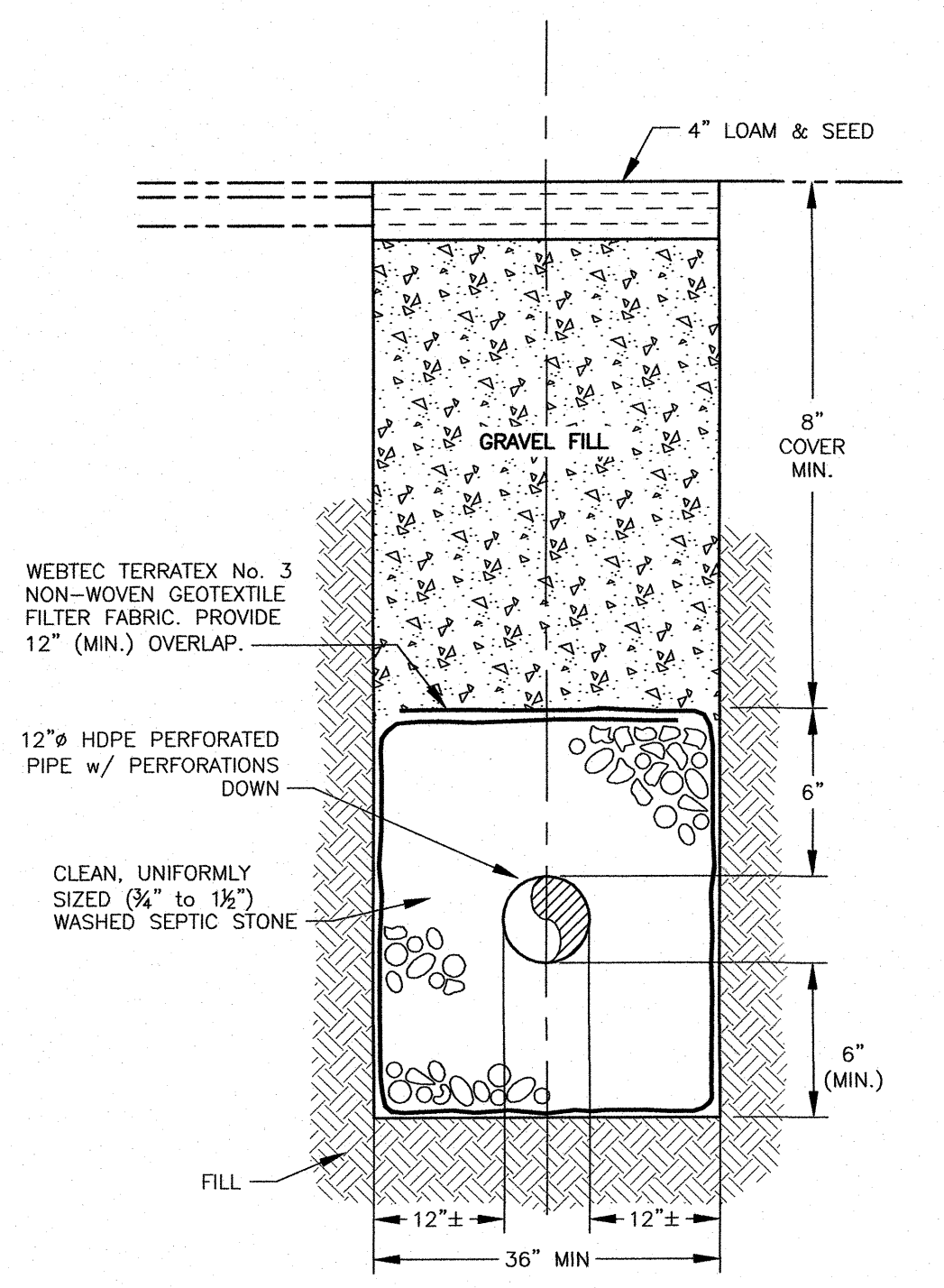
CONSTRUCTION SPECIFICATIONS:

1. THE SUBGRADE FOR THE RIP RAP SHALL BE CLEARED AND CRUBBED TO REMOVE ALL ROOTS, VEGETATION, AND DEBRIS AND PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
2. THE THICKNESS OF THE RIP RAP LAYER (T) SHALL BE 2.25 TIMES THE ROCK d₅₀ AS DETERMINED BY THE METHOD IN BEST MANAGEMENT PRACTICE FOR ROCK RIP RAP.
3. GEOTEXTILE FABRIC SHALL BE PROTECTED FROM PUNCTURES OR TEARING DURING PLACEMENT OF THE ROCK RIP RAP BY PLACING A CUSHION OF SAND OR FINE GRAVEL OVER THE FABRIC. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC, SHALL BE A MINIMUM OF 12 INCHES.
4. STONE FOR RIP RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT DISPLACEMENT OF THE UNDERLYING MATERIALS. HAND PLACEMENT MAY BE REQUIRED TO PREVENT DAMAGE TO ANY PERMANENT STRUCTURES.
5. VOIDS IN RIP RAP SHOULD BE FILLED WITH SMALLS AND SMALLER ROCKS.

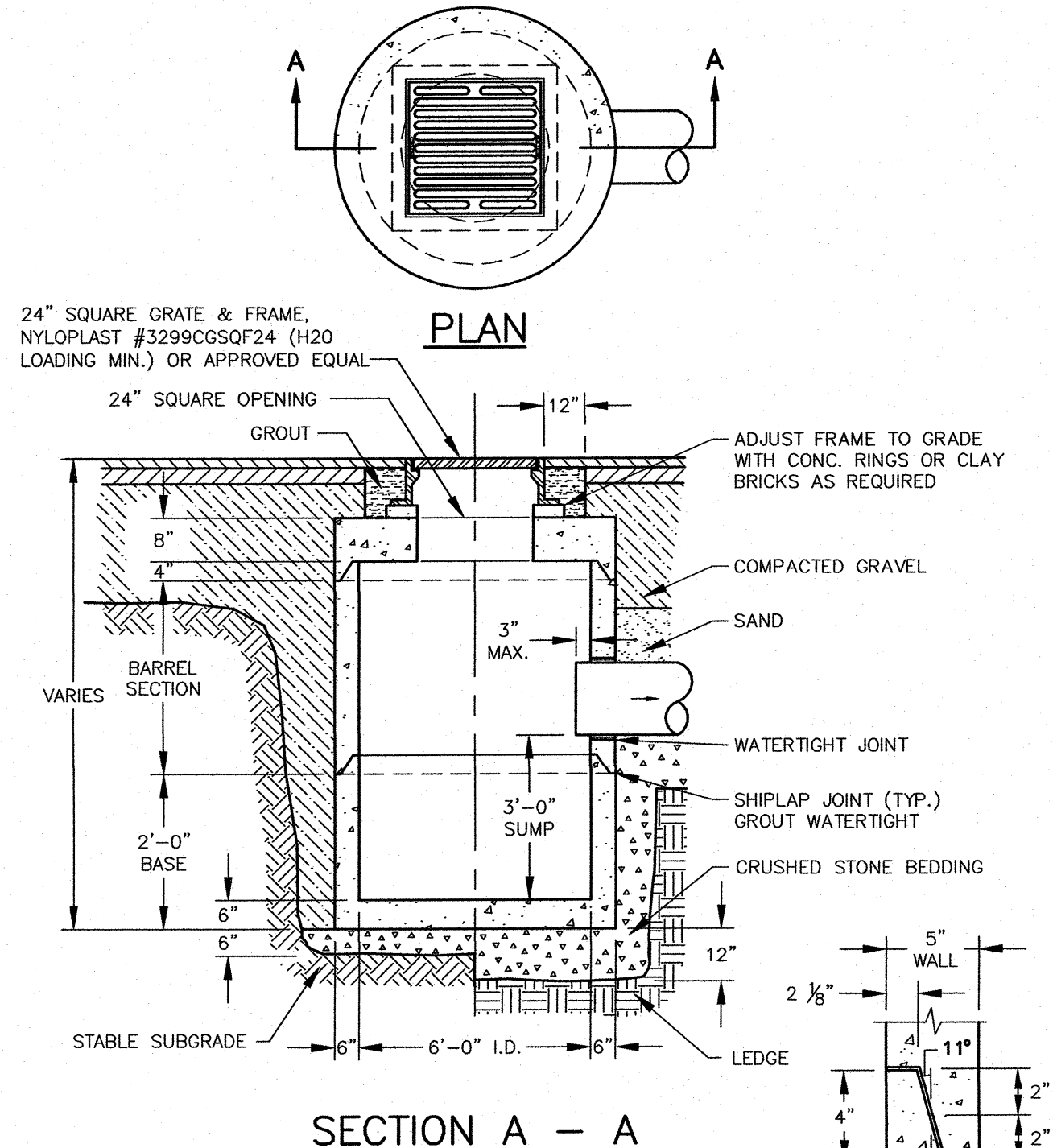
T RIP RAP LINED OUTLET
C4 NTS



Q UNDERDRAINED FILTRATION BASIN
C4 NTS

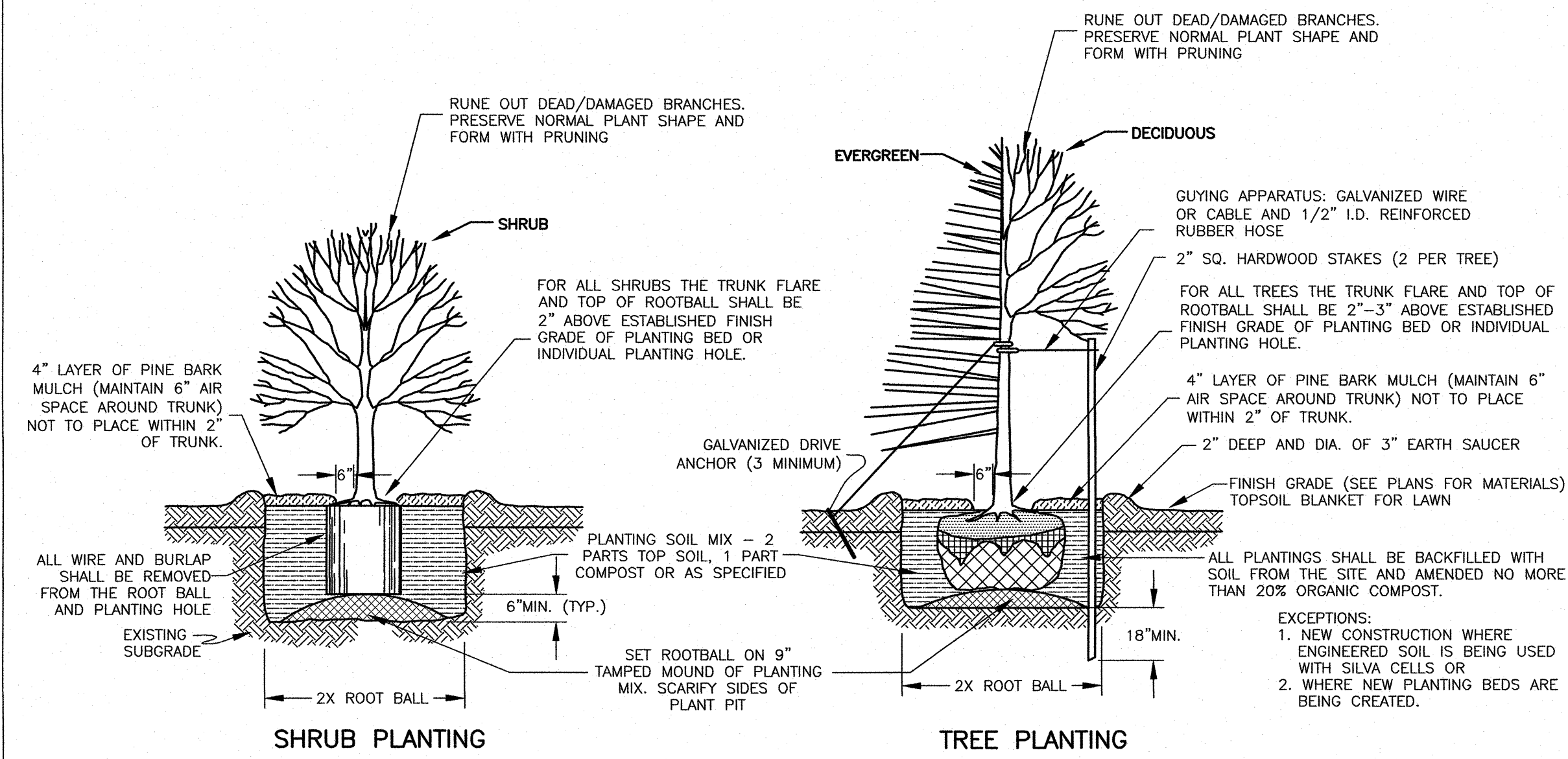


R INFILTRATION TRENCH DETAIL
C4 NTS



- NOTES:**
1. CONCRETE SHALL BE 4,000 P.S.I. AFTER 28 DAYS.
 2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ. IN. PER LINEAR FT. IN ALL SECTIONS & SHALL BE PLACED IN THE CENTER THIRD OF WALL.
 3. THE TONGUE OR THE GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER LINEAR FT.
 4. EACH CASTING TO HAVE LIFTING HOLES CAST IN.

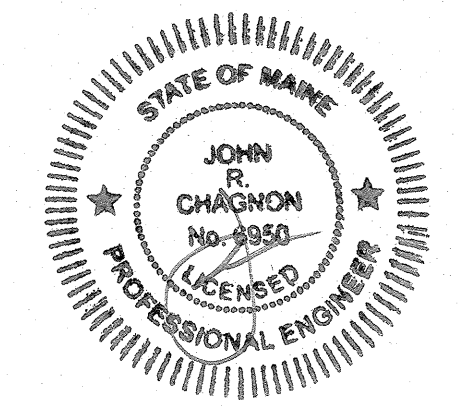
S REINFORCED CONCRETE CATCH BASIN
C4 NTS



U **V** SHRUB & TREE PLANTING DETAIL
D3 D3 NTS

WASHBURN REALTY GROUP, LLC
60 ROUTE 236
KITTERY, MAINE

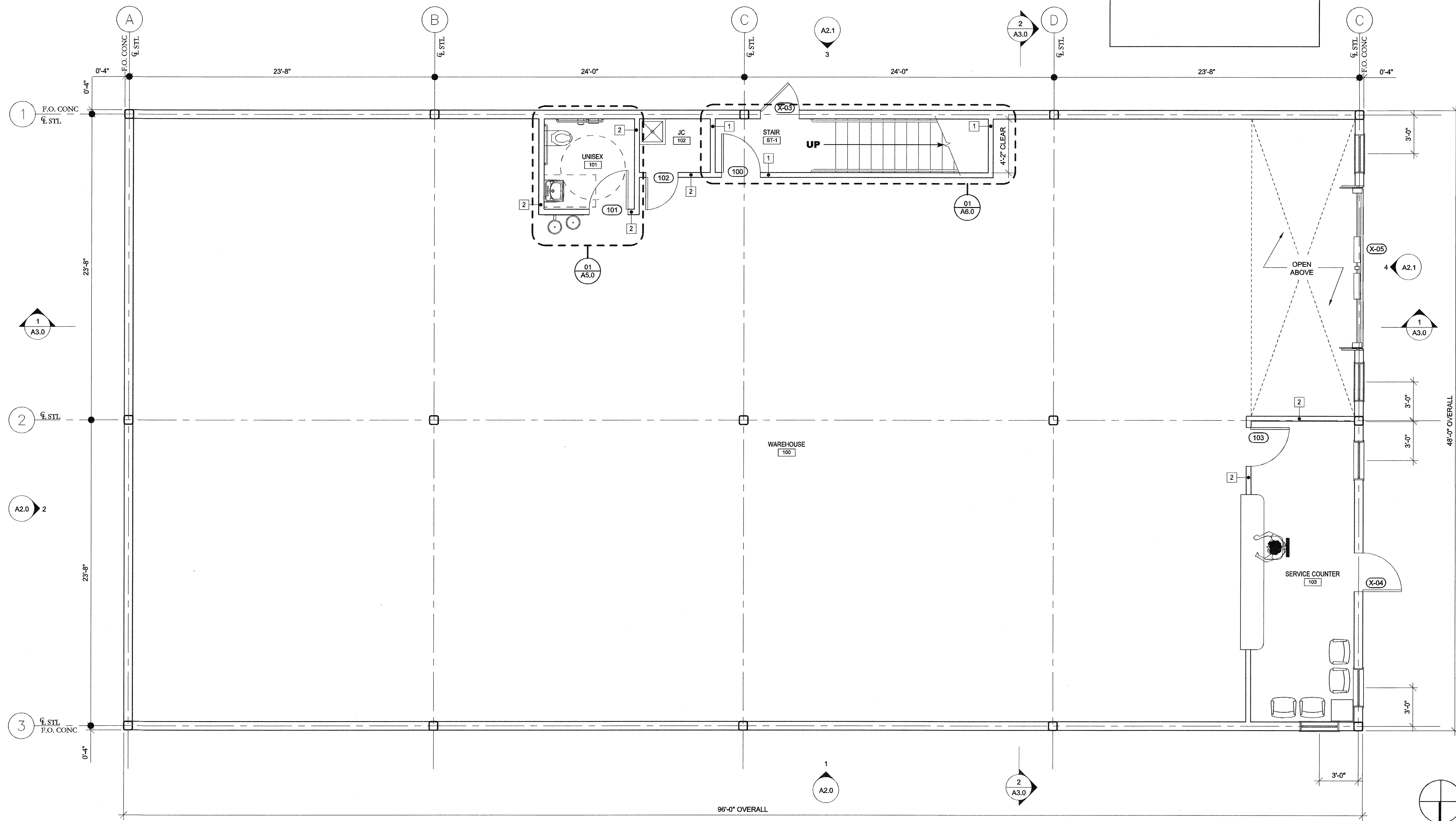
NO.	DESCRIPTION	DATE
1	DETAIL Q/C4	8/22/19
0	ISSUED FOR COMMENT	6/17/19



SCALE: AS SHOWN JUNE 2019

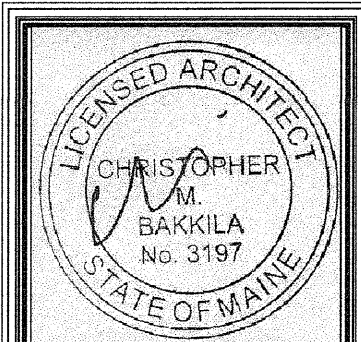
DETAILS **D4**

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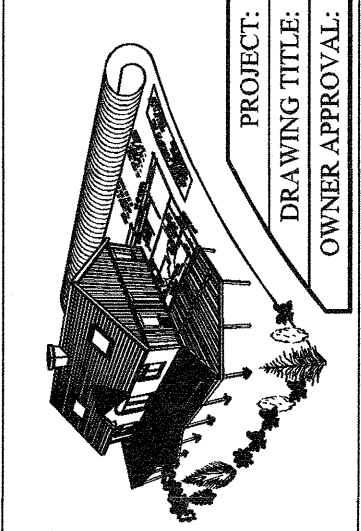
GENERAL SHEET NOTES

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NO.	DATE	DESCRIPTION
REVISIONS		

CUSTOM CONCEPTS, INC.
 ARCHITECTURE
 383 U.S. ROUTE 1, SUITE 1A - SCARBOROUGH, MAINE 04074
 Phone: (207) 883-0083
 WWW.CUSTOMCONCEPTS.COM
 PROJECT: MURRAY SUPPLY CORPORATION
 DRAWING TITLE: FLOOR PLANS
 OWNER APPROVAL:



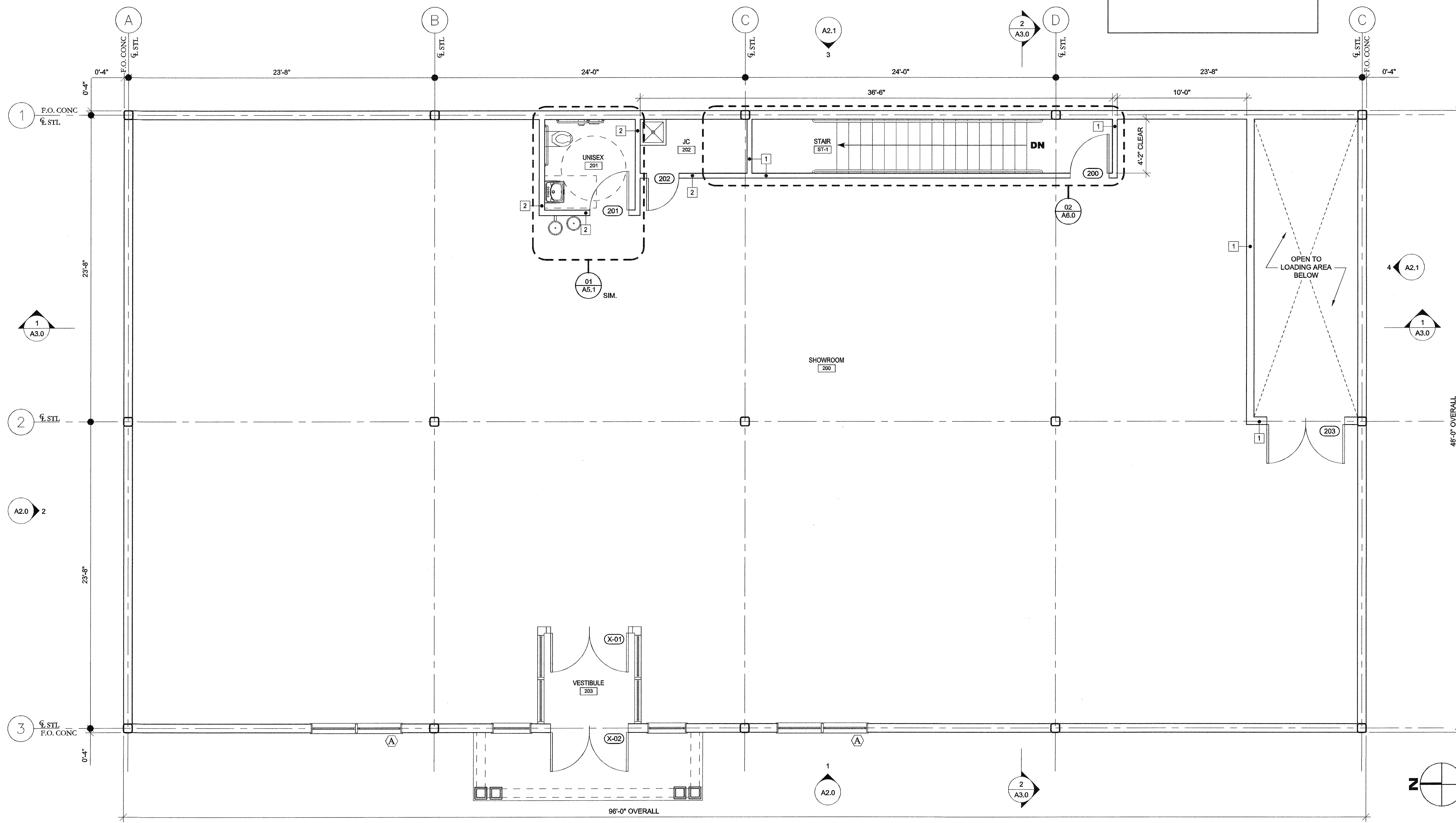
DATE: AUG. 01, 2019

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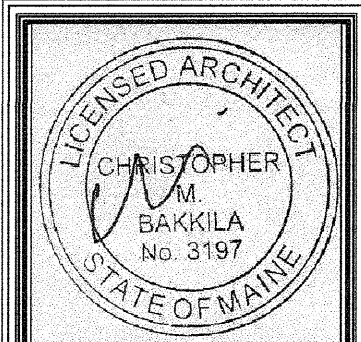
First Floor Plan

Scale: 1/4" = 1'-0"



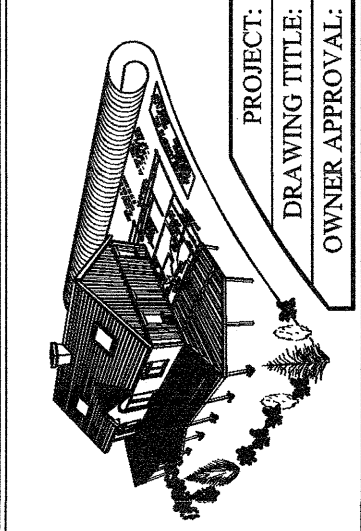
GENERAL SHEET NOTES

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NO.	DATE	DESCRIPTION
REVISIONS		

CUSTOM CONCEPTS, INC.
 A R C H I T E C T U R E
 383 U.S. ROUTE 1, SUITE 18 - SCARBOROUGH, MAINE 04074
 Phone: (207) 883-0083 WWW.CUSTOMCONCEPTSINC.COM
 PROJECT: MURRAY SUPPLY CORPORATION
 DRAWING TITLE: FLOOR PLANS
 DRAWN BY: CMB
 SCALE: AS NOTED
 JOB NUMBER: 9329-19
 PROJECT: MURRAY SUPPLY CORPORATION
 DRAWING TITLE: FLOOR PLANS
 DRAWN BY: CMB
 SCALE: AS NOTED
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 DRAWING TITLE: FLOOR PLANS
 DRAWN BY: CMB
 SCALE: AS NOTED

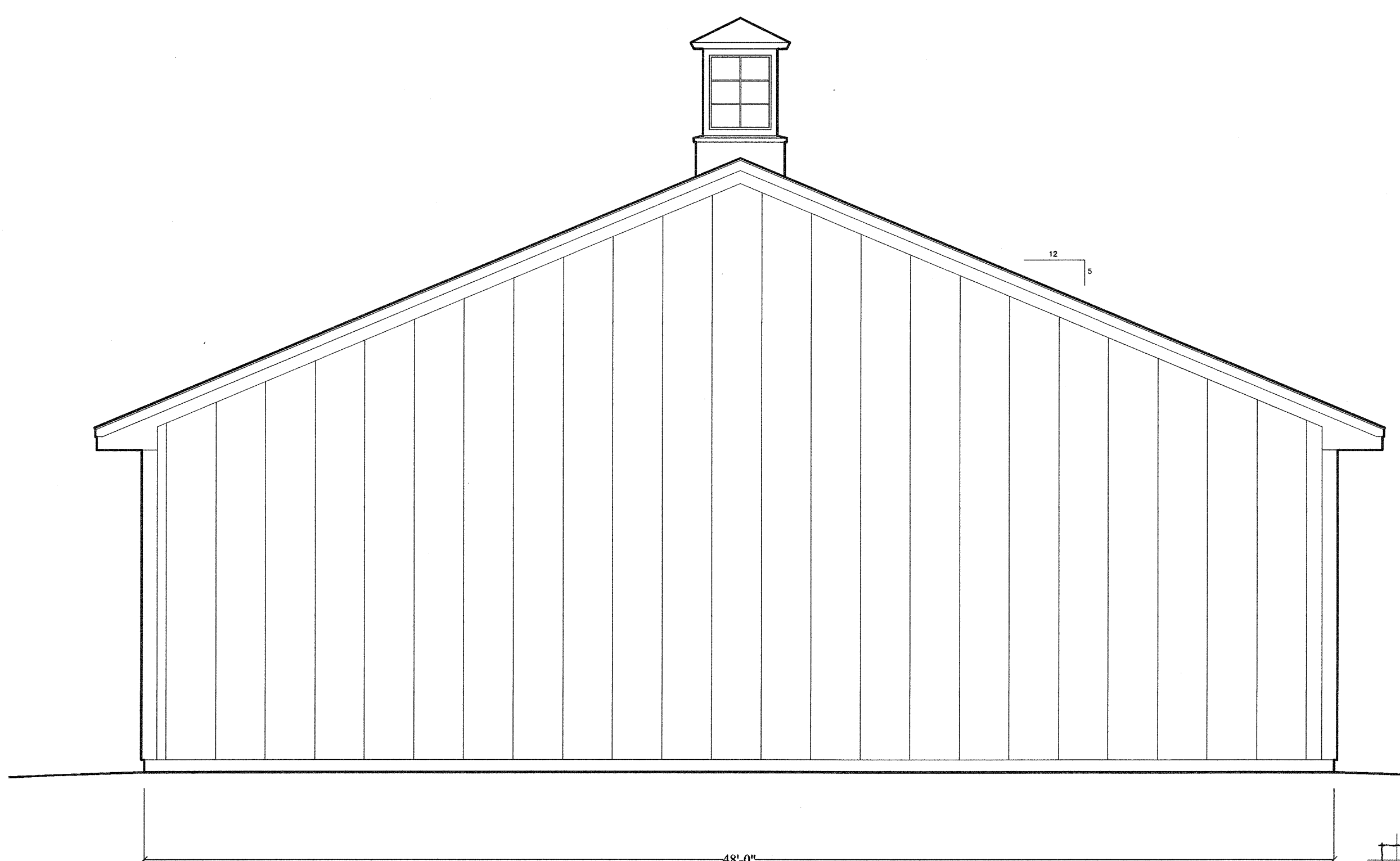


DATE: AUG. 01, 2019

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Not to Scale

Second Floor Plan
Scale: 1/4" = 1'-0"



GENERAL SHEET NOTES

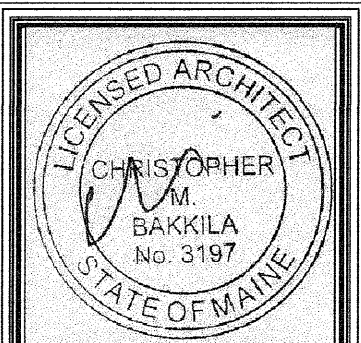
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02 West Elevation
Scale: 1/4" = 1'-0"



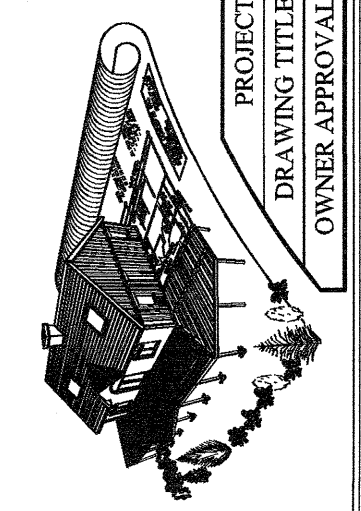
01 South Elevation
Scale: 1/4" = 1'-0"

Reduced Size
Not to Scale



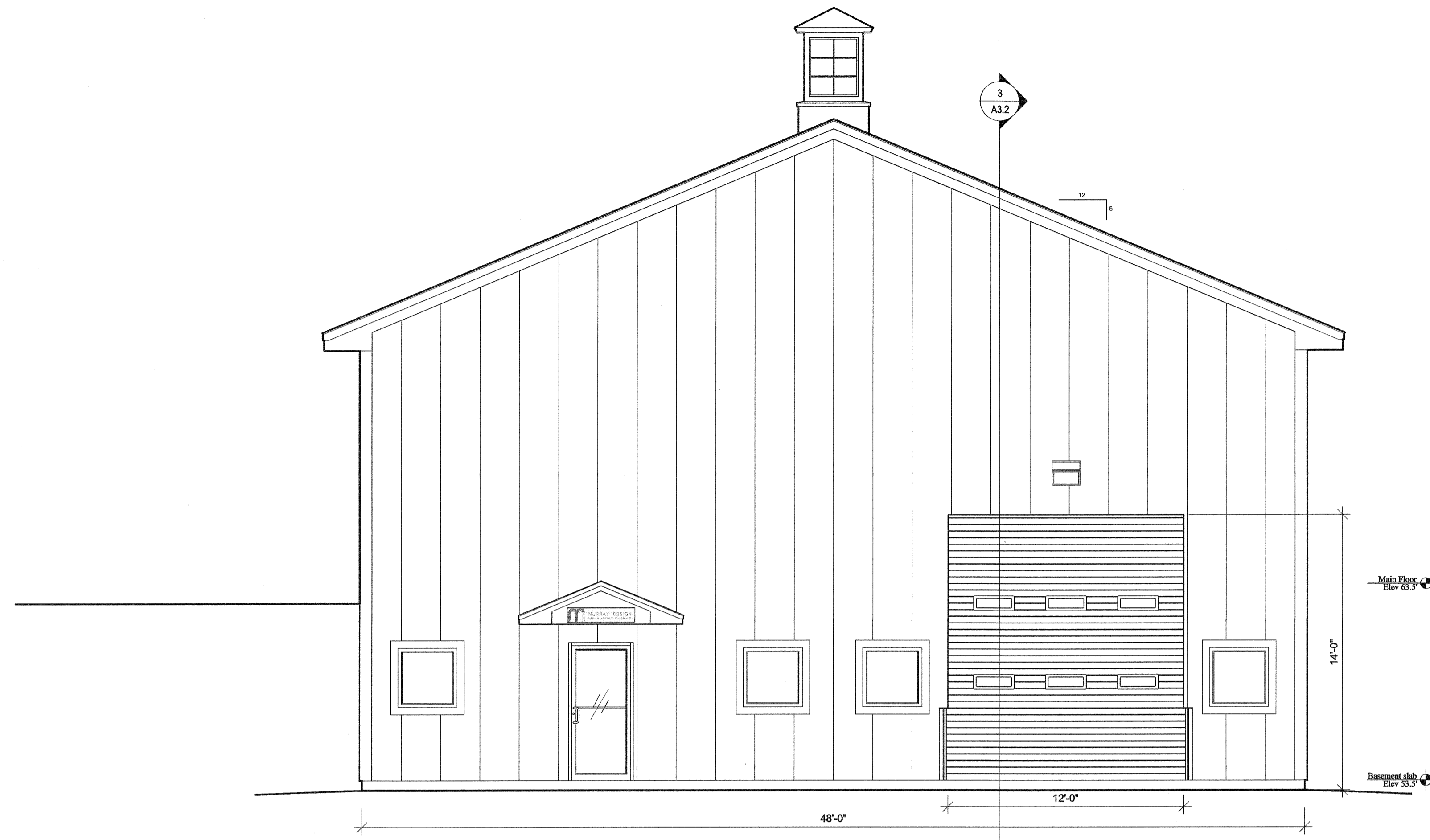
NO.	DATE	DESCRIPTION
REVISIONS		

CUSTOM CONCEPTS, INC.
 ARCHITECTURE
 383 U.S. ROUTE 1, SUITE 1A - SCARBOROUGH, MAINE 04074
 Phone: (207) 883-0083
 WWW.CUSTOMCONCEPTS.COM
 PROJECT: MURRAY SUPPLY CORPORATION
 DRAWING TITLE: FLOOR PLANS
 JOB NUMBER: 9329-19
 DRAWN BY: CMB
 SCALE: AS NOTED



DATE: AUG. 01, 2019

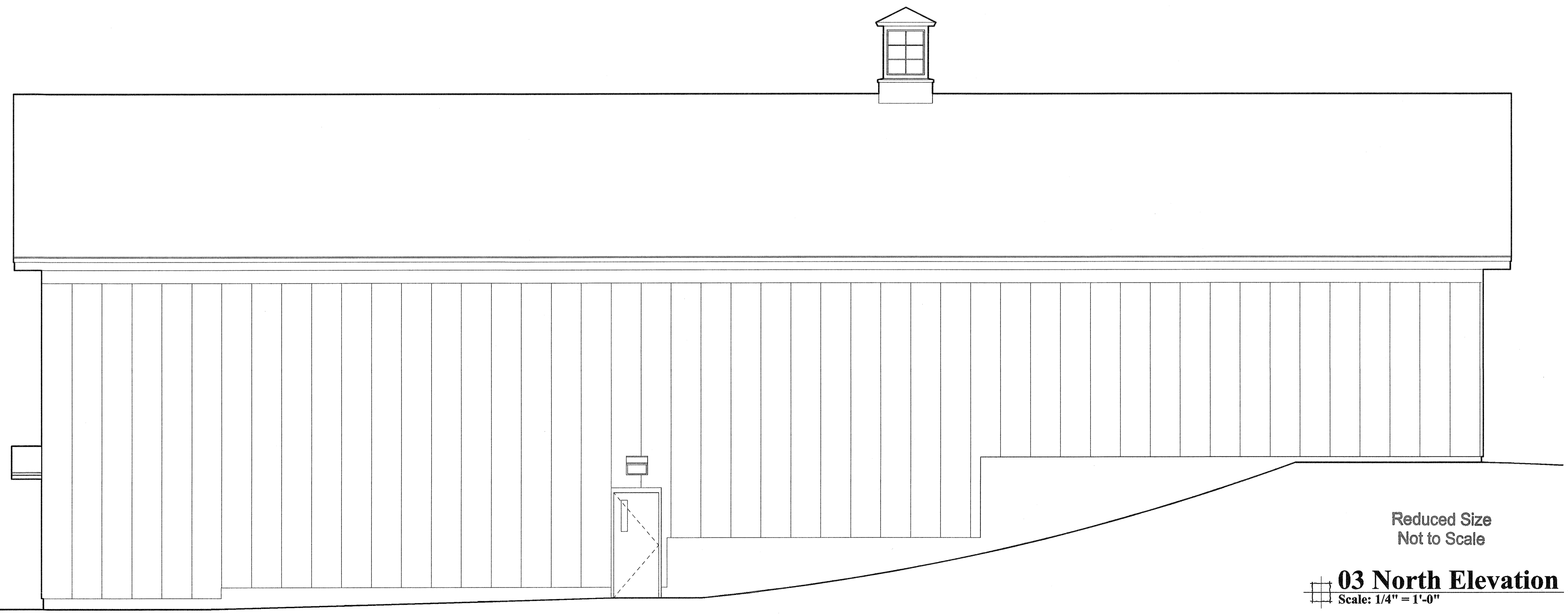
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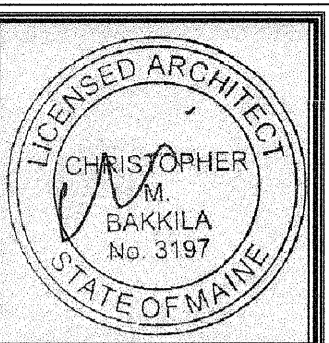
GENERAL SHEET NOTES

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04 East Elevation
Scale: 1/4" = 1'-0"



Reduced Size
Not to Scale
03 North Elevation
Scale: 1/4" = 1'-0"



NO.	DATE	DESCRIPTION
REVISIONS		

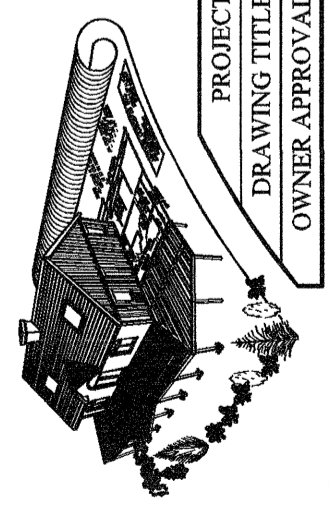
CUSTOM CONCEPTS, INC.
 • A R C H I T E C T U R E •
 383 U.S. ROUTE 1, SUITE 1A - SCARBOROUGH, MAINE 04074
 Phone: (207) 883-0083 WWW.CUSTOMCONCEPTSINC.COM

PROJECT: MURRAY SUPPLY CORPORATION
 DRAWING TITLE: FLOOR PLANS
 OWNER APPROVAL:

JOB NUMBER: 9329-19
 DRAWN BY: CMB
 SCALE: AS NOTED

Design Development
 Preliminary Design
 CLIENT REVIEW
 CONSTRUCTION

Contract Documents
 FOR PERMITS
 CONSTRUCTION



DATE: AUG. 01, 2019

A2.1