PLAN REVIEW NOTES
60 Route 236 M29 L14
Final Site Plan Review

October 24, 2019

Town of Kittery Maine
Planning Board Meeting
October 24, 2019

ITEM 1 – 60 Route 236 – Final 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	10/7/19	HELD
YES	Determination of Completeness/Acceptance	9/12/2019 Meeting	ACCEPTED
YES	Public Hearing	10/10/19 Meeting	HELD
YES	Preliminary Plan Review / Approval	10/10/19 Meeting	APPROVED
YES	Final Plan Review and Decision	Possible for 10/24/19 Meeting	

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 final plan review stage. The proposed development is a 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 Board at its October 10, 2019 meeting approved the preliminary site plan for the proposed development 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; and,
2) Provide a lighting and photometric plan.

The applicant has submitted a final plan which addresses those conditions.

Sidewalks along the property frontage has been desired when considering redevelopment projects. Section 16.8.4.13 specifies where required sidewalks must be installed to meet the minimum requirements as specified in Table 1 of Title 16. Route 236 falls under the classification of an Arterial Highway based upon its ADT. Arterials do not have specific design and construction standards laid out for them but instead is dictated by the type of development. Staff has discussed this item with the applicant and they have chosen to request a waiver for the sidewalk requirement.

Recommendation / Action

The final plan submittal has addressed all Staff and CMA previous comments. If the Board feels no further information is necessary, the Board may move to approve the final plan (suggested motion provided below).

Move to approve the final site plan application dated October 17, 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) ***Receipt of a Driveway/Entrance Permit from Maine DOT;***

KITTERY PLANNING BOARD
FINDINGS OF FACT - **UNAPPROVED**
for
60 Route 236
Site Plan

WHEREAS: 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.

Hereinafter the "Development".

Pursuant to the Plan Review meetings conducted by the Planning Board as duly noted in the Plan Review Notes dated 10/24/2019;

Sketch Plan Review	Held	7/11/2019
Site Visit	Held	10/7/2019
Preliminary Plan Completeness Review	Held, accepted	9/12/2019
Public Hearing	Held	10/10/2019
Preliminary Plan Approval	Granted	10/10/2019
Final Plan Approval	Granted	10/24/2019

and pursuant to the Application and Plan and other documents considered to be a part of the approval by the Planning Board in this Finding of Fact consisting of the following (hereinafter the "Plan").

1. Application for Site Plan Review, Ambit Engineering, Inc., August 22, 2019 and revised
2. Site Plans, Ambit Engineering, submittal date October 2, 2019, revised October 17, 2019
3. Floor Plans, Custom Concepts, Inc., August 01, 2019
4. MDOT Traffic Movement Permit dated

NOW THEREFORE, based on the entire record before the Planning Board as and pursuant to the applicable standards in the Land Use and Development Code, the Planning Board makes the following factual findings as required by Section **16.10.8.3.D. and as recorded below:**

FINDINGS OF FACT

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

A. Development Conforms to Local Ordinances.

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

Finding: The proposed development conforms one of the primary objectives of the comprehensive plan for economic development as it seeks to redevelop an abandoned commercial property. The site plan complies with the provisions of Title 16 or has received the necessary miscellaneous variations.

Conclusion: This standard appears to be met.

Vote of _ in favor_ against _ abstaining

B. Freshwater Wetlands Identified.

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

Finding: Wetlands have been delineated and are depicted on the site plan(s).

Conclusion: The Board finds this standard has been met.

Vote of _ in favor_ against _ abstaining

C. River, Stream or Brook Identified.

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

Finding: None have been identified.

Conclusion: The Board finds this standard is not applicable.

Vote of _ in favor_ against _ abstaining

D. Water Supply Sufficient. *{and}*

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

E. Municipal Water Supply Available.

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

Finding: The Kittery Water District has provided a letter of evaluation verifying its capacity to supply municipal water to the proposed project.

Conclusion: The Board finds these standards has been met.

Vote of _ in favor_ against _ abstaining

F. Sewage Disposal Adequate.

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

Finding: A location for the subsurface wastewater disposal system has been shown on the plan and a completed HHE-200 application with test pit information has been submitted.

Conclusion: The Board finds this standard has been met.

Vote of _ in favor_ against _ abstaining

G. Municipal Solid Waste Disposal Available.

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

Finding: The waste generated will be minimal. Waste will be stored internally within the building; no dumpster is proposed.

Conclusion: The Board finds this standard has been met.

Vote of _ in favor_ against _ abstaining

H. Water Body Quality and Shoreline Protected.

Whenever situated entirely or partially within two hundred fifty (250) feet of any wetland, the proposed development will not adversely affect the quality of that body of water or unreasonably affect the shoreline of that body of water.

Finding: Improvements are proposed for the treatment of stormwater runoff and the site redevelopment will result in a decrease in impervious surface.

Conclusion: The Board finds this standard has been met.

Vote of _ in favor_ against _ abstaining

I. Groundwater Protected.

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

Finding: As referenced in F. Sewage Disposal Adequate, the proposed development will not adversely affect the quality or quantity of groundwater.

Conclusion: The Board finds this standard has been met.

Vote of _ in favor_ against _ abstaining

J. Flood Areas Identified and Development Conditioned.

All flood-prone areas within the project area have been identified on maps submitted as part of the application based on the Federal Emergency Management Agency's Flood Boundary and Floodway Maps and Flood Insurance Rate Maps, and information presented by the applicant. If the proposed development, or any part of it, is in such an area, the applicant must determine the one hundred (100) year flood elevation and flood hazard boundaries within the project area. The proposed plan must include a condition of plan approval requiring that principal structures in the development will be constructed with their lowest floor, including the basement, at least one foot above the one hundred (100) year flood elevation.

Finding: The property is not located within a flood prone area.

Conclusion: The Board finds this standard is not applicable.

Vote of _ in favor_ against _ abstaining

K. Stormwater Managed.

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

Finding: CMA Engineers, town peer-review engineer, reports that the stormwater design is logical and meets the intent of the requirements of the LUDC. All post construction flows are decreased from pre-construction conditions.

Conclusion: The Board finds this standard has been met.

Vote of _ in favor__ against _ abstaining

L. Erosion Controlled.

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

Finding: Best Management Practices will be employed as required by the Erosion & Sedimentation Control Plan.

Conclusion: The Board finds this standard has been met.

Vote of _ in favor__ against _ abstaining

M. Traffic Managed.

The proposed development will:

1. Not cause unreasonable highway or public road congestion or unsafe conditions with respect to the use of the highways or public roads existing or proposed; and

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

Finding: An analysis of traffic generation and potential traffic impacts have been completed by the firm of Greenman-Pedersen, Inc. and reviewed by CMA Engineers. The additional traffic generated by the proposed plumbing wholesale and showroom can be safely and efficiently accommodated on the adjacent roadway network.

The proposed development conforms to Title 16.8.9 Parking, Loading and Traffic and will provide for adequate traffic circulation.

Conclusion: The Board finds this standard has been met.

Vote of _ in favor__ against _ abstaining

N. Water and Air Pollution Minimized.

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

1. Elevation of the land above sea level and its relation to the floodplains;
2. Nature of soils and sub-soils and their ability to adequately support waste disposal;
3. Slope of the land and its effect on effluents;
4. Availability of streams for disposal of effluents;
5. Applicable state and local health and water resource rules and regulations; and
6. Safe transportation, disposal and storage of hazardous materials.

Finding:
1. The proposed redevelopment is located outside of a floodplain.
2. A competed HHE-200 application has been submitted for the subsurface wastewater disposal system.
3 and 4. Addressed by previous findings.
5. The proposed redevelopment will adhere to all applicable State regulations.
6. Not applicable to the proposed redevelopment.

Conclusion: The Board finds this standard has been met.
Vote of _ in favor__ against _ abstaining
O. Aesthetic, Cultural and Natural Values Protected.
The proposed development will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, significant wildlife habitat identified by the department of inland fisheries and wildlife or the municipality, or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline.
Finding: The property does not include any significant aesthetic, cultural or natural values that require protection. Conclusion: The Board finds this standard has been met.
Vote of _ in favor__ against _ abstaining
P. Developer Financially and Technically Capable.
Developer is financially and technically capable to meet the standards of this section.
Finding: The developer is currently in the plumbing supply business and plans to move the business location to this address. Conclusion: The Board finds this standard has been met.
Vote of _ in favor__ against _ abstaining

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

Waivers:

Conditions of Approval (to be included on the final plan):

1. No changes, erasures, modifications or revisions may be made to the approved final plan.
2. Applicant/contractor will follow Maine DEP *Best Management Practices* for all work associated with site and building construction to ensure adequate erosion control and slope stabilization.
3. Prior to the commencement of grading and/or construction within a building envelope, as shown on the Plan, the owner and/or developer must stake all corners of the envelope. These markers must remain in place until the Code Enforcement Officer determines construction is completed and there is no danger of damage to areas that are, per Planning Board approval, to remain undisturbed.
4. All Notices to Applicant contained in the Findings of Fact (dated: October 24, 2019).

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

5. Receipt of a Driveway/Entrance Permit from Maine DOT.

6. Incorporate any plan revisions on the final plan as recommended by Staff, Planning Board, or Peer Review Engineer, and submit for Staff review prior to presentation of final Mylar.

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

1. Prior to the release of the signed plans, the applicant must pay all outstanding fees associated with review, including, but not limited to, Town Attorney fees, peer review, newspaper advertisements and abutter notification.
2. State law requires all subdivision and shoreland development plans, and any plans receiving waivers or variances, be recorded at the York County Registry of Deeds within 90 days of the final approval.
3. One (1) mylar copy and one (1) paper copy of the final plan (recorded plan if applicable) and any and all related state/federal permits or legal documents that may be required, must be submitted to the Town Planning Department. Date of Planning Board approval shall be included on the final plan in the Signature Block.
4. The owner and/or developer, in an amount and form acceptable to the town manager, must file with the municipal treasurer an instrument to cover the cost of all infrastructure and right-of-way improvements and site erosion and stormwater stabilization, including inspection fees for same.
5. This approval by the Town Planning Board constitutes an agreement between the Town and the Developer, incorporating the Plan and supporting documentation, the Findings of Fact, and any Conditions of Approval.

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

Vote of _ in favor__ against _ abstaining

APPROVED BY THE KITTERY PLANNING BOARD ON October 24, 2019

_____

Dutch Dunkelberger, Planning Board Chair

Per Title 16.6.2.A - An aggrieved party with legal standing may appeal a final decision of the Planning Board to the York County Superior Court in accordance with Maine Rules of Civil Procedures Section 80B, within forty-five (45) days from the date the decision by the Planning Board was rendered.

AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS

200 Griffin Road, Unit 3, Portsmouth, NH 03801
Phone (603) 430-9282 Fax 436-2315

17 October, 2019

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

RE: Application for Site Plan Review for 60 Route 236, Plumbing Wholesale & Showroom: Issue of Abutting Spring

Dear Mr. Steffen:

On behalf of Washburn Realty Group, LLC, we hereby submit this information in regards to one of the questions raised at the site walk for the above application. The question, posited by the abutter Mr. McKenzie, concerned the location of the proposed septic system and the systems proximity to an adjacent spring (s) and pond. We contacted Matthew Logan of Albert Frick Associates, Inc., the septic system designers. Matthew indicated that the septic system design meets all setbacks; unless the spring was a domestic water source and was directly connected to the adjacent home and used as the water supply. If it was not; then there was no required 100 foot setback, as afforded wells. Mr. Logan indicated that it was very unusual for a spring to be connected to a structure given the need for the ability to place a pump; if the spring is just feeding the pond, as Mr. McKenzie did indicate at the site walk, then the system design complies with all required setbacks. We checked with the Kittery Water District and did confirm that Mr. McKenzie is connected to the town water system, and does receive his domestic water from the water system in the street.

We hope this letter addresses the concern expressed. Please feel free to call if you have any questions or comments.

Sincerely,

John Chagnon, PE
CC (via email): Project Team

AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS

200 Griffin Road, Unit 3, Portsmouth, NH 03801
Phone (603) 430-9282 Fax 436-2315

17 October, 2019

Dutch Dunkelberger, Chair
Town of Kittery Planning Board
200 Rogers Road
Kittery, ME 03904

RE: Application for Site Plan Final Approval for 60 Route 236, Plumbing Wholesale & Showroom: Waiver Request

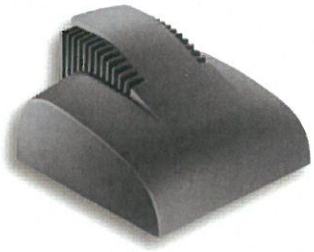
Dear Mr. Dunkelberger and Planning Board Members:

On behalf of Washburn Realty Group, LLC, we hereby submit a request for a waiver from the Kittery Code Section 16.8.4.13 – Sidewalks. Given the lack of sidewalks along this corridor; as well as the control over the corridor which is under the Maine DOT wherein sidewalks have not been installed along the corridor, we request that no sidewalks are required for this project.

Please feel free to call if you have any questions or comments.

Sincerely,

John Chagnon, PE
CC (via email): Project Team



ASW1 LED
LED Wall Luminaire

Catalog Number

Notes

Type

AERIS

Introduction

The Aeris™ family combines sleek, fluid forms and crisp edges into a striking architectural aesthetic that can be echoed throughout entire sites.

The ASW1 LED integrates the latest LED technology with the designer aesthetic of the Aeris™ family for stylish, high-performance illumination that lasts. The ASW1 LED is ideal for replacing 100-400W metal halide in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

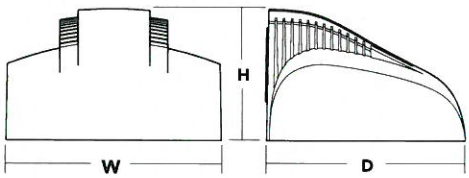
Specifications

Width: 15" (38.1 cm)

Depth: 13-3/4" (34.9 cm)

Height: 9-1/4" (25.5 cm)

Weight (max): 34 lbs (15.4 kg)



Ordering Information

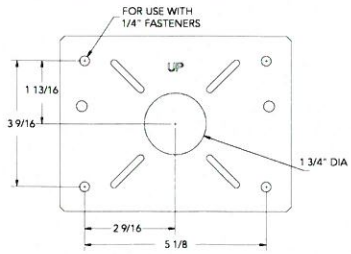
EXAMPLE: ASW1 LED 42C 700 40K SR4 MVOLT DDBTXD

ASW1 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting
ASW1 LED	42C 42 LEDs (one engine)	350 350mA 530 530mA 700 700mA	30K 3000 K 40K 4000 K 50K 5000 K	SR2 Type II SR3 Type III SR4 Type IV	MVOLT [1] 277 [1] 120 [1] 347 208 [1] 480 240 [1]	**Shipped included** (blank) Surface mount **Shipped separately** BBW Surface-mounted back box (for conduit entry) [2]

Control Options				Other Options	Finish *(required)*	
Shipped installed				**Shipped installed**	DDBXD	Dark bronze
PE	Photoelectric cell, button type [3]	PNMT5D3	Part night, dim 5 hrs [5]	SF Single fuse (120, 277, 347V) [1]	DBLXD	Black
BL30	Bi-level switched dimming, 30% [4,5]	PNMT6D3	Part night, dim 6 hrs [5]	DF Double fuse (208, 240, 480V) [1]	DNAXD	Natural aluminum
BL50	Bi-level switched dimming, 50% [4,5]	PNMT7D3	Part night, dim 7 hrs [5]	DFL Diffusing lens	DWHXD	White
PNMTDD3	Part night, dim till dawn [5]	DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) [6]	**Shipped separately** [2]	DDBTXD	Textured dark bronze
				VG Vandal guard	DBLBXD	Textured black
				WG Wire guard	DNATXD	Textured natural aluminum
					DWHGXD	Textured white

Drilling



Accessories

Ordered and shipped separately

ASW1BBW DDBXD U	Back box accessory (specify finish)
ASW1WG U	Wire guard accessory
ASW1VG U	Vandal guard accessory

NOTES

1. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Single fuse (SF) requires 120 or 277 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
2. Also available as a separate accessory; see Accessories information at left.
3. Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Must be ordered with fixture; cannot be field installed.
4. Requires an additional switched line.
5. Dimming driver standard. Not available with 347V or 480V.
6. Not available with 347V, 480V, BL30, BL50 or PNMT options.

LITHONIA LIGHTING

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Light Engines	Drive Current (mA)	System Watts	Dist. Type	40 K (4000 K, 70 CRI)				
				Nominal Lumens	B	U	G	LPW
42C (42 LEDs)	350	49W	SR2	4,013	1	0	1	82
			SR3	3,998	1	0	1	82
			SR4	3,971	1	0	1	81
	530	75W	SR2	7,140	2	0	2	95
			SR3	7,114	1	0	2	95
			SR4	7,066	1	0	1	94
	700	98W	SR2	8,564	2	0	2	87
			SR3	8,533	2	0	2	87
			SR4	8,476	2	0	2	86

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.06
10°C	50°F	1.04
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
40°C	104°F	0.96

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **ASW1 LED 42C 700** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

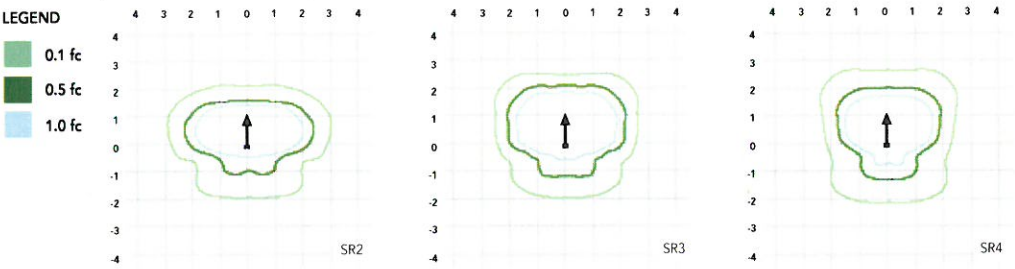
To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.96	0.92	0.85

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's ASW1 LED homepage.

Isofootcandle plots are considered to be representative of available optical distributions.



FEATURES & SPECIFICATIONS

INTENDED USE
The ASW1 LED is a high performance, high efficacy, long life luminaire that is ideally suited for lighting building entries, walk ways and surrounding areas adjacent to commercial exteriors.

CONSTRUCTION
Single-piece, die-cast aluminum housing. Die-cast doorframe has impact-resistant, tempered glass lens. Doorframe is fully sealed with a closed-cell silicone gasket.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS
Precision-molded refractive acrylic lenses housed behind the door frame lens are available in three distributions. Light engines are available in standard 4000 K or optional 3000 K or 5000 K (70 CRI) configurations.

ELECTRICAL
Light engine consists of 42 high-efficacy LEDs mounted to a metal-core circuit board and aluminum heat sink, ensuring optimal thermal management and long life. Class 1 electronic driver has a power factor >90%, THD <20%, and has an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION
Universal mounting plate with integral mounting bolts supports the fixture for easy, one-person installation. Suitable for downward orientation only.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. **US. Patent No. D500,569. Canada Patent No. 107561.**

WARRANTY
Five year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice..

Catalog Number	
Notes	
Type	

Contractor Select™

TWR LED

Wall Pack

Cast in a traditional dayform, the TWR LED luminaire offers a popular, classic appearance. Its advanced LEDs deliver an expected service life of more than 20 years and eliminate frequent lamp and ballast replacements associated with traditional technologies.

FEATURES:

- Replaces 100W to 400W HID lamps
- Energy savings of 85%, payback within two years
- Photocell option available

Catalog Number	UPC	Description	Replaces Up To	Lumens	Wattage	CCT	Voltage	Finish	Pallet qty.
TWR1 LED ALO 40K MVOLT DDBTXD M2	193047213516	WALL PACKS	50-250W METAL HALIDE	1,100 - 6,200	9W - 51W	4000K	120-277V	TEXTURED DARK BRONZE	60
TWR1 LED ALO 50K MVOLT DDBTXD M2	193047213523	WALL PACKS	50-250W METAL HALIDE	1,100 - 6,200	9W - 51W	5000K	120-277V	TEXTURED DARK BRONZE	60
TWR2 LED ALO 40K MVOLT DDBTXD M2	193047218542	WALL PACKS	150W TO 400W METAL HALIDE	3,050 - 11,800	21W - 87W	4000K	120-277V	TEXTURED DARK BRONZE	48
TWR2 LED ALO 50K MVOLT DDBTXD M2	193047218627	WALL PACKS	150W TO 400W METAL HALIDE	3,050 - 11,800	21W - 87W	5000K	120-277V	TEXTURED DARK BRONZE	48

More configurations are available. Click here or visit www.acuitybrands.com and search for TWR LED.

CS CONTRACTOR SELECT™

LITHONIA LIGHTING

Specifications

INTENDED USE:

The TWR1 LED combines traditional wall pack design with high-output LEDs to provide an energy-efficient, low maintenance LED wall pack suitable for replacing up to 400W Metal Halide fixtures. The traditional shape helps maintain building aesthetics when replacing only a portion of your building's wall packs. TWR LED is ideal for outdoor applications such as carports, loading areas, driveways and parking areas.

CONSTRUCTION:

Rugged cast-aluminum housing with bronze polyester powder paint for lasting durability. Door is hinged on the side so door swings out of the way during installation and service. Castings are sealed with a one-piece gasket to inhibit the entrance of external contaminants. MVOLT driver operates on any line voltage from 120-277V (50/60Hz). All luminaires have 6kV surge protection. Rated for outdoor installations, -40°C minimum ambient. Please consult factory for surge rating of photocells.

ELECTRICAL:

Light engine consists of long-life, high-efficacy LEDs mounted on an internal aluminum heat sink to maximize heat dissipation and promote long life (L90/100,000 hours at 40°C). Driver and integral photocell operate at 120V and are fully enclosed in the upper housing. There are no user serviceable parts. LEDs maintain 70% of light output at 35,000 hours of service. (LED lifespan based on IESNA LM-80-08 results and calculated per IESNA TM-21-11 methodology.)

INSTALLATION

Designed for wall mounting above four feet from ground. Housing is configured for mounting directly over a standard 4" outlet box (by others) or for surface wiring via any of three convenient 1/2" threaded conduit entry hubs.

LISTINGS:

UL Listed to U.S. and Canadian safety standards for wet locations. Tested in accordance with IESNA LM-79 and LM-80 standards.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

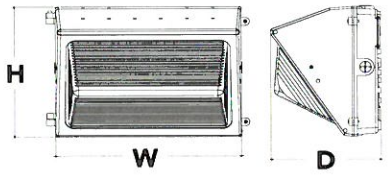
WARRANTY:

5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/customer-support/terms-and-conditions

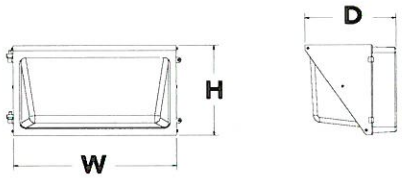
Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Dimensions

TWR1:
Width: 12-15/16(32.9cm)
Height: 9"(22.9cm)
Depth: 7-1/2 (19cm)
Weight: 11.95 (5.42kg)



TWR2:
Width: 17"(42.2cm)
Height: 9"(22.9cm)
Depth: 9-5/16"(23.6cm)
Weight: 17.2lbs (5.42kg)



All dimensions are inches (centimeters) unless otherwise indicated.

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

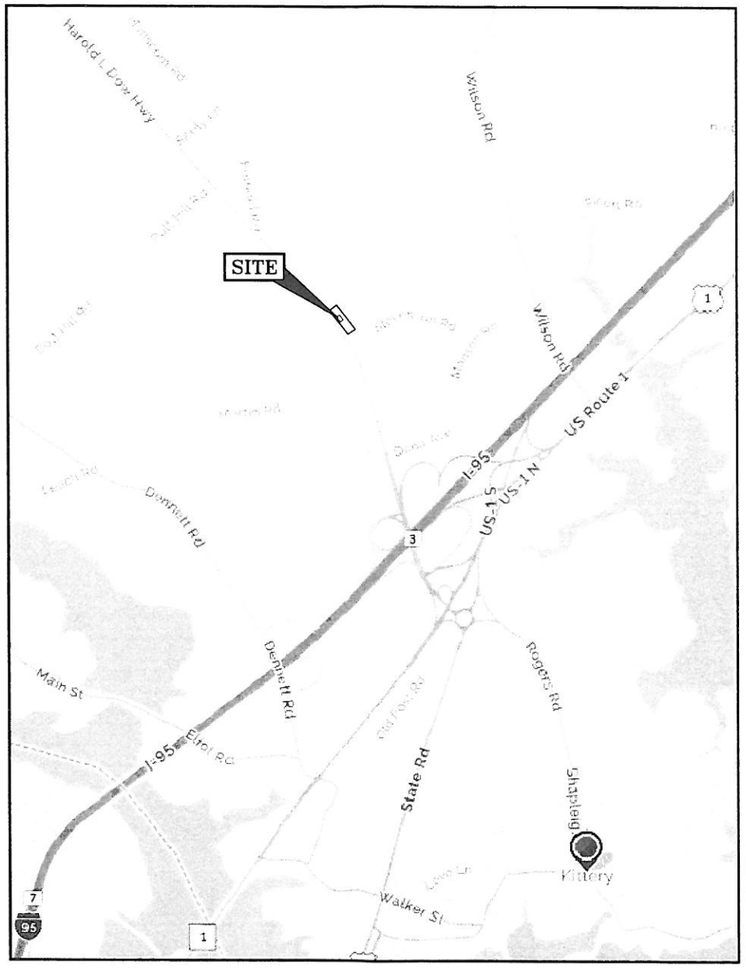
ARCHITECT:

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



LOCATION MAP
NOT TO SCALE

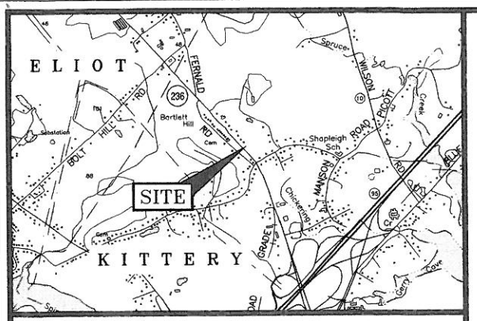
LEGEND:

N/F		NOW OR FORMERLY
RP		RECORD OF PROBATE
YCRD		YORK COUNTY REGISTRY OF DEEDS
(11/21)		MAP 11/LOT 21
RR SPK FND	RR SPK SET	RAILROAD SPIKE FOUND / SET
IR FND	IR SET	IRON ROD FOUND / SET
IP FND	IP SET	IRON PIPE FOUND / SET
DH FND	DH SET	DRILL HOLE FOUND
BND w/DH	BND w/DH	BOUND WITH DRILL HOLE
ST BND w/DH	ST BND w/DH	STONE BOUND WITH DRILL HOLE
EXISTING	PROPOSED	
		FORCE MAIN
		SEWER LINE
		GAS LINE
		STORM DRAIN
		WATER LINE
		UNDERGROUND ELECTRIC
		OVERHEAD ELECTRIC/WIRES
		EDGE/℄ OF WATER BODY
		EDGE OF WETLAND
		EDGE OF RESOURCE PROTECTION AREA
		AREA OF WETLAND DISTURBANCE
		℄ OF DITCH/SWALE
100	100	CONTOUR
97x3	98x0	SPOT ELEVATION
		EDGE OF PAVEMENT (EP)
		WOODS / TREE LINE
		SECURITY FENCE
		WETLANDS
BuB		SOIL SERIES
		UTILITY POLE
		WATER SHUT OFF/CURB STOP
		GAS SHUT OFF
GV	GV	GATE VALVE
HYD	HYD	HYDRANT
CB	CB	CATCH BASIN
T	TMH	TELEPHONE MANHOLE
S	SMH	SEWER MANHOLE
D	DMH	DRAIN MANHOLE
W	W	WELL
AC		ASBESTOS CEMENT PIPE
℄	℄	CENTERLINE
CI	CI	CAST IRON PIPE
CMP	CMP	CORRUGATED METAL PIPE
COP	COP	COPPER PIPE
CPP	CPP	CORRUGATED PLASTIC PIPE
DI	DI	DUCTILE IRON PIPE
EL.	EL.	ELEVATION
EP	EP	EDGE OF PAVEMENT
FF	FF	FINISHED FLOOR
INV	INV	INVERT
PVC	PVC	POLYVINYL CHLORIDE PIPE
RCP	RCP	REINFORCED CONCRETE PIPE
TBD	TBD	TO BE DETERMINED
TBM	TBM	TEMPORARY BENCH MARK
TYP	TYP	TYPICAL
VC	VC	VITRIFIED CLAY PIPE
	(9)	PARKING SPACE COUNT

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

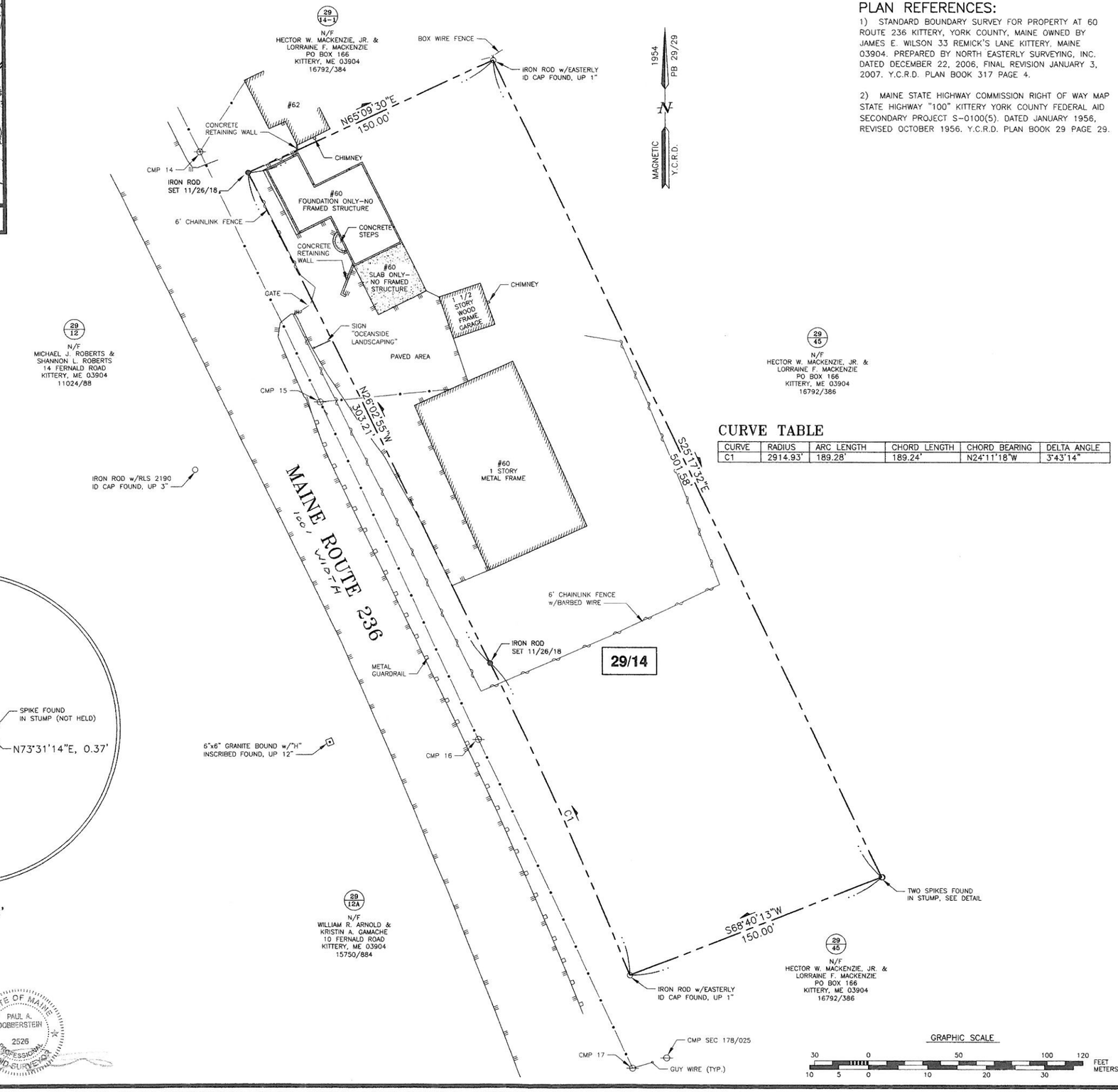
PLAN SET SUBMITTAL DATE: 2 OCTOBER 2019

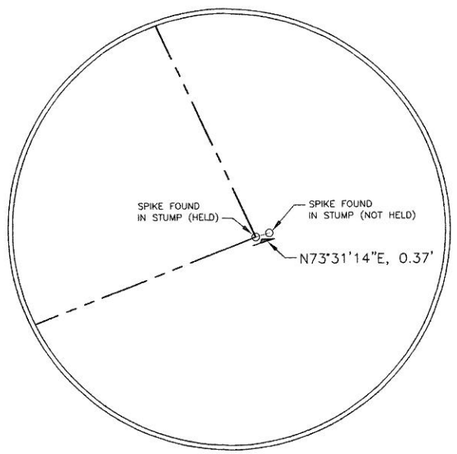


LOCATION MAP SCALE 1"=2,000'

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
YCRD	YORK COUNTY REGISTRY OF DEEDS
RR SPK	RAILROAD SPIKE
11/27	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'

PLAN REFERENCES:

1) 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.

2) 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.

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"

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.

STATE OF MAINE · PAUL A. DOBBERSTEIN · 2526 · PROFESSIONAL LAND SURVEYOR

PAUL A. DOBBERSTEIN, PLS #2526 — DATE 6/5/2019

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

7) 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.

8) 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.

Half Size

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

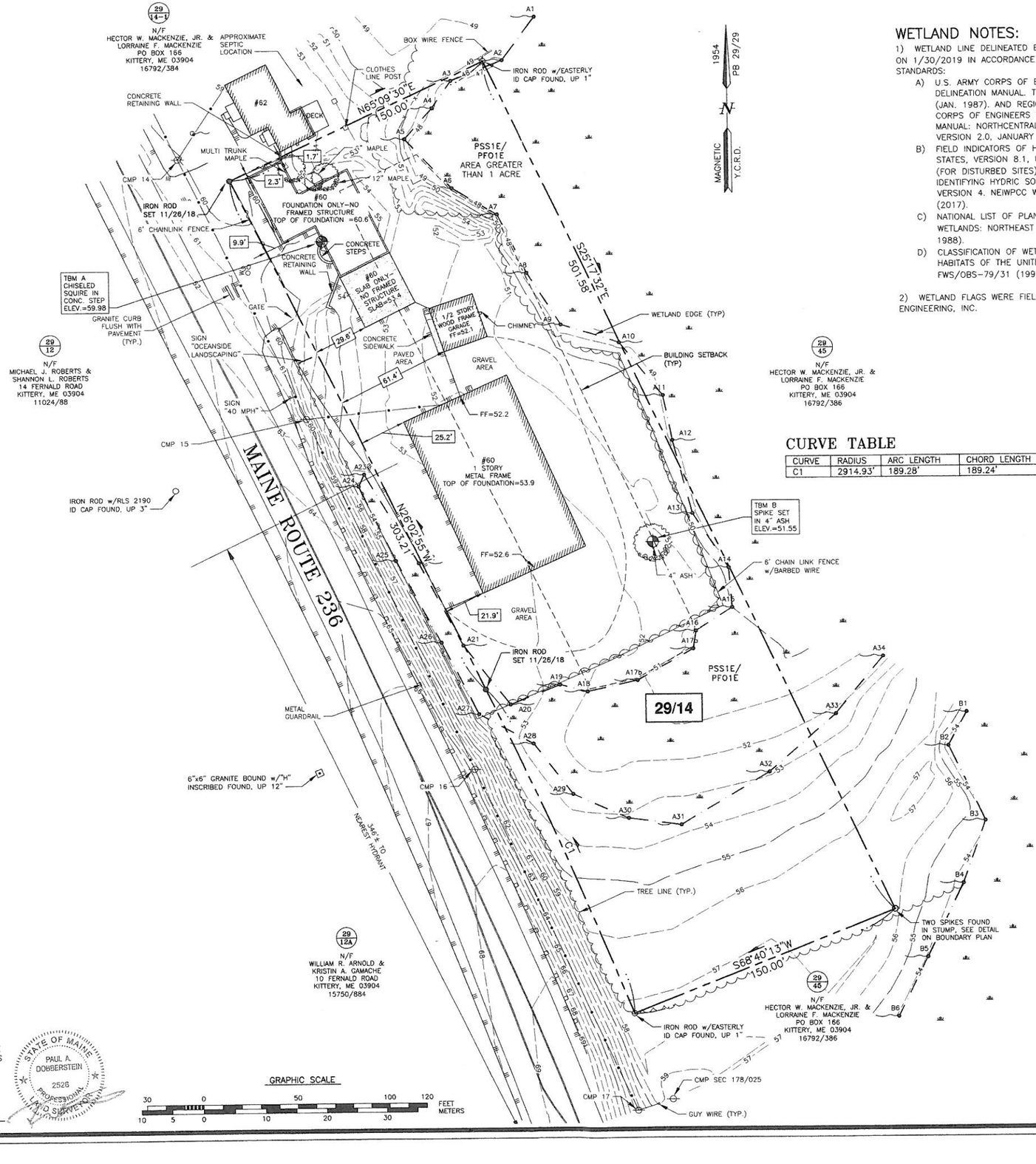
REVISIONS

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

SCALE 1"=30' NOVEMBER 2018

FB 392 PG 1 — 3017



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. NEIWPCC WETLANDS WORK GROUP (2017).

C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).

D) CLASSIFICATION OF WETLANDS AND DEEPWATER 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"

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.

STATE OF MAINE PAUL A. DOBBERSTEIN 2526 PROFESSIONAL LAND SURVEYOR

PAUL A. DOBBERSTEIN, PLS #2526

10/2/2019
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

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 (±0.2').

9) THERE ARE NO OBSERVABLE WELLS WITHIN 100' OF THE PROPERTY.

WASHBURN REALTY GROUP, LLC
60 ROUTE 236
KITTERY, MAINE

NO.	DESCRIPTION	DATE
	REVISIONS	
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

Half Size

SCALE 1"=30' FEBRUARY 2019

EXISTING CONDITIONS PLAN C1

FB 392 PG 1 3017.01 TAX MAP 29 LOT 14

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.

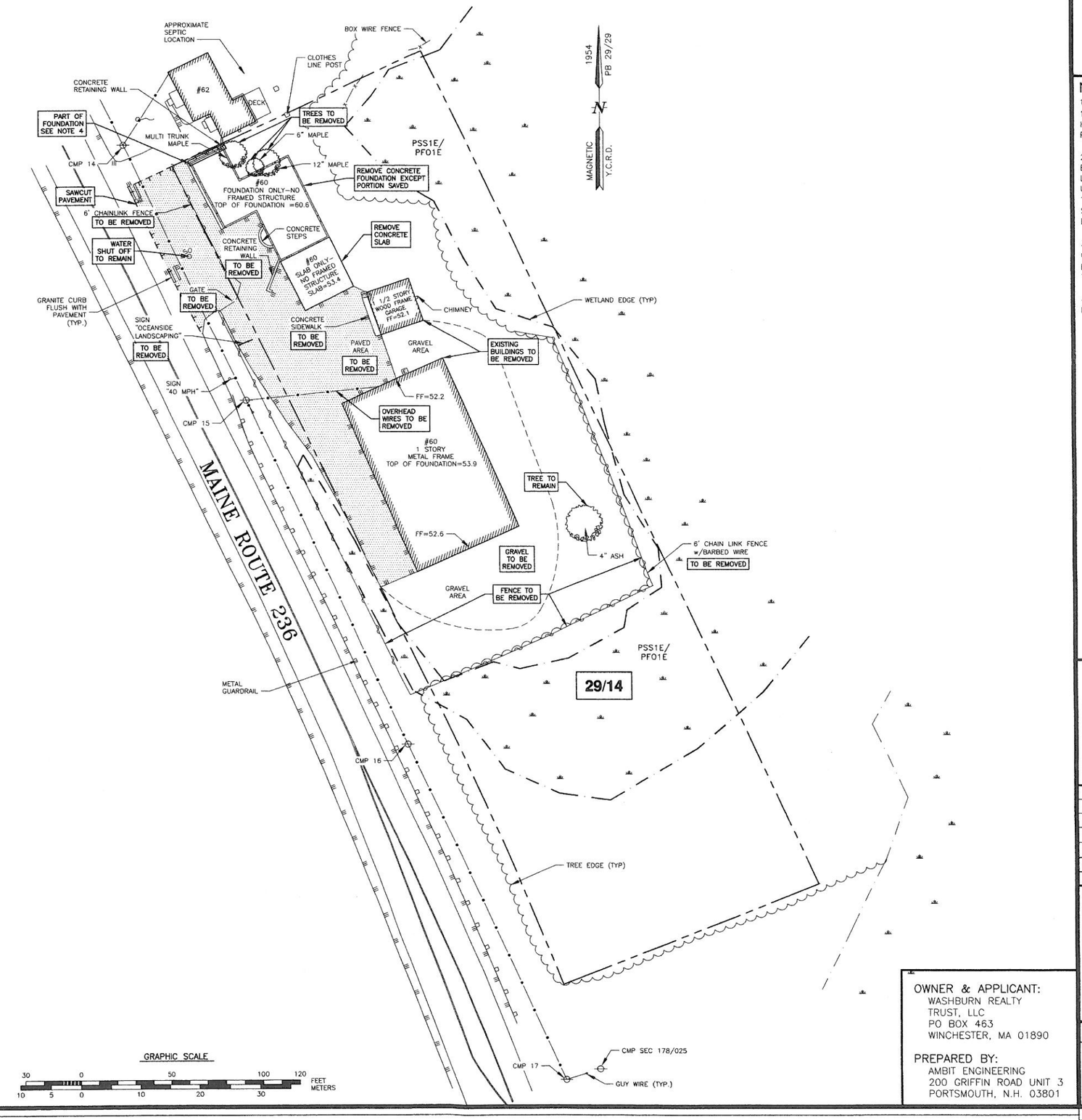
13) INFORMATION ON EXISTING UTILITIES AS BEEN COMPLIED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANIES AND MUNICIPAL RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE 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.



GRAPHIC SCALE

30 0 50 100 120 FEET

10 5 0 10 20 30 METERS

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

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

REVISIONS

STATE OF MAINE JOHN R. CHAGNON No. 6950 LICENSED PROFESSIONAL ENGINEER

SCALE 1"=30' APRIL 2019

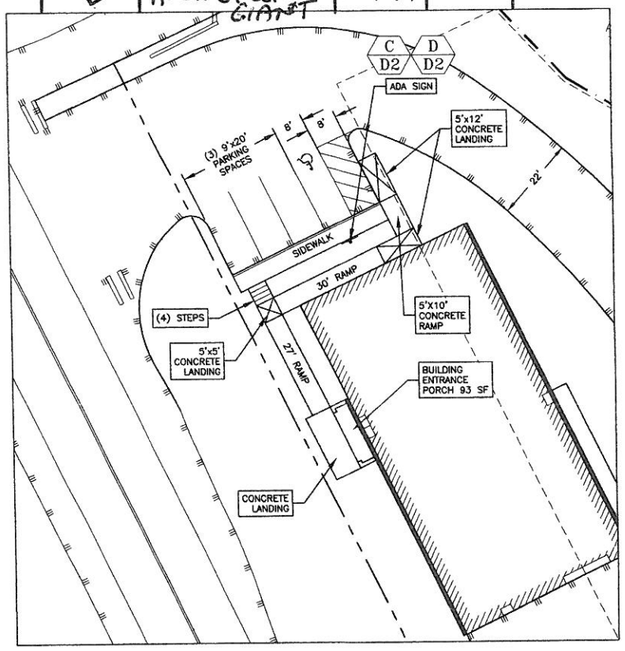
DEMOLITION PLAN C2

FB 392 PG 1 3017.01 TAX MAP 29 LOT 14

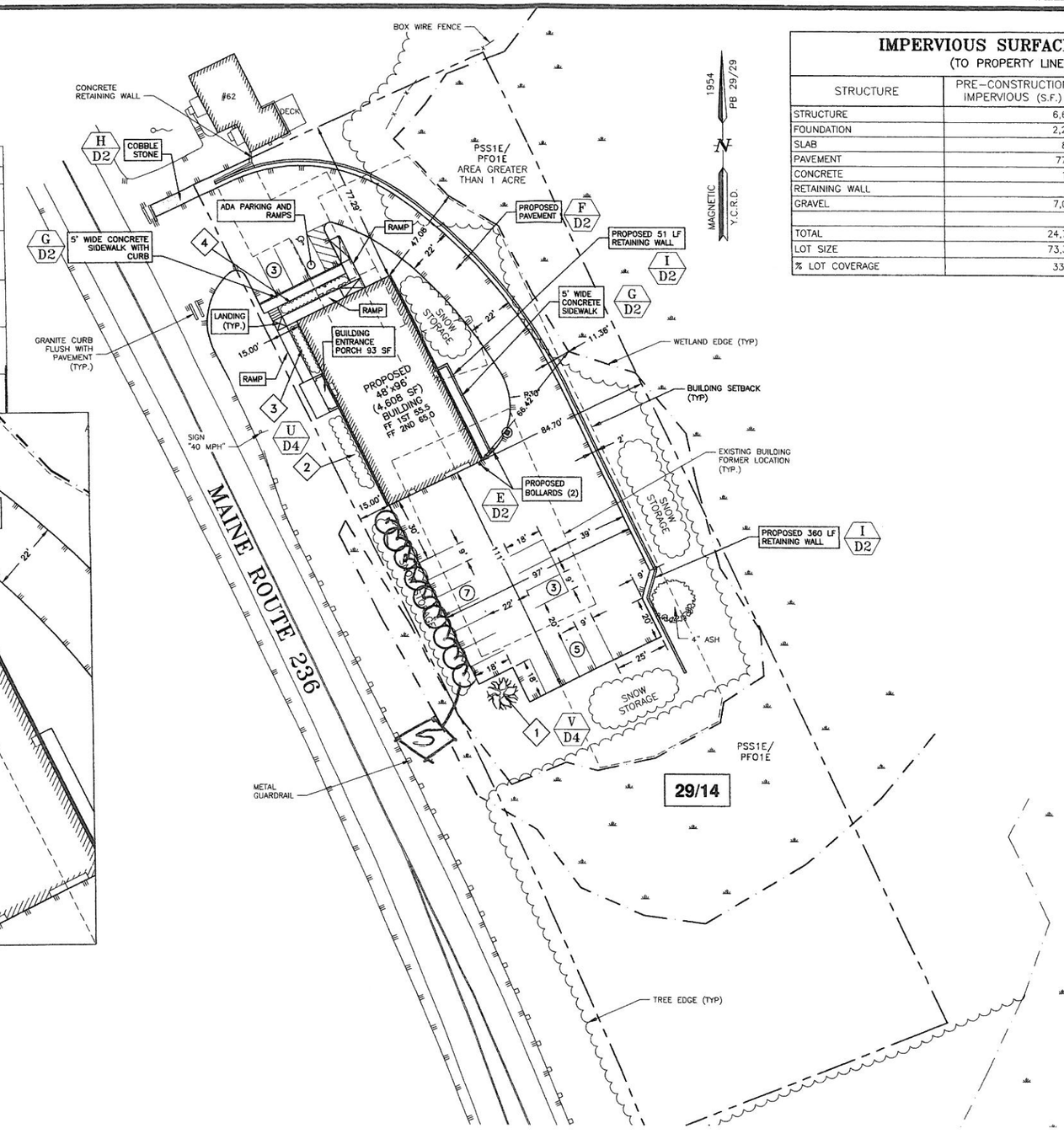
J:\JOBS2\JN 3000's\JN 3010's\JN 3017\2019 Site Plan\Plans & Specs\Site\3017 Site 2019.dwg, C2_DEMO

LANDSCAPE SCHEDULE

I.D. No.	ITEM	SIZE	QTY
1	LARGE TREE RED OAK	1½" CAL	1
2	TALL BUSH ARBORVITAE	6-8' HEIGHT	14
3	SMALL EVERGREEN SHRUB LOW YEW	18" HEIGHT	12
4	TALL PERENNIAL GRASS SHENANDOAH SWITCH GRASS	1 GALLON	24
5	THUJA GREEN GIANT	3-4'HT	9



ADA PARKING AND RAMPS DETAIL
20 SCALE



GRAPHIC SCALE
30 0 50 100 120 FEET
10 5 0 10 20 30 METERS

APPROVED BY THE KITTERY PLANNING BOARD

CHAIRMAN _____ DATE _____

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	7704	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%

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

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 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 (±0.2').

9) REQUIRED PARKING: 1 SPACE PER 500 SF GFA
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

Half Size

WASHBURN REALTY GROUP, LLC
60 ROUTE 236
KITTERY, MAINE

NO.	DESCRIPTION	DATE
4	ADD TREES	10/17/19
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

STATE OF MAINE JOHN R. CHAGNON NO. 6950 LICENSED PROFESSIONAL ENGINEER

STATE OF MAINE JOHN R. CHAGNON NO. 2278 PROFESSIONAL LAND SURVEYOR
10-2019

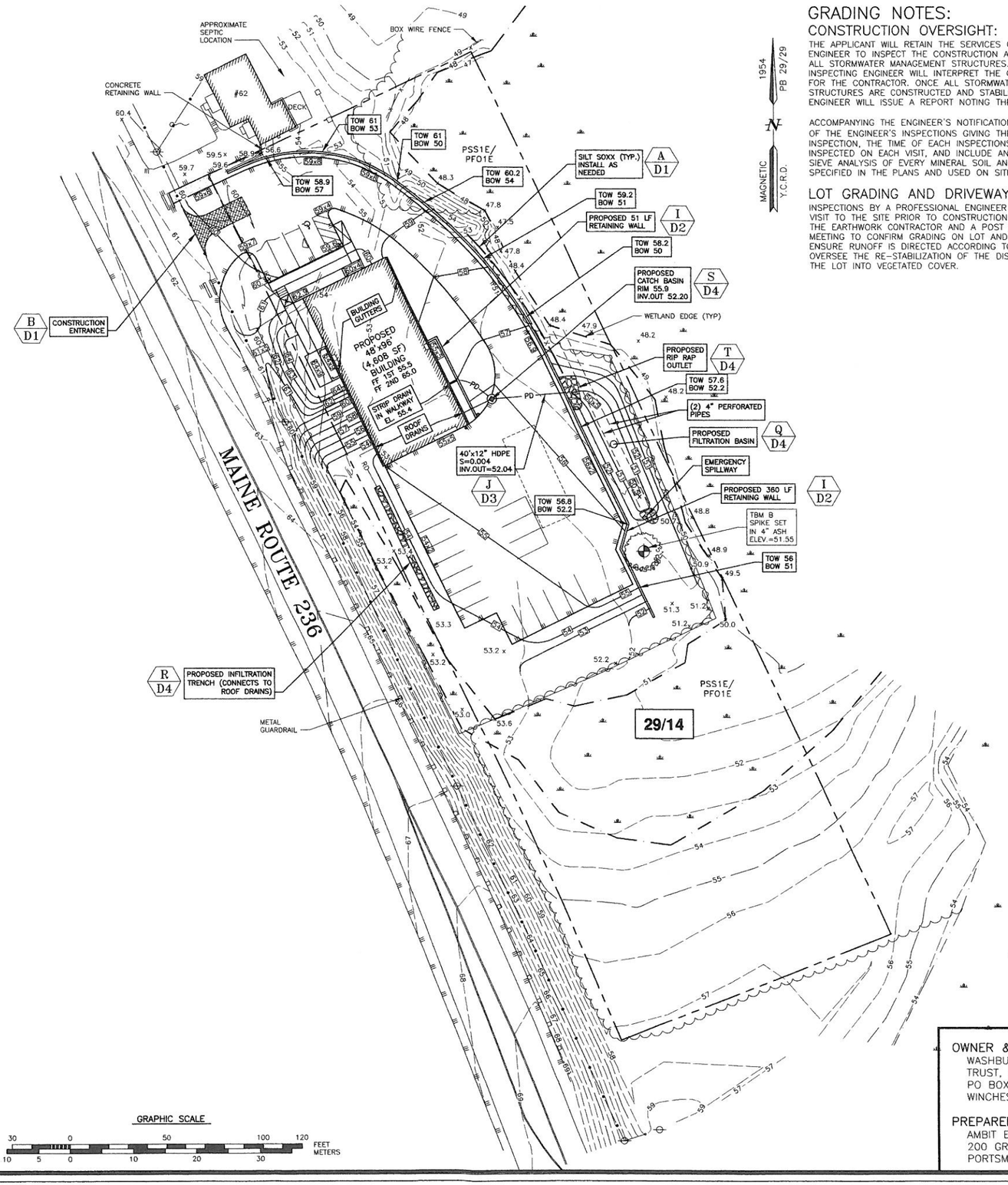
SCALE 1"=30' APRIL 2019

SITE LAYOUT PLAN

C3

FB 392 PG 1 3017.01 TAX MAP 29 LOT 14

J:\JOBS3\JN 3000's\JN 3010's\JN 3017\2019 Site Plan\Plans & Specs\Site\3017 SITE 2019.dwg, C3_SITE



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 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 KITTERY PLANNING BOARD

CHAIRMAN _____ DATE _____

GRAPHIC SCALE

30 0 50 100 120 FEET
10 5 0 10 20 30 METERS

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

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) PROJECT DISTURBED AREA: 40,586 SF

WASHBURN REALTY GROUP, LLC
60 ROUTE 236
KITTERY, 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

STATE OF MAINE JOHN R CHAGNON No. 9350 LICENSED PROFESSIONAL ENGINEER
8-22-19

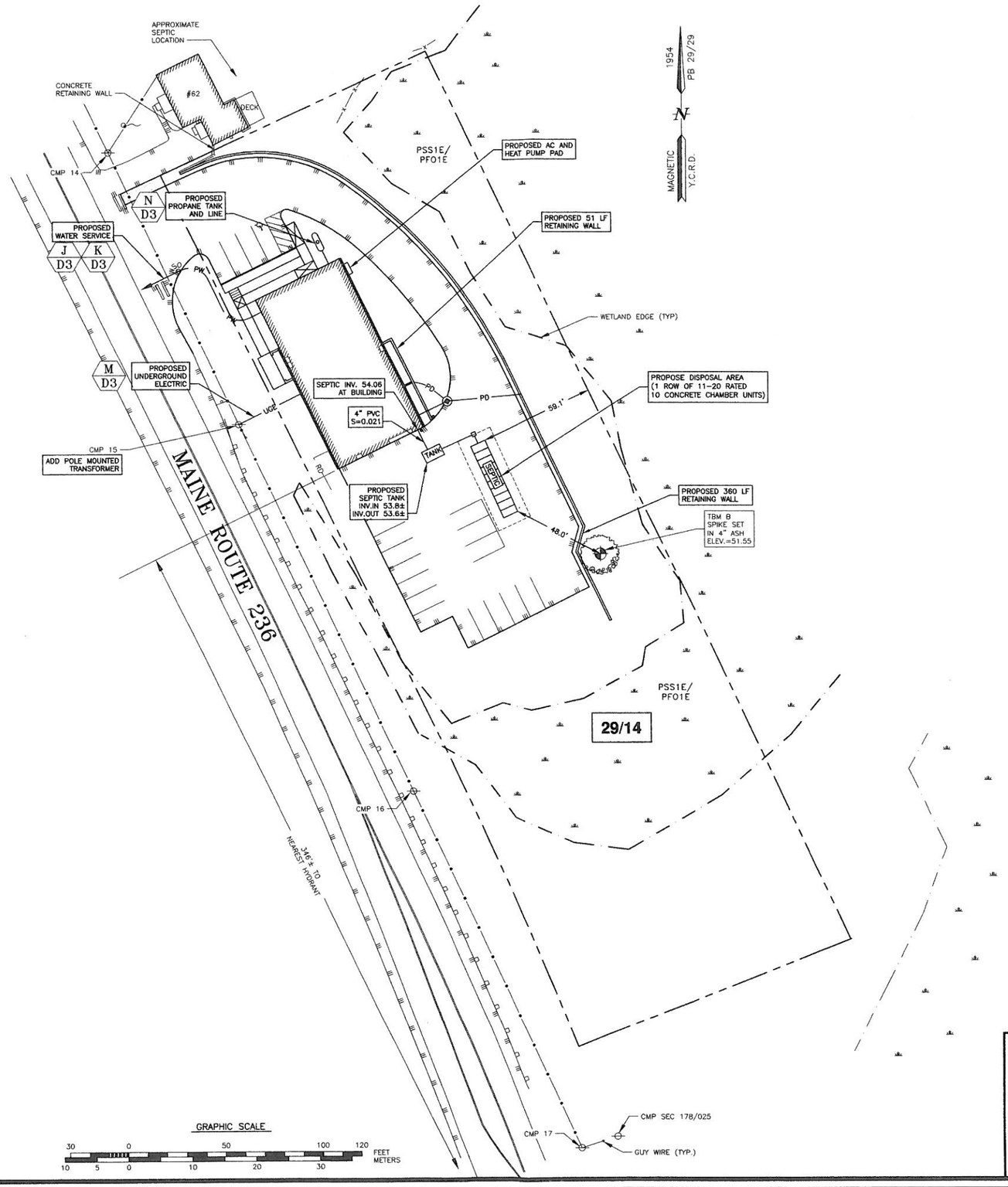
SCALE 1"=30' APRIL 2019

DRAINAGE AND GRADING PLAN

C4

FB 392 PG 1 3017.01 TAX MAP 29 LOT 14

J:\JOBS\JN 3000's\JN 3010's\JN 3017\2019 Site Plan\Plans & Specs\Site\3017 SITE 2019.dwg, C4_GRADING



APPROVED BY THE KITTERY PLANNING BOARD

CHAIRMAN DATE

GRAPHIC SCALE

30 0 50 100 120 FEET

10 5 0 10 20 30 METERS

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

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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

STATE OF MAINE JOHN R CHAGNON NO. 9050 LICENSED PROFESSIONAL ENGINEER

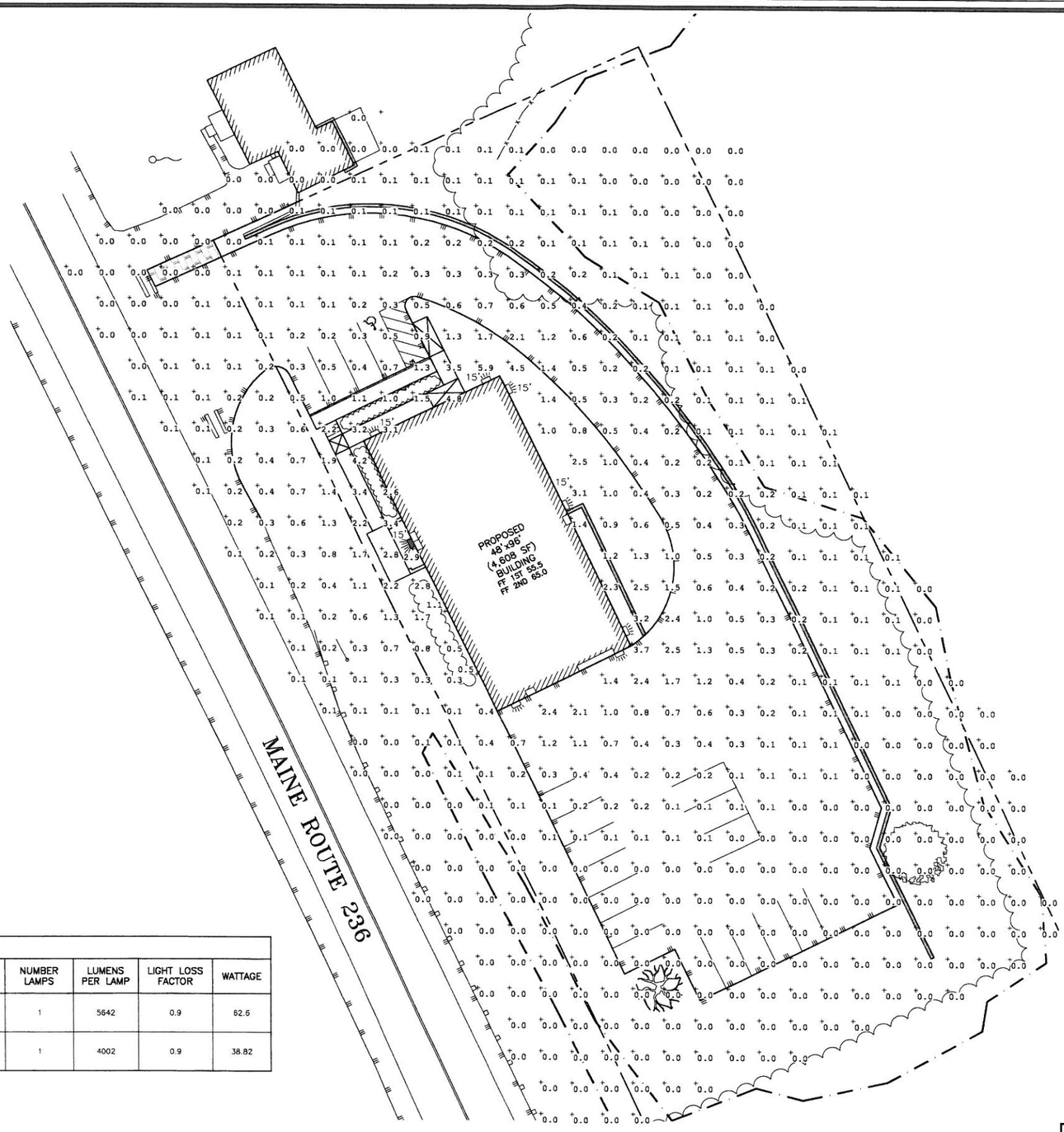
SCALE 1"=30' APRIL 2019

UTILITY PLAN

C5

FB 392 PG 1 3017.01 TAX MAP 29 LOT 14

J:\0853\JN 3000's\JN 3010's\JN 3017\2019 Site Plan\Plans & Specs\Site\3017 SITE 2019.dwg, C5_UTILITY



1954 PB 29/29

N

MAGNETIC Y.C.R.D.

SYM.	QTY.	CATALOG NUMBER	DESCRIPTION	LAMP	NUMBER LAMPS	LUMENS PER LAMP	LIGHT LOSS FACTOR	WATTAGE
	7	TWR1 LED P3 50K MVOLT DDBTXD M2	1843 LED CARSON CITY, 4-SIDED LANTERN, CLEAR TEXTURED ACRYLIC LENS, TYPE 5; MOUNTED AT 8 FT	LED	1	5642	0.9	62.6
	1	ASW1 LED 42C 350 50K SR4 MVOLT	ASW1 WALL LIGHT 42 LEDS 350 MA DRIVE CURRENT 50K COLOR TEMP TYPE 4 DISTRIBUTION	LED	1	4002	0.9	38.82

APPROVED BY THE KITTERY PLANNING BOARD

CHAIRMAN DATE

GRAPHIC SCALE

30 0 50 100 120 FEET
10 5 0 10 20 30 METERS

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

PREPARED BY:
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3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

4) POLE MOUNTED LIGHTS SHALL HAVE A MAXIMUM FIXTURE OF HEIGHT OF 20 FEET UNLESS NOTED.

5) ALL LIGHTING SHALL BE SHIELDED TO MINIMIZE LIGHT TRESPASS AND DIRECT GLARE BEYOND THE PROPERTY.

6) ALL LIGHTS SHALL BE DARK SKY COMPLIANT AND DIRECTED DOWNWARD. ALL LIGHTING SHALL BE DARK SKY FRIENDLY.

7) LIGHTING PLAN PREPARED USING AGI32 SOFTWARE. LIGHTING DESIGN BASED ON .IES FILES THAT WERE LAB-TESTED OR COMPUTER GENERATED. ACTUAL RESULTS MAY VARY DEPENDING ON FIELD CONDITIONS, AREA GEOMETRY OR CHANGES IN ELECTRICAL SUPPLY VOLTAGE.

8) LIGHTS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

WASHBURN REALTY GROUP, LLC
60 ROUTE 236
KITTERY, MAINE

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	10/17/19
	REVISIONS	

SCALE 1"=30' OCTOBER 2019

LIGHTING PLAN C6

FB 392 PG 1 3017.01 TAX MAP 29 LOT 14

J:\JOBS3\JN 3000's\JN 3010's\JN 3017\2019 Site Plan\Plans & Specs\Site\3017 SITE 2019.dwg, C6_LIGHTING

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 SILTSOXX 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 SILTSOXX. 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 SEEDED 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 SEEDED 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 RESEEDED, 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%	

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

CREEPING RED FESCUE	42%	
TALL FESCUE	42%	48 LBS/ACRE
BIRDSFOOT TREFOIL	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 RESEEDED 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, SEEDED 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.

SEEDED AREAS WILL BE FERTILIZED AND RESEEDED 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 SEEDED.

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:

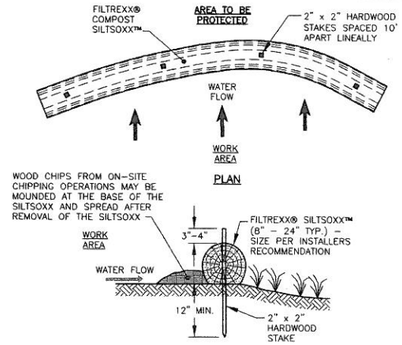
1. GRASSED AREAS: AFTER EACH RAIN EVEN OF 0.5" OR MORE DURING A 24 HOUR PERIOD, INSPECT GRASSED AREAS FOR SIGNS OF DISTURBANCE, SUCH AS EROSION. IF DAMAGED AREAS ARE DISCOVERED, IMMEDIATELY REPAIR THE DAMAGE. REPAIRS MAY INCLUDE ADDING NEW TOPSOIL, LIME, SEED, FERTILIZER AND MULCH.

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.

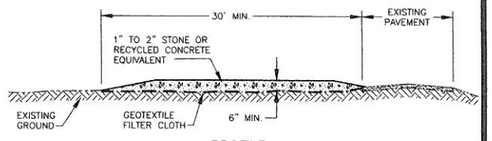
4. FILTRATION BASIN: AFTER ACCEPTANCE OF THE FILTRATION BASIN, PERFORM THE FOLLOWING INSPECTIONS ON A SEMI-ANNUAL BASIS OR AFTER SIGNIFICANT RAINFALL EVENTS (10 YEAR, 24 HR STORMS, OR BACK TO BACK 2 YEAR, 24 HOUR STORMS):
   a. MONITOR FOR EXCESSIVE OR CONCENTRATED ACCUMULATIONS OF DEBRIS, OR EXCESSIVE 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.

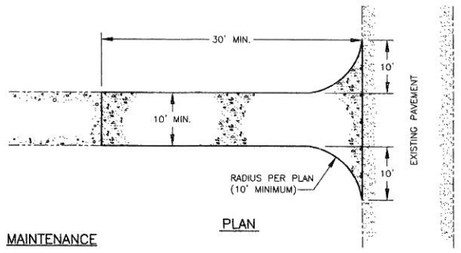
5. INVASIVE SPECIES
   MONITOR STORMWATER MANAGEMENT SYSTEM FOR SIGNS OF INVASIVE SPECIES GROWTH. IF CAUGHT EARLIER ENOUGH, THEIR ERADICATION IS MUCH EASIER. THE MOST LIKELY PLACES WHERE INVASIONS START ARE IN WETTER, DISTURBED SOILS OR DETENTION PONDS. SPECIES SUCH AS PHRAGMITES AND PURPLE LOOSE-STRIFE 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. FILLTREXX 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. SILTSOXX 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® SILTSOXX™ FILTRATION SYSTEM (AS NEEDED) NTS





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.
5) 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.
6) 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.
7) 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 (AS NEEDED) NTS

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.

Half Size

WASHBURN REALTY GROUP, LLC
60 ROUTE 236
KITTERY, MAINE

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

REVISIONS

STATE OF MAINE
JOHN R. CHAGNON
No. 6950
LICENSED PROFESSIONAL ENGINEER

SCALE: AS SHOWN JUNE 2019

EROSION CONTROL NOTES AND DETAILS

D1

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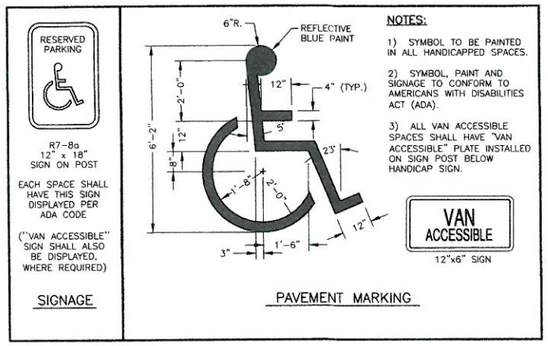
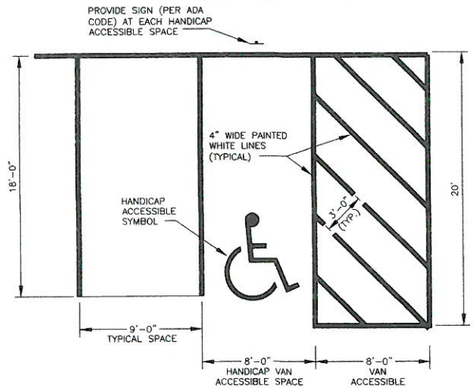
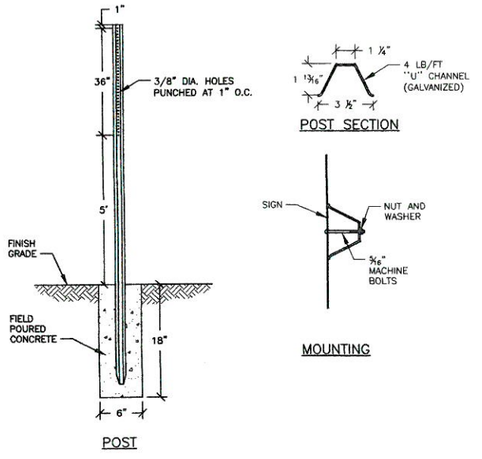


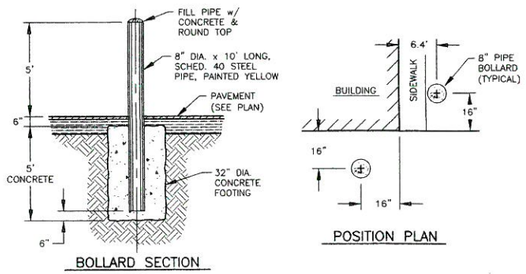
HANDICAP SYMBOL



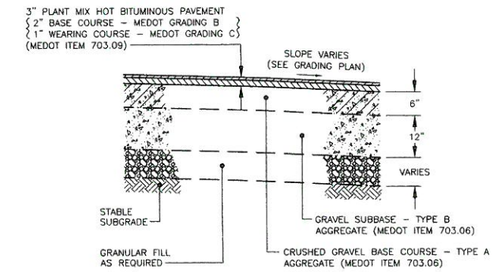
C / C3 STALL PARKING DETAIL — NTS



D / C3 SIGN POST DETAIL — NTS



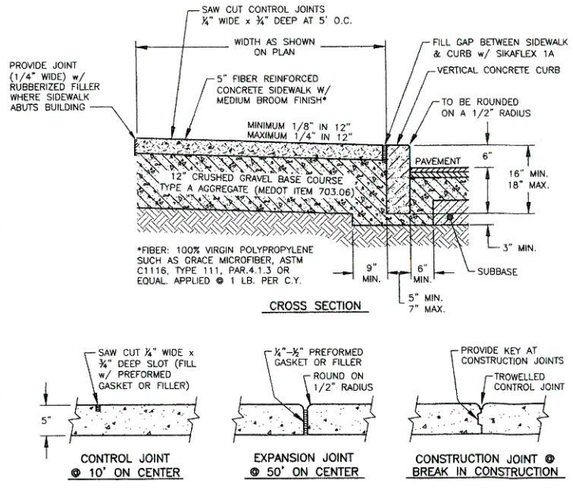
E / C3 PIPE BOLLARDS AT CORNER — NTS



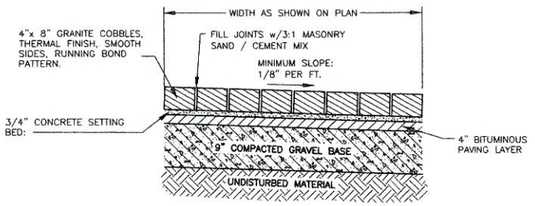
NOTE:
1) AGGREGATE BASE AND SUBBASE COURSES SHALL CONFORM TO SECTIONS 304 AND 703 OF MAINE DOT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, APRIL 1995.

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

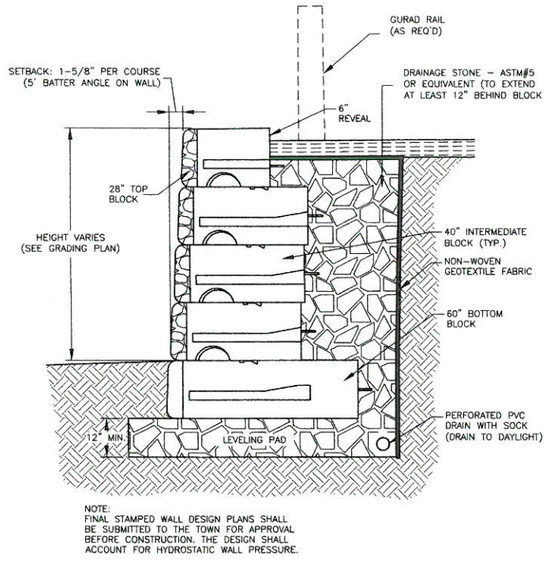


G / C3 PORTLAND CEMENT CONCRETE SIDEWALK (WITH VERTICAL CONCRETE CURB) — NTS



H / C3 COBBLE BAND — NTS

NOTE: A PORTION OF COBBLE BAND IS IN STATE R-O-W. OWNER SHALL KEEP IN GOOD REPAIR AND REPAIR WITHIN 90 DAYS NOTICE OF DEFECT FROM THE MEDOT.



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 — NTS
28" REDI ROCK WALL (OR APPROVED EQUAL)

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:

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Half Size

WASHBURN REALTY GROUP, LLC
60 ROUTE 236
KITTERY, MAINE

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

STATE OF MAINE — JOHN R. CHAGNON — No. 8850 — REGISTERED PROFESSIONAL ENGINEER

10-2-19

SCALE: AS SHOWN — JUNE 2019

DETAILS — D2

FB 29 PG 14 — 3017

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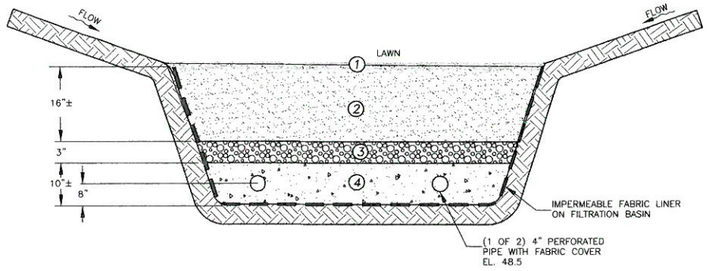
SAND SPECIFICATION	
SIEVE SIZE	ASTM C33 FINE AGGREGATE SPECIFICATION
3/8"	100
#4	95–100
#8	80–100
#10	50–85
#16	50–85
#30	25–60
#40	50–85
#50	5–30
#100	0–10

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"ø – 1.5"ø CRUSHED STONE, WASHED.



Q/C4 UNDERDRAINED FILTRATION BASIN

NTS

FILL BELOW FILTERATION 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 INFILTROMETER 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.

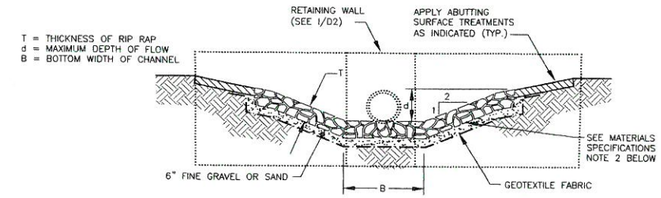
FILTRATION CONSTRUCTION INSPECTION

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.



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 GRUBBED 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 d_{50} 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/C4 RIP RAP LINED OUTLET

NTS

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

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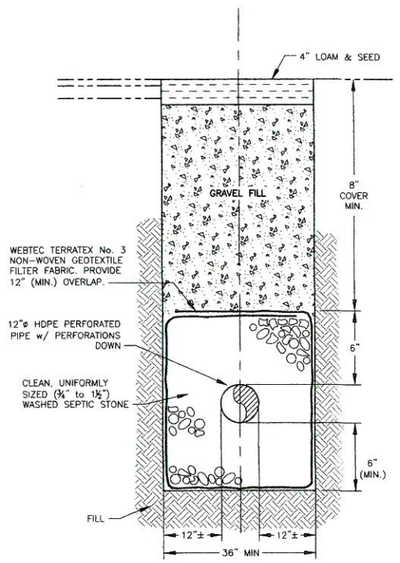
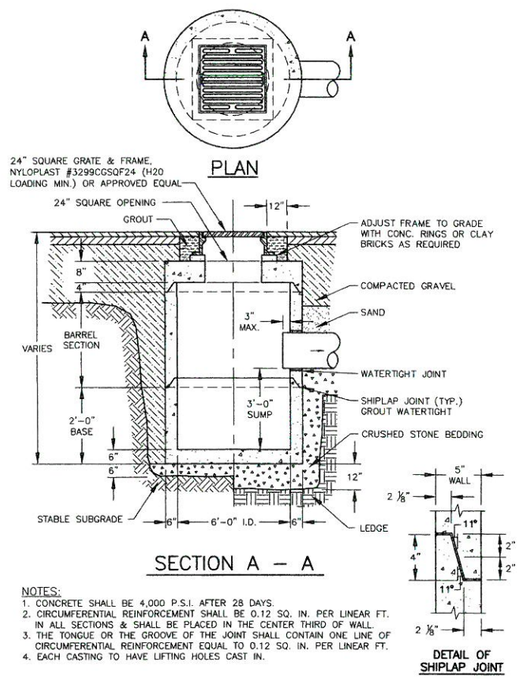


R/C4 INFILTRATION TRENCH DETAIL

NTS

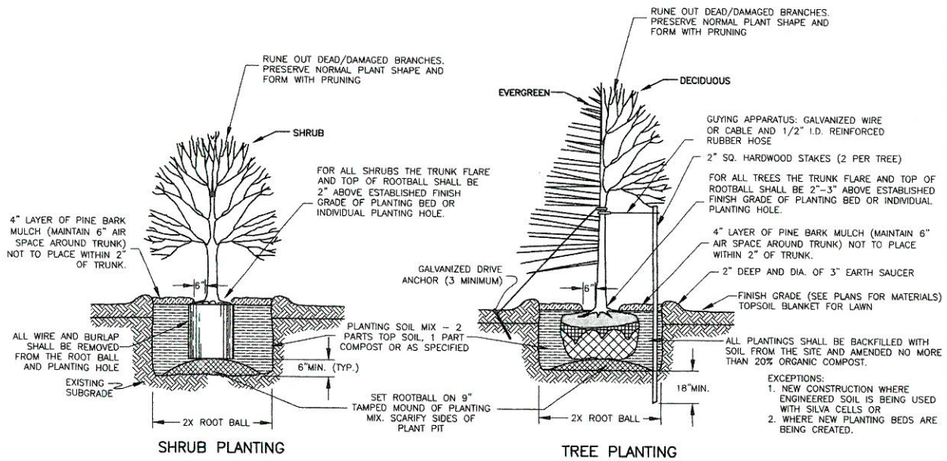


SECTION A – A

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/C4 REINFORCED CONCRETE CATCH BASIN

NTS



U/D3 V/D3 SHRUB & TREE PLANTING DETAIL

(SHRUB PLANTING DETAIL APPLIES TO EVERGREEN AND DECIDUOUS SHRUBS)

NTS

Half Size

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

REVISIONS

SCALE: AS SHOWN JUNE 2019

DETAILS

D4

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3017

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GENERAL SHEET NOTES

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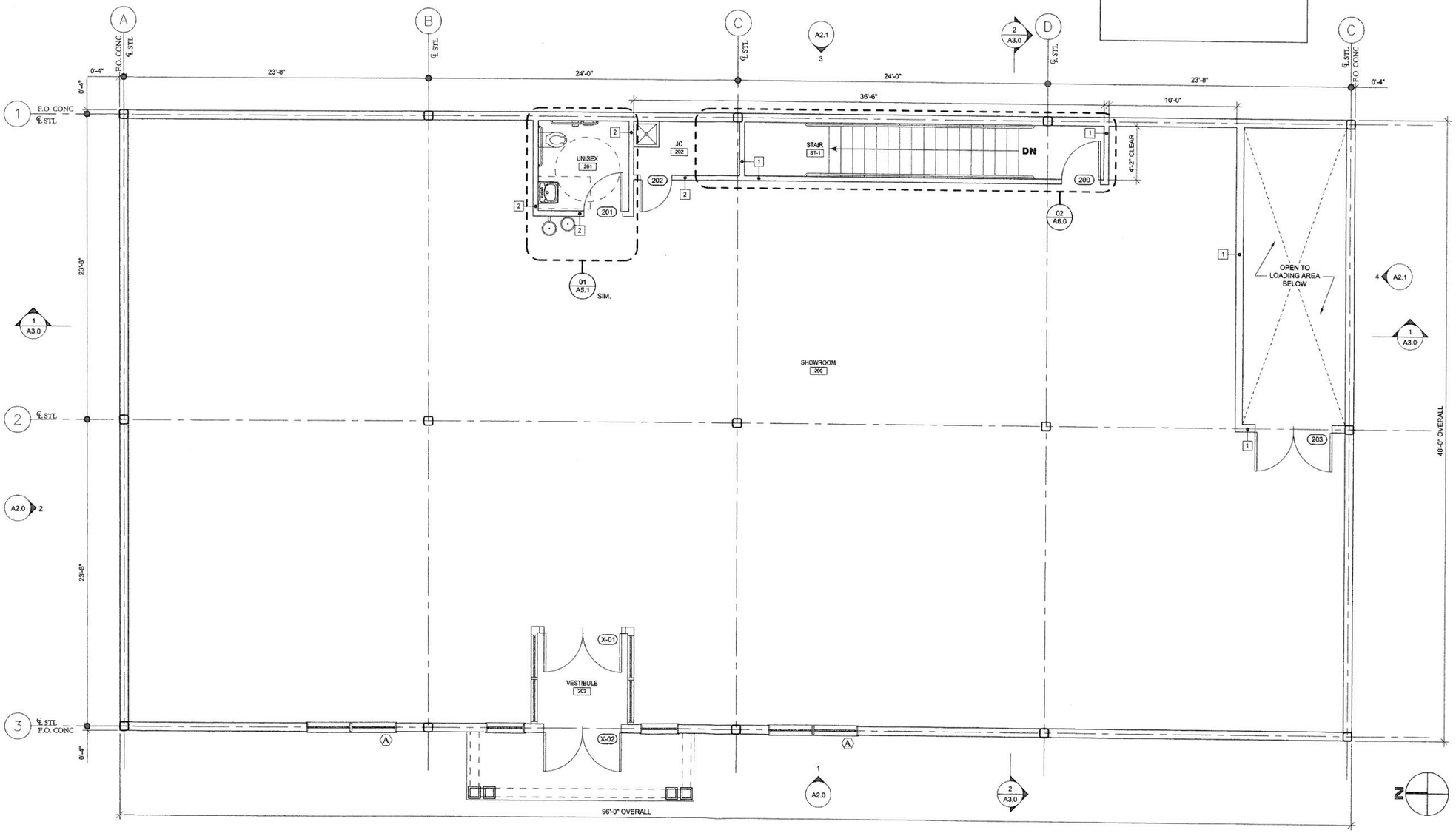

Reduced Size
Not to Scale

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

LICENSED ARCHITECT
CHRISTOPHER M. BAKKILA
No. 3197
STATE OF MAINE

NO.	DATE	DESCRIPTION

REVISIONS

CUSTOM CONCEPTS, INC.

ARCHITECTURE

383 U.S. ROUTE 1, SUITE 1a · SCARBOROUGH, MAINE 04074
Phone: (207) 883-0083 · WWW.CUSTOMCONCEPTSINC.COM

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

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

Preliminary Pricing
Design Development
FOR PERMITS, BIDDING AND CONSTRUCTION
CLIENT REVIEW AND COST ESTIMATION
CLIENT REVIEW CONSTRUCTION
Document Release

DATE: AUG. 01, 2019

A1.2

GENERAL SHEET NOTES

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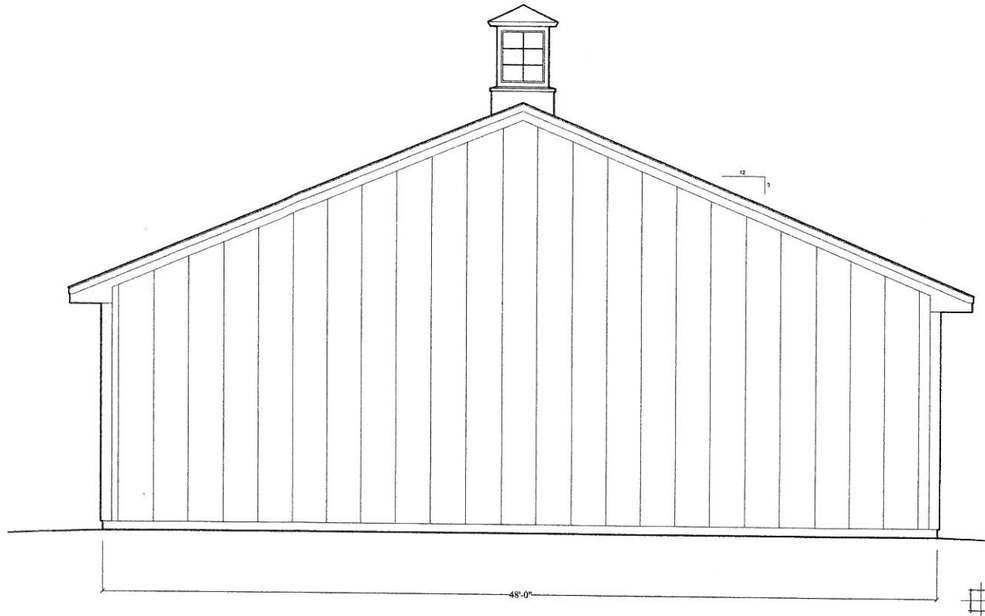
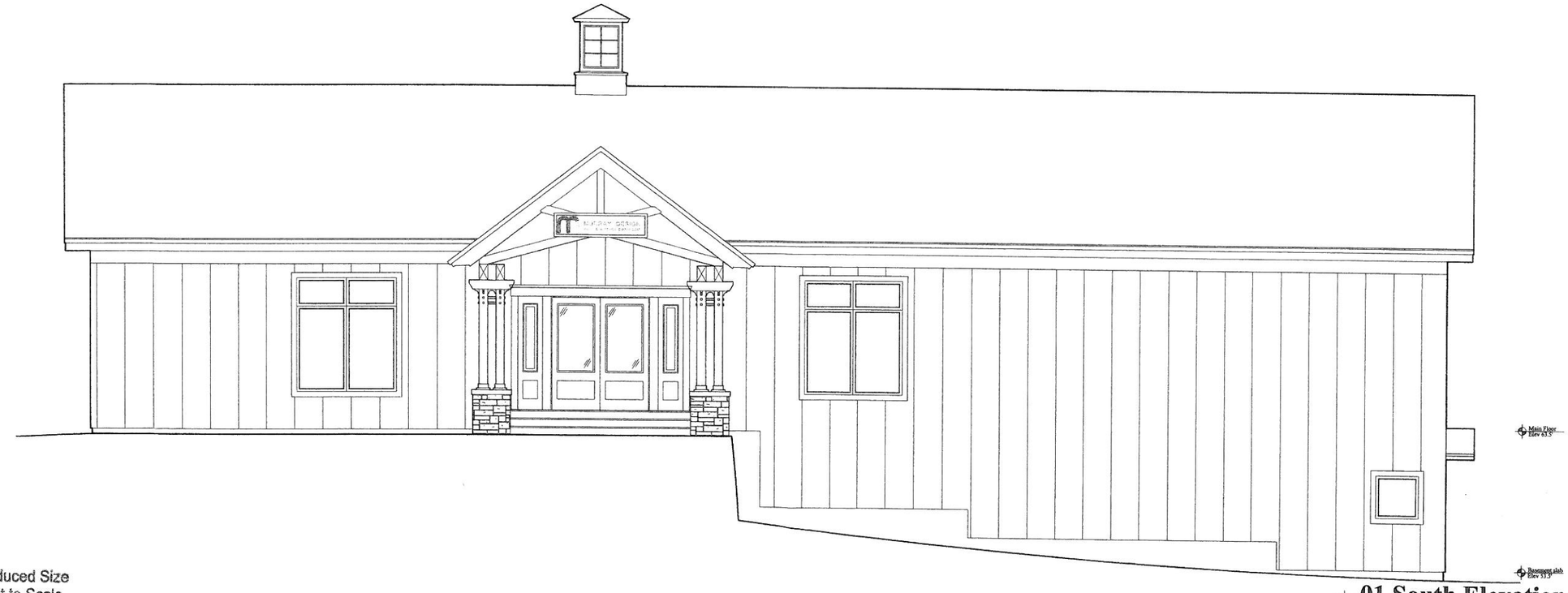


02 West Elevation
Scale: 1/4" = 1'-0"



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

Reduced Size
Not to Scale

LICENSED ARCHITECT
CHRISTOPHER M. BAKKILA
No 3197
STATE OF MAINE

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

Preliminary Design
Design Development
Contract Documents
CHECK REVIEW ONLY
CHECK REVIEW ONLY
FOR PERMITS, BIDDING AND CONSTRUCTION
CHECK REVIEW ONLY
ESTIMATING
CHECK REVIEW ONLY
CONSTRUCTION

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

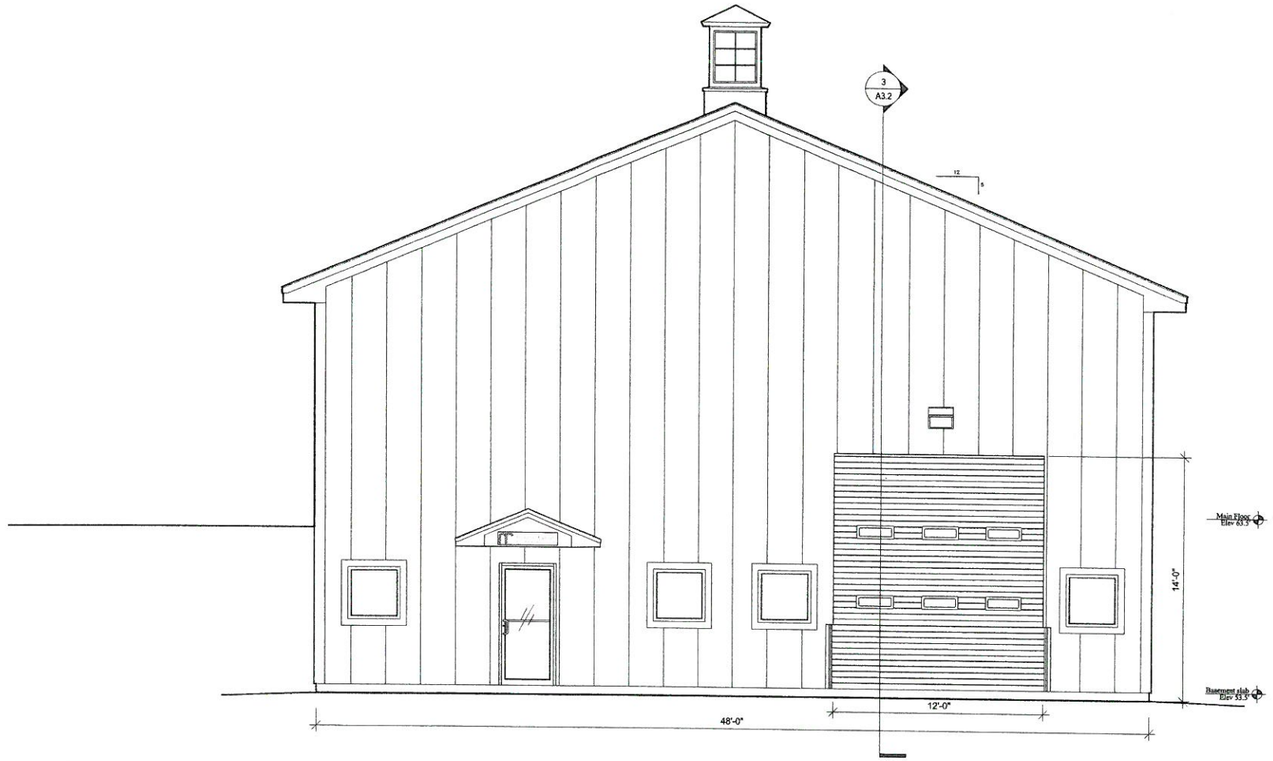
PROJECT: MURRAY SUPPLY CORPORATION
DRAWING TITLE: FLOOR PLANS
OWNER APPROVAL:

DATE: AUG. 01, 2019

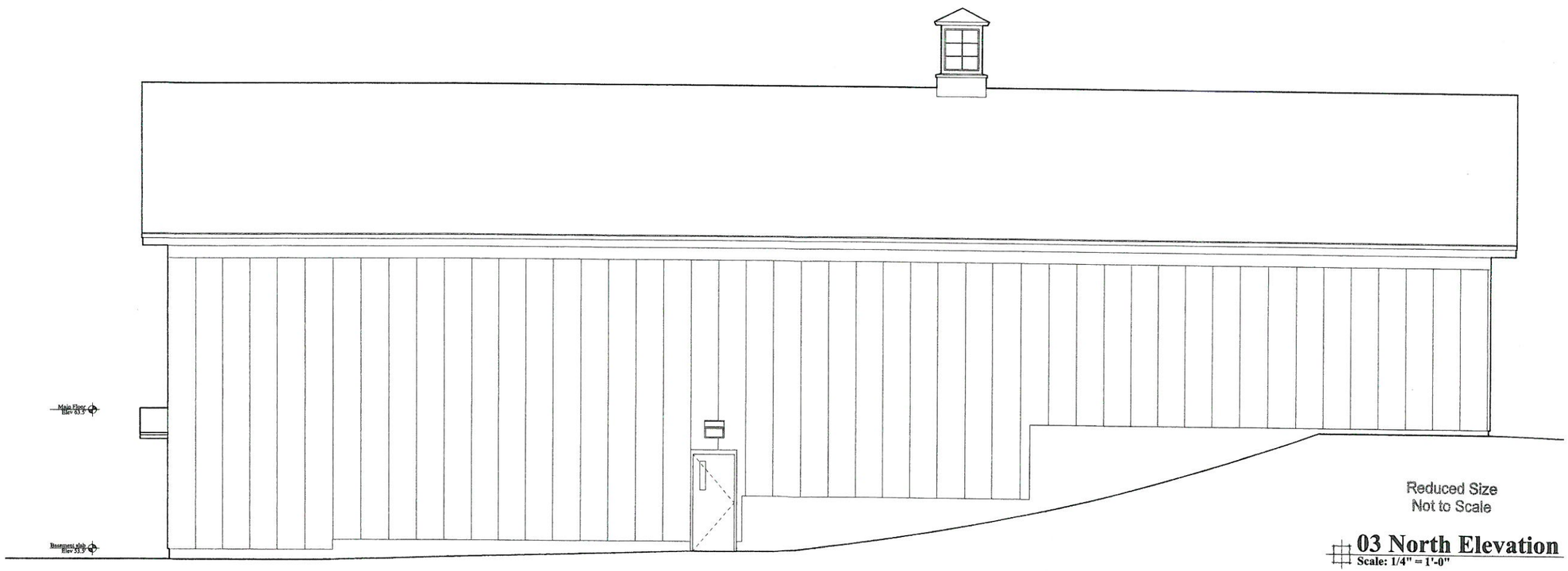
A2.0

GENERAL SHEET NOTES

A. BLANK



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



Reduced Size
Not to Scale

03 North Elevation
Scale: 1/4" = 1'-0"

LICENSED ARCHITECT
CHRISTOPHER M. BAKKILA
No. 3197
STATE OF MAINE

NO.	DATE	DESCRIPTION

REVISIONS

CUSTOM CONCEPTS, INC.

ARCHITECTURE

383 U.S. ROUTE 1, SUITE 1a, SCARBOROUGH, MAINE 04074
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PROJECT: MURRAY SUPPLY CORPORATION
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FOR PERMITS, BIDS, CONSTRUCTION
CLIENT REVIEW FOR PERMITTING
CLIENT REVIEW FOR ESTIMATING
CLIENT REVIEW FOR CONSTRUCTION

DATE: AUG. 01, 2019

A2.1