

Town of Kittery Planning Board Meeting November 8, 2018

459 U.S. Route One – Site and Subdivision Preliminary Plan Review

Public hearing/Approve, approve with conditions or deny plan. Owner, DSS Land Holdings LLC, and applicant, Michael Brigham, request consideration of a mixed-use development consisting of a 112-room hotel, and three residential buildings with 32 elderly housing units and 16 residential units located at 459 U.S. Route 1 (Tax Map 60 Lot 24) in the Mixed Use (MU) Zone. Agent is Ken Wood, Attar Engineering.

PROJECT TRACKING

REQ'D	ACTION	COMMENTS	STATUS
YES	Sketch Plan Acceptance/Approval	Approved on July 12, 2018	DONE
NO	Site Visit	Not held for this plan – was held for the prior approved sketch and prelim plan	
NO	Master Site Development Plan	Preliminary Master Site Development Plan review October 11, 2018	APPROVED
YES	Preliminary Plan Review Completeness/Acceptance	October 11, 2018	ACCEPTED
YES	Public Hearing	November 8, 2018	SCHEDULED
YES	Preliminary Plan Approval		
YES	Final Plan Review and Decision		

Applicant: Prior to the signing of the approved Plan any **Conditions of Approval related to the Findings of Fact along with waivers and variances (by the BOA) must be placed on the Final Plan and, when applicable, recorded at the York County Registry of Deeds. PLACE THE MAP AND LOT NUMBER IN 1/4" HIGH LETTERS AT LOWER RIGHT BORDER OF ALL PLAN SHEETS.** As per Section 16.4.4.13 - Grading/Construction Final Plan Required. - Grading or construction of roads, grading of land or lots, or construction of buildings is prohibited until the original copy of the approved final plan endorsed has been duly recorded in the York County registry of deeds when applicable.

Background

This is a preliminary plan resubmission for a proposed mixed-use development located at 459 State Route 1 in the Mixed-Use Zone, previously approved as the Sowerby mixed use in 2008 and in May as a mixed-use preliminary plan including commercial units, apartments and age-restricted single-family homes. A sewer force main has been installed connecting residential lots on Adams Road to public sewer from Route 1 via an easement that burdens this property. The property has wetlands on three sides. The applicant is proposing a 112-room hotel in one building to be located near the front of the property and three residential buildings in the rear. One building will offer two floors of age-restricted housing plus ground floor parking and the other two buildings will contain age-restricted housing on one floor, and general housing on the top floor again with ground floor parking.

The applicant has revised the site design, primarily for the residential parcel and the tie in to the hotel parcel. Instead of a roundabout design and a gazebo the centerpiece it will be greenspace with some visitor parking spaces along three sides. There is also minor redesign of the stormwater ponds and the addition of a fourth pond on the east side of the hotel.

Sketch Plan

At the July 12 meeting, the Board accepted and approved the sketch plan for the proposed development but wanted the applicant to provide additional information regarding the integration of the elderly housing into the overall plan for the mixed-use development.

Preliminary Master Site Development Plan

At the October 11 meeting, the Board voted to approve the preliminary master site development plan. The next step in the approval process is to approve the master site development plan property plat. The plat is being submitted for that action at the November 8, 2018 meeting.

Preliminary Plan

Also, at the October 11 meeting, the Board accepted the site and subdivision preliminary plan as complete and scheduled a public hearing on the application for the November 8, 2018 meeting.

Staff Review

Uses

1. All of the proposed uses are allowed in the Mixed-Use Zone. Elderly housing (age-restricted housing) and the hotel are special exception uses while the apartments on the upper floors of a mixed-use building are a permitted use. Title 16 clearly states in 16.3.2.13.D.4 (Mixed Use Requirement) that a permitted retail use and a special exception retail use are not eligible to be deemed a mixed-use. However, the ordinance is silent about a permitted residential use and a special exception residential use.
2. The Board has discussed with the Applicant how the Special Exception uses requested meet the criteria per 16.6.4 D. (2), 16.6.6.2, and 16.2 (the definition of Special Exception). In particular, concern about the proposed uses and the code definition for Elderly Housing. At the August 9th meeting, the Board discussed how the Applicant could meet the intent of the definition of elderly housing to provide very limited community space and shared dining and kitchen facilities. The applicant stated that he would consider turning one of the elderly housing units into a community kitchen / dining space to meet the intent of the Code. **Note 19 has been added to the cover sheet. It states that a kitchenette / meeting space shall be included in the easternmost apartment building.**
3. Plan note 15 states that the owners of the two types of residential units will be able to purchase health club and/or pool memberships from the hotel. This could be considered towards addressing 16.3.2.13.D.10.F's requirements for elderly housing to be integrated and to provide pedestrian access to services and facilities within the area for the residents of the elderly housing.
 - a. The plans show a grilling/picnic area; 20'x20' covered pavilion and volleyball/badminton area;
 - b. The plans show a passive recreation/park (1.5 acres) which will include trails with a natural bed and will involve no grading within the 100' setback.

Net Residential Density

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

access to sewer. Note that the net residential calculations are based on the entire development area and not on each individual parcel due to the project classification as a Master Site Development Plan.

Mixed-Use Requirements

5. Note 7 demonstrates that the smallest use in terms of floor area, dwelling units on the upper floors of a mixed-use building, exceeds the 10% minimum requirement per 16.3.2.13.D.4. Note that the required 10% mixed-use calculation is based on the entire development area and not on each individual parcel due to the project classification as a Master Site Development Plan
6. Section 16.3.2.13.D.10.E includes several additional requirements for a motel or hotel. The first encourages a multi-story building, and the plans indicate a proposed 4-story hotel. The second states that *wherever practicable building orientation should not be parallel with U.S. Route 1 but must take maximum advantage of the depth of the mixed-use zone*. The proposed hotel is parallel to Route 1 with additional development behind it. The third requirement is that more than three motels and/or hotels are not allowed in the mixed-use zone. There are currently no motels or hotels in the mixed-use zone.
 - a. At the meeting of July 12, the Board discussed the siting of the hotel based on the overall plan proposed. The Board noted that the parking is currently proposed for the back of the hotel building which is preferred and not necessarily achievable if the hotel building is repositioned.
7. Building Design Standards. Section 16.3.2.13.D. (1) and (6) requires that the proposed buildings comply with the standards contained Kittery's Design Handbook. The building renderings that have been submitted are only conceptual showing only the building design and don't call out the specific exterior details. For the Final Plan submission, more detail will be required for the proposed buildings showing design, elevations, materials and colors. The Board will ensure the proposed building is compatible with Kittery's characteristic styles.

50-foot MU Zone Boundary Extension

8. The submission letter makes the MU Zone boundary extension request but a plan note needs to be included that references the boundary extension. The plan notes have been updated to reference the proposed fifty (50) foot MU Zone boundary extension.

Open Space, Stormwater and Wetland Setbacks

9. The Open Space requirements appear to have been met in a similar way as the previously approved preliminary plan.
10. A trail runs from the residential buildings to the passive recreation area and beyond, then loops back. It is noted above that additional recreational opportunities are to be provided.
11. Wetland setbacks are shown at 75 and 100-feet. No drainage structures are proposed for the northern wetlands which are wetlands of special significance. Two drainage structures are proposed for the southern wetlands – one is beyond the 100 foot setback and one is between the 75 and 100 foot setbacks. A third, rather large stormwater pond is within the developed area of the residences.

12. A note on the plan specifies the 100-foot buffer to the north will be a designated no-cut buffer. Staff also recommends that it be a no-disturb buffer. Staff will provide applicant appropriate wording for the plans and for the HOA documents.
13. Snow storage location near Pond 1 needs to be relocated further from the pond to protect the pond from accumulation of sand/salt/debris in the winter months. Snow storage has been moved further away from Pond 1.
14. The arrow pointing to the 100 foot wetland setback from the northern wetland references Note 14 is inaccurate. It should reference Note 17 and Note 17 needs to be amended to state the following: "With the exception of the proposed construction in this plan the 100 foot setback from the northern wetland will become a no cut, no disturb restricted buffer area and must remain undeveloped and undisturbed in perpetuity, including no mowing or removal of any vegetation without a permit from the Code Enforcement Officer. This buffer shall be maintained with restrictions for the "No-Cut No-Disturb Restricted Buffer Area" as defined in the Declaration of Restrictions in the HOA documents.

Traffic, Circulation and Parking

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

Landscaping and Buffering

20. Per Section 16.8.9.4.G *Parking Standards*, landscaping is required for the hotel parking area since it contains well over 10 spaces. One tree is required for every eight (8) parking spaces. There are 14 trees shown in the parking area which meets the requirements (115 parking spaces / 8 spaces = 14 trees).
21. Trees line the road called Homestead Lane and are also shown along all sides of the hotel building and on one side of the other road called Hospitality Road. The applicant appears to be demonstrating that fairly extensive landscaping will be provided. While no detailed landscaping plan has yet been submitted, it is required for Final Plan Review.
22. The landscaping requires a 30-foot landscaped buffer strip per 16.3.2.13 along the length of the developed portion of the property's frontage. The plan shows landscaping including trees and shrubs along much of the property except in the wetlands that abut Route 1. Note 10 has been revised to include a mixture of evergreen and deciduous trees to be planted every 25 feet on centerline with a mix of 10 shrubs and/perennials for every 40 feet of frontage.

Stormwater Management

23. Under Section 16.10.5.2.C supporting documentation must include a stormwater management plan. The applicant has submitted a Stormwater Management Study for the project and a copy has been forwarded to CMA Engineers for their review and comment. Staff has also done a review of the study and the Stormwater Management Plan and has some suggested edits:
 - a. Operation and Maintenance Program Stormwater Management BMPs
 - i. Snow Removal – second sentence change “shall be avoided” to “is prohibited”.
 - ii. Record Keeping – last line of first paragraph add “or Town of Kittery” before “upon request”.
 - b. Inspection & Maintenance Log - The Homestead – Mixed Use Development
 - i. Specifically list out each BMP to be inspected on the form, form needs more detail.

It should be noted that there are now four (4) stormwater ponds instead of three (3) proposed.

Recommendation

The Planning Board will need to take two actions at the November 8, 2017 meeting:

- 1) Now that the Board has accepted the preliminary plan application as complete it needs to hold a public hearing which is scheduled for the November 8, 2018 meeting. Following the public hearing, the Board will want to discuss any further items of interest and then take a vote on the preliminary plan with conditions.
- 2) Now that the Board has approved preliminary master site development plan for the mixed use development of the parcel, it needs approve the plat for recording.

Action

If the Board agrees with Staff recommendations, the Board may use the following motions:

Move to approve the site and subdivision preliminary plan dated 10/18/2018 prepared by Attar Engineering, Inc. for owner DSS Land Holdings LLC, and presented by applicant Michael Brigham, Landmark Hill, LLC, for 459 U.S. Route 1 (Tax Map 60 Lot 24) in the Mixed-Use Zone with the

conditions that all CMA Engineers comments must be addressed, the Inspection and Maintenance Log of the Operation and Maintenance Manual be revised to the satisfaction of the Town's Shoreland Resource Officer / Stormwater Coordinator, and additional ones that may arise from town department head comment and the public hearing.

And

Move to approve the master site development plan property plat dated 9/20/2018 prepared by Attar Engineering, Inc. for owner DSS Land Holdings LLC, and presented by applicant Michael Brigham, Landmark Hill, LLC, for 459 U.S. Route 1 (Tax Map 60 Lot 24) in the Mixed-Use Zone as complete.



TOWN OF KITTERY, MAINE

SEWER DEPARTMENT

200 Rogers Road, Kittery, ME 03904

Telephone: (207) 439-4646 Fax: (207) 439-2799

October 25, 2018

Brian Nielsen
Staff Engineer
459 US Route 1
Kittery ME 03904

REF: Proposed Project

Dear Brian,

This letter is to confirm that there is sanitary sewer service available for the Proposed Project, located on 459 US Route 1. The sewer system (piping and pumping stations) and the treatment plant will have the capacity and ability to handle the discharge flow estimates of 3 apartment buildings, made up of single family units (elderly, 32units), a single family dwelling units(unrestricted, 12 units), 112 unit hotel, combined limited seat restaurant (unspecified). 15 seats =1/2 unit= 150 Gallons per day, 32 units X 300=9600 Gallons per day, 112 Hotel units/3= 37.33 units X 300 Gallons per day=11,199 Gallons per day. 12 units X 300 Gallons per Day=3600 Gallons per Day. See Section 13.1.6.5.3 of the Town Code.

150 GPD
9600 GPD
11,199 GPD
3600 GPD
24,549 Total GPD

24,549 GPD of wastewater requiring treatment and disposal.

During Engineering and construction plans may change and if they do, consideration for acceptance may change.

Please notify me if changes are made.

If you have further questions or concerns please contact me.

Sincerely,

George Kathios
Town of Kittery
Superintendent of Wastewater Services
1-207-439-4646

Cc/ Jamie Steffen, Town Planner
Steven Wilson, CEO
Adam Causey, Director of Planning and Development

Jamie Steffen

From: David O'Brien
Sent: Thursday, November 01, 2018 11:39 AM
To: Jamie Steffen
Subject: RE: Plan Review Meeting Follow-Up

I just left Attar Engineering and they are going to make changes to the hotel plan to meet my suggestions. It will be done prior to the meeting

From: Jamie Steffen
Sent: Thursday, November 01, 2018 10:53 AM
To: David O'Brien <DO'Brien@kitteryme.org>; David Rich <drich@kitteryme.org>; Eric Waddell <ewaddell@kitteryschools.com>; John Desjardins <JDesjardins@kitteryme.org>; George Kathios <GKathios@kitteryme.org>
Cc: Adam Causey <ACausey@kitteryme.org>
Subject: Plan Review Meeting Follow-Up

As a follow-up to our meeting earlier, I'm doing the Planning Board packets today and need to get Plan Review Notes out to the Planning Board as part of the packets.

I note Fire Chief Dave O'Brien comments regarding the proposed projects:

Homestead Subdivison / Site Plan:

- 1) Plan adjustments to provide closer access in the rear of the hotel building for fire truck apparatus; and
- 2) Additional sidewalk around the outside of the residential buildings to provide better egress in the event of an emergency.

Andrews Subdivision:

- 1) Concerned about the location of the proposed turnaround for Turkeytail Lane being located at the driveway entrance of lot 10.

Lt. Desjardins, I have received your evaluation letters. If those that were not able to attend have any comments / concerns on the projects that I can include for the PB packets please email them to me today.

Thank you,

Jamie

Jamie Steffen
Town Planner
Town of Kittery
200 Rogers Road
Kittery, ME 03904
1-207-475-1323
jsteffen@kitteryme.org



Donald O'Halloran
Interim Chief of Police

KITTERY POLICE DEPARTMENT

200 Rogers Road, Kittery, ME 03904
Telephone: (207) 439-1638 Fax: (207) 439-6140



John Desjardins
Lieutenant

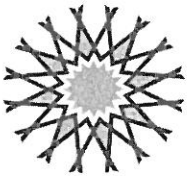
To: Jamie Steffen
From: John Desjardins
Date: November 1, 2018
Re: Homestead Subdivision

Jamie,

After reviewing the development plans for the newly proposed Homestead Subdivision at 459 U.S. Route 1, the Kittery Police Department has no specific public safety concerns that need to be addressed at this time.

Thank you,

Lt. John Desjardins



ATTAR

ENGINEERING, INC

CIVIL • STRUCTURAL • MARINE

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

October 18, 2018
Project No.: C052-18

**Re: 459 US Route 1 - Kittery
Preliminary Plan Resubmission**

Dear Mr. Steffen:

On behalf of Michael Brigham, President of Landmark Hill, LLC, I have enclosed a revised Plan and Stormwater Operation and Maintenance Manual for your review and consideration.

Attar Engineering's responses to the Staff Review and October 11 Planning Board discussion are as follows:

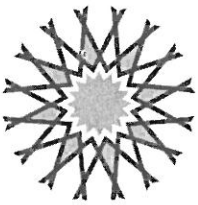
1. Note 19 has been added to the Cover sheet. It states that a kitchenette/meeting space shall be included in the easternmost apartment building.
2. No-Cut, No-Disturb language has been changed on Note 17 to match Planner Review. Leader on Cover sheet that referred to Note 14 now refers to Note 17.
3. Snow storage has been moved further away from Pond 1.
4. In regards to the entrance spacing, the depicted entrances are in the same location as the previously approved development plan.
5. The Operation and Maintenance Manual and the Inspection and Maintenance Log have been updated to reflect the Staff Review.
6. The traffic calculations are being updated to include the doctor's office. The updated traffic numbers will be included as part of the Final Plan.
7. A Phasing Plan has been included as Sheet 1.5.
8. Notes and leaders saying "Trails" now say "Trail" to clarify that there is only one proposed trail and that construction of further trails will require planning board review.
9. Notes clarifying the required road striping at Route 1 have been added to the Site Plan.

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

Sincerely,

Kenneth A. Wood, P.E.
President

cc: Landmark Hill, LLC
2018-10-18 - C052-18 Preliminary Plan Resubmission.doc



ATTAR

ENGINEERING, INC

CIVIL • STRUCTURAL • MARINE

**THE HOMESTEAD – MIXED-USE DEVELOPMENT
459 U.S. ROUTE 1
KITTERY, MAINE**

**OPERATION AND MAINTENANCE PROGRAM
STORMWATER MANAGEMENT BMP's**

This project contains specific Best Management Practices (BMP's) for the conveyance, storage, and treatment of stormwater and the prevention of erosion. These BMP's consist of swales, underdrained soil filter ponds, catchbasins and culverts. All components should be inspected quarterly, and after every significant rain event of 1" in any 24-hour period. Additional inspection intervals are specified for certain BMP's, specifically, underdrained soil filters.

The party responsible for implementing this Operation and Maintenance Program (O & M Program) shall be the property owner or owner's representative.

Swales

All swales should be inspected for accumulation of debris, which could adversely affect the function of this BMP. These areas should also be maintained to have gradual slopes, which prevent channeling of stormwater and erosion of the bottom and sides of the swales.

Catch Basins

All catch basin grates, sumps, and inlets/outlets should be inspected for accumulation of debris, which could adversely affect the function of this BMP. Additionally, the basin inverts shall be inspected for clogging and material soundness. Sumps shall always be clear to a depth of 1' below the outlet invert. Inlet structures shall be inspected and cleaned of debris at least twice annually, once in the spring following snow melt and once in the autumn after leaf fall.

Culverts

Culvert inlets and outlets should be inspected for debris, which could clog the BMP. Additionally, the placement of rip-rap should be inspected to ensure that all areas remain smooth and no areas exhibit erosion in the form of rills or gullies.

Snow Removal

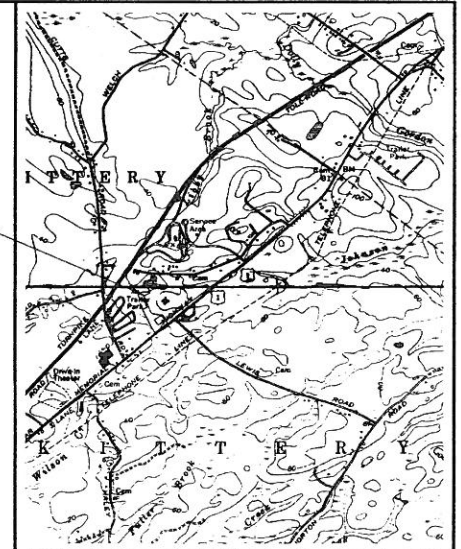
Snow shall be stockpiled only in the approved snow storage areas. Plowing of snow into wetland areas or detention ponds is prohibited. Additionally, a mostly sand mix (reduced salt) shall be applied during winter months to prevent excessive salt from leaching into wetland areas. Excess sand shall be removed from the storage areas, all paved surfaces and adjacent areas each spring.

Underdrained Soil Filters

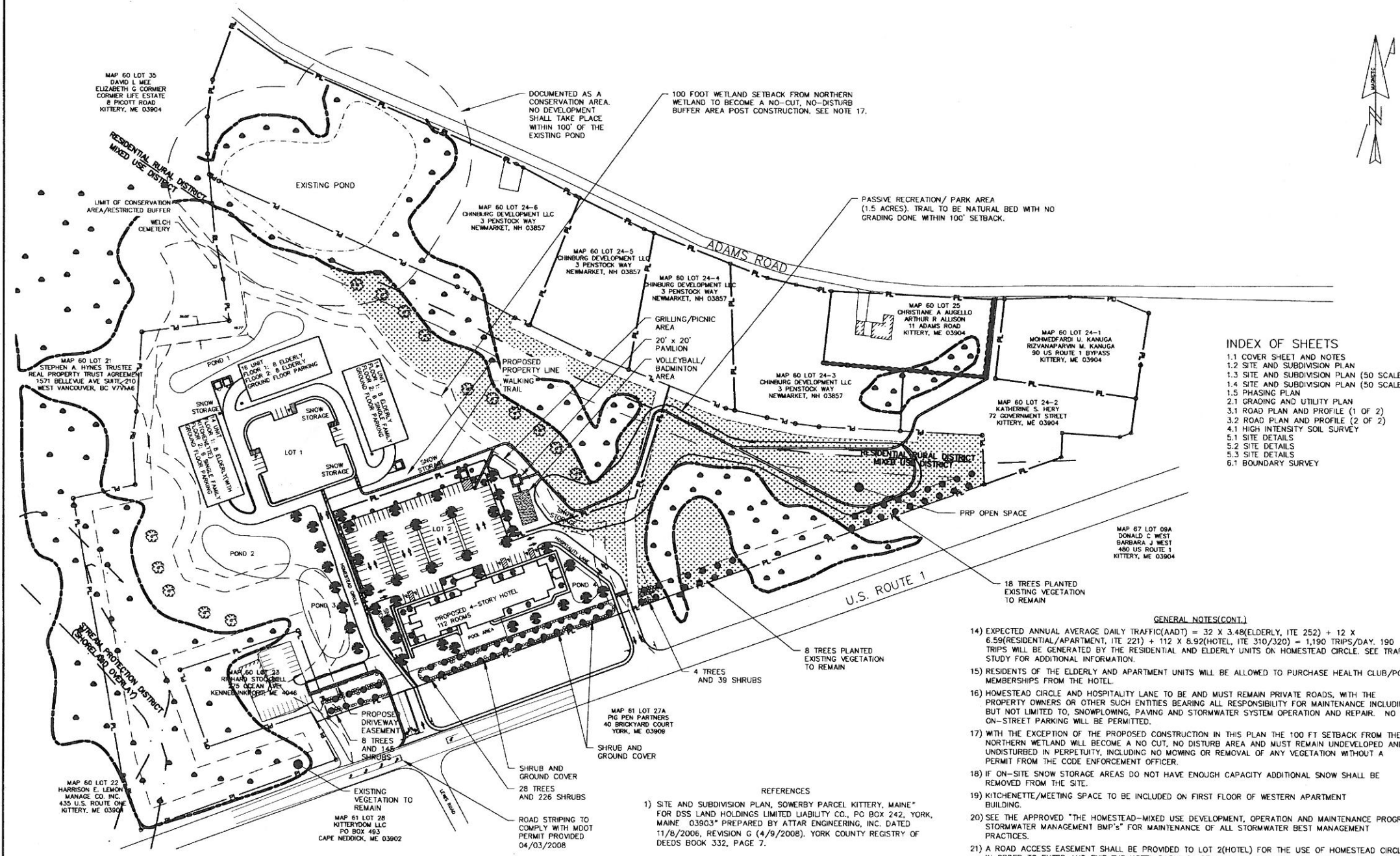
The underdrained soil filter area is a very effective BMP, however, long term maintenance is essential to its operation. The soil filter should be inspected after every major storm event during the first year to ensure proper function and at least twice-annually, thereafter. The inspection should ensure that the filter drains within 24 - 48

THE HOMESTEAD SUBDIVISION

U.S. ROUTE 1, KITTERY, MAINE



LOCATION MAP
SCALE: 1" = 2,000'



INDEX OF SHEETS

- 1.1 COVER SHEET AND NOTES
- 1.2 SITE AND SUBDIVISION PLAN
- 1.3 SITE AND SUBDIVISION PLAN (50 SCALE)
- 1.4 SITE AND SUBDIVISION PLAN (50 SCALE)
- 1.5 PHASING PLAN
- 2.1 GRADING AND UTILITY PLAN
- 3.1 ROAD PLAN AND PROFILE (1 OF 2)
- 3.2 ROAD PLAN AND PROFILE (2 OF 2)
- 4.1 HIGH INTENSITY SOIL SURVEY
- 5.1 SITE DETAILS
- 5.2 SITE DETAILS
- 5.3 SITE DETAILS
- 6.1 BOUNDARY SURVEY

- GENERAL NOTES**
- 1) THIS PLAN PROVIDES DETAILS FOR A MIXED USE DEVELOPMENT AT 459 U.S. ROUTE 1 CONSISTING OF 32 SINGLE-FAMILY (ELDERLY) APARTMENTS AND 12 SINGLE-FAMILY RESIDENTIAL UNITS IN 3 BUILDINGS AND A 112 ROOM HOTEL. SINGLE-FAMILY RESIDENTIAL UNITS ON THE UPPER FLOORS OF A MIXED-USE BUILDING ARE A "PERMITTED USE". HOUSING FOR THE ELDERLY AND A HOTEL ARE "SPECIAL EXCEPTION USES". THE PROPERTY IS TO BE SUBDIVIDED INTO TWO SEPARATE PROPERTIES (SEE PROPOSED PROPERTY LINE ON SITE PLANS). LOT 1 HAS 590,468 SF OF AREA AND 552' OF STREET FRONTAGE. LOT 2 HAS 285,904 SF OF AREA AND 1104' OF STREET FRONTAGE.
 - 2) THIS SITE WAS PREVIOUSLY APPROVED AS THE SOWERBY MIXED-USE PROJECT IN 2008. SEE REF. 1.
 - 3) THE PARCEL, IDENTIFIED AS LOT 24 ON TAX MAP 60, CONTAINS APPROXIMATELY 20.12 ACRES, AND IS LOCATED WITHIN THE MIXED-USE (MU), RESIDENTIAL RURAL (R-RL) AND SHORELAND OVERLAY ZONING DISTRICTS. THE PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER SYSTEMS.
 - 4) SPACE AND BULK REQUIREMENTS FOR THE MIXED USE ZONING DISTRICT ARE AS FOLLOWS:

MIXED USE DISTRICT

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

5) PARKING IS CALCULATED AS FOLLOWS:

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

TOTAL REQUIRED SPACES = 187 WITH 199 PROVIDED (24 ON GROUND FLOOR OF RESIDENTIAL BUILDINGS, EACH WITH 2 ADA SPACES, 12 EXTERIOR GUEST SPACES (3 ADA), 6 ADA SPACES AT HOTEL)

6) BUILDABLE AREA/RESIDENTIAL DENSITY

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

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

7) MIXED-USE REQUIREMENT IS CALCULATED AS FOLLOWS:

APARTMENTS	=	11,232 S.F. X 2 FLOORS	=	22,464 S.F.
APARTMENTS(ELD.)	=	11,232 S.F. X 4 FLOORS	=	44,928 S.F.
HOTEL	=	15,712 S.F. X 4 FLOORS	=	62,848 S.F.
22,464/130,240	=		=	17.2% WHICH IS GREATER THAN 10%(REQUIRED).

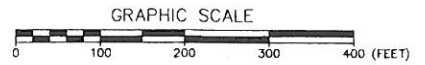
- 8) PROPERTY LINES, WETLANDS, EXISTING CONDITIONS AND TOPOGRAPHY ARE FROM REFERENCE 1. WETLANDS WERE IDENTIFIED IN THE FIELD BY KENNETH A. WOOD, CWS IN DECEMBER, 1999 AND MICHAEL R. CUOMO, CWS, CSS IN MARCH, 2000. WETLANDS WERE LOCATED WITH SURVEY INSTRUMENT BY ATTAR ENGINEERING, INC. FROM DECEMBER, 1999 THROUGH APRIL, 2000. WETLAND DELINEATION WAS VERIFIED IN 2017 BY KENNETH A. WOOD, CWS. NO CHANGES WERE NOTED FROM THE PREVIOUS DELINEATION.
- 9) TOTAL OPEN SPACE REQUIRED IS 35%. 25% OF OPEN SPACE MUST BE IN FRONT 50% OF THE PARCEL: 20.23 AC X 0.35 = 7.08 AC REQUIRED WITH 7.22 AC PROVIDED: 7.08 AC X 0.25 = 1.77 AC REQUIRED WITH 5.58 AC PROVIDED IN THE FRONT OF THE PARCEL.
- 10) LANDSCAPING ALONG THE FRONTAGE OF US ROUTE 1 SHALL CONSIST OF A MIXTURE OF EVERGREEN AND DECIDUOUS TREES AND SHRUBS. TREES TO BE ON 25' C.L. SPACING AND A MIX OF 10 SHRUBS AND/OR FLOWERING PERENNIAL PLANT SPECIES FOR EVERY 40' OF FRONTAGE. 66 TOTAL TREES AND 410 SHRUBS TO BE PLANTED IN LANDSCAPED PLANTER STRIP ALONG STREET FRONTAGE. TREES TO BE A MINIMUM 2.5" CALIPER AND 12" HIGH AT TIME OF PLANTING.
- 11) ALL BUILDINGS WILL BE SPRINKLED FOR FIRE PROTECTION.
- 12) TOTAL AREA TO BE DISTURBED: 8.22 ACRES, TOTAL IMPERVIOUS AREA: 3.79 ACRES, TOTAL LOT STREET FRONTAGE 1655.7 FT.
- 13) A 50' ZONE BOUNDARY EXTENSION IS REQUESTED FOR THE MIXED-USE BOUNDARY TO THE NORTH (SHOWN ON SITE PLAN).

- GENERAL NOTES (CONT.)**
- 14) EXPECTED ANNUAL AVERAGE DAILY TRAFFIC(AADT) = 32 X 3.48(ELDERLY, ITE 252) + 12 X 6.59(RESIDENTIAL/APARTMENT, ITE 221) + 112 X 8.92(HOTEL, ITE 310/320) = 1,190 TRIPS/DAY. 190 TRIPS WILL BE GENERATED BY THE RESIDENTIAL AND ELDERLY UNITS ON HOMESTEAD CIRCLE. SEE TRAFFIC STUDY FOR ADDITIONAL INFORMATION.
 - 15) RESIDENTS OF THE ELDERLY AND APARTMENT UNITS WILL BE ALLOWED TO PURCHASE HEALTH CLUB/POOL MEMBERSHIPS FROM THE HOTEL.
 - 16) HOMESTEAD CIRCLE AND HOSPITALITY LANE TO BE AND MUST REMAIN PRIVATE ROADS, WITH THE PROPERTY OWNERS OR OTHER SUCH ENTITIES BEARING ALL RESPONSIBILITY FOR MAINTENANCE INCLUDING BUT NOT LIMITED TO, SNOWPLOWING, PAVING AND STORMWATER SYSTEM OPERATION AND REPAIR. NO ON-STREET PARKING WILL BE PERMITTED.
 - 17) WITH THE EXCEPTION OF THE PROPOSED CONSTRUCTION IN THIS PLAN THE 100 FT SETBACK FROM THE NORTHERN WETLAND WILL BECOME A NO CUT, NO DISTURB AREA AND MUST REMAIN UNDEVELOPED AND UNDISTURBED IN PERPETUITY, INCLUDING NO MOWING OR REMOVAL OF ANY VEGETATION WITHOUT A PERMIT FROM THE CODE ENFORCEMENT OFFICER.
 - 18) IF ON-SITE SNOW STORAGE AREAS DO NOT HAVE ENOUGH CAPACITY ADDITIONAL SNOW SHALL BE REMOVED FROM THE SITE.
 - 19) KITCHENETTE/MEETING SPACE TO BE INCLUDED ON FIRST FLOOR OF WESTERN APARTMENT BUILDING.
 - 20) SEE THE APPROVED "THE HOMESTEAD-MIXED USE DEVELOPMENT, OPERATION AND MAINTENANCE PROGRAM STORMWATER MANAGEMENT BMP's" FOR MAINTENANCE OF ALL STORMWATER BEST MANAGEMENT PRACTICES.
 - 21) A ROAD ACCESS EASEMENT SHALL BE PROVIDED TO LOT 2(HOTEL) FOR THE USE OF HOMESTEAD CIRCLE IN ORDER TO ENTER AND EXIT THE HOTEL PARKING LOT.

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

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

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



LEGEND

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

TOWN OF KITTEERY PLANNING BOARD

DATE _____

NO.	DESCRIPTION	DATE
F	PRELIMINARY PLAN REVISION	10/18/2018
E	PRELIMINARY PLAN SUBMISSION	9/20/2018
D	PLANNING REVIEW COMMENTS	8/9/2018
C	SKETCH PLAN REVISION	7/19/2018
B	CONCEPT PLAN REVISION	6/20/2018
A	PRELIMINARY PLAN REVISION	1/18/2018
NO.	DESCRIPTION	DATE



1.1

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

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

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

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

APPROVED BY: [Signature]
 DATE: 10/19/2018
 FILE: THE HOMESTEAD BASE

DRAWN BY: BRN
 REVISION: DATE
 F: 10/18/2018

SHEET 1.1
 TAX MAP 60, LOT 24

TAX MAP 60, LOT 24
SHEET 1.2

REVISION: DATE
F: 10/18/2018

DATE: 10/19/2018

APPROVED BY: [Signature]

SCALE: 1" = 80'

PHONE: (207) 439-6023 FAX: (207) 439-2128

CIVIL • STRUCTURAL • MARINE
ATTAR ENGINEERING, INC.

1284 STATE ROAD - ELIOT, MAINE 03903

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

NO.	DESCRIPTION	DATE
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C	SKETCH PLAN REVISION	7/19/2018
B	CONCEPT PLAN REVISION	6/20/2018
A	PRELIMINARY PLAN REVISION	1/18/2018

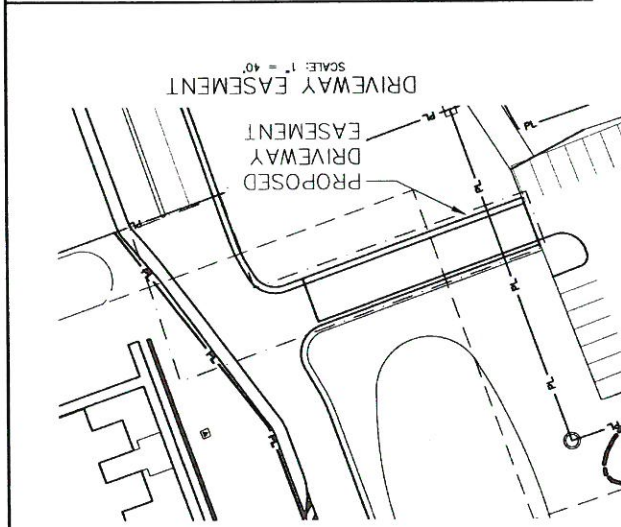
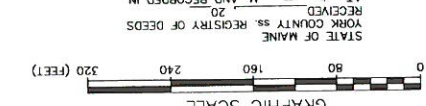
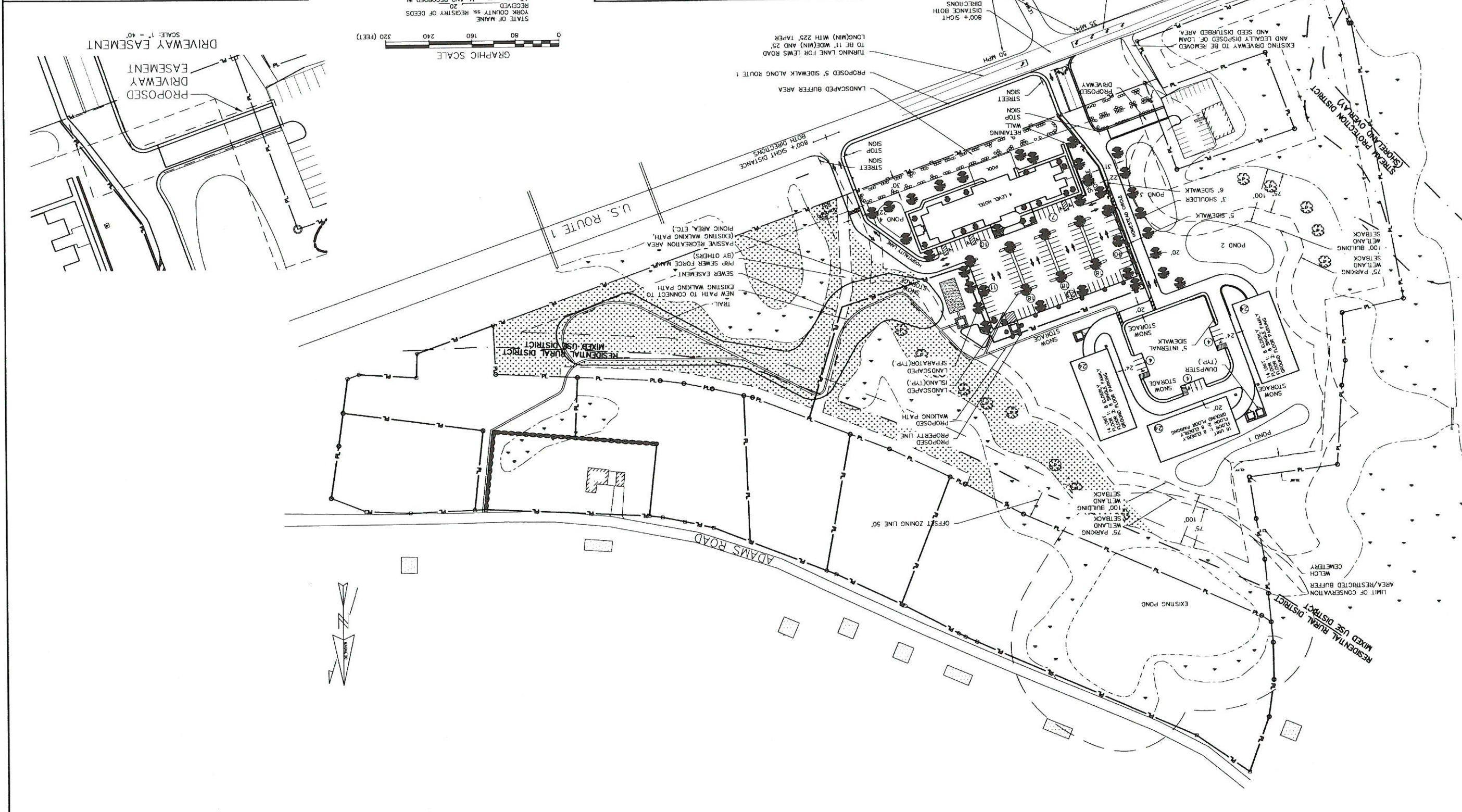
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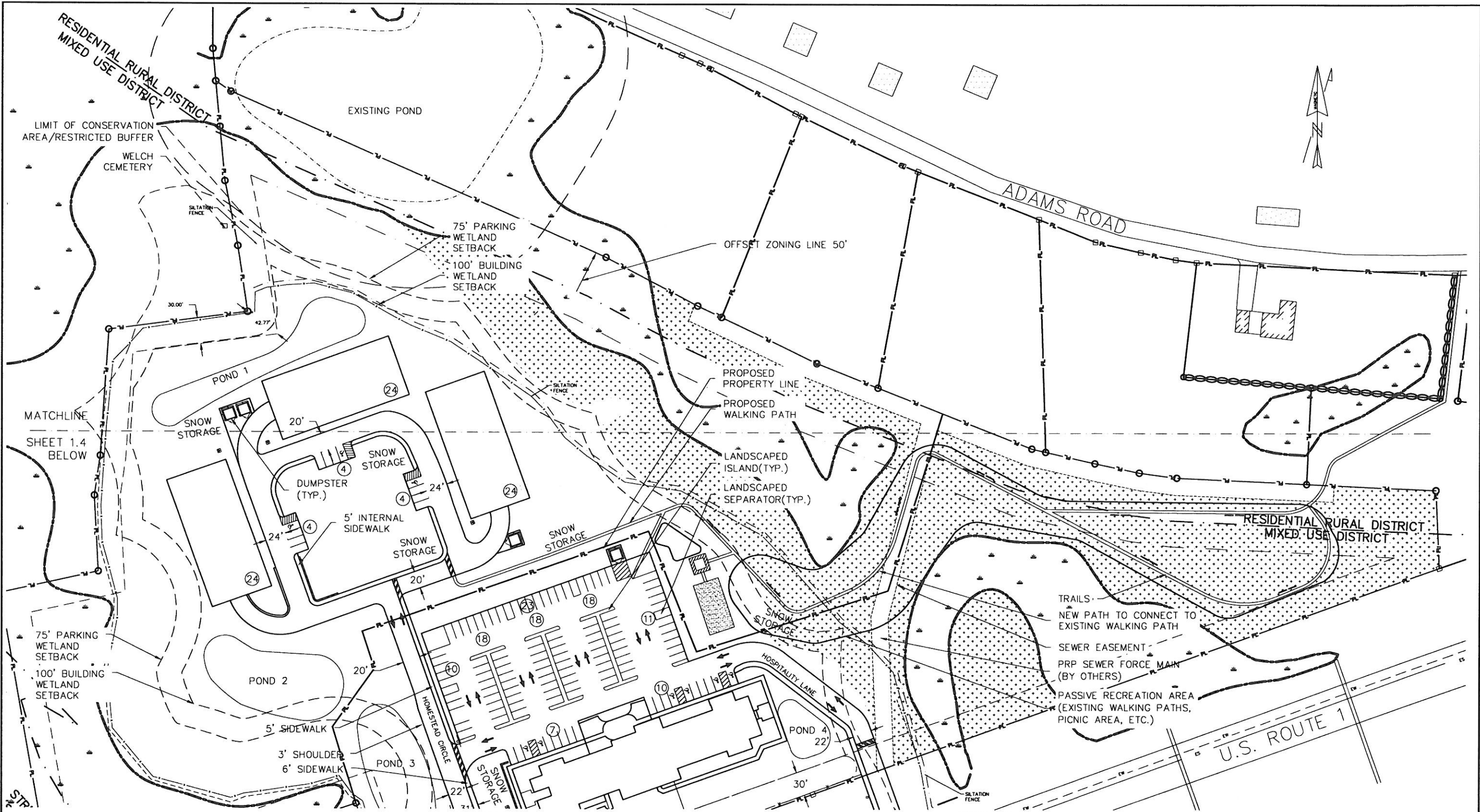
FOR: SITE AND SUBDIVISION PLAN
THE HOMESTEAD
459 US ROUTE 1 KITTERY, MAINE

TOWN OF KITTERY
PLANNING BOARD
DATE _____

LEGEND

PS	PROPOSED SEWER LINE	PS	STONE MONUMENT
PW	PROPOSED WATER LINE	IP	IRON PIN
XXX	PROPOSED CONTOUR	UP	UTILITY POLE
XXX	EXISTING CONTOUR	ES	EXISTING SEWER LINE
---	PROPERTY LINE	EW	EXISTING WATER LINE
---	DESIGNATED OPEN SPACE	SW	SEWER MANHOLE
---	NEW SETBACK	PU	UNDER GROUND UTILITIES





LEGEND			
NEW SETBACK	-----	UNDER GROUND UTILITIES	-----PUGU-----
DESIGNATED OPEN SPACE	[Stippled Area]	SEWER MANHOLE	⊙
PROPERTY LINE	-----	EXISTING WATER LINE	-----EW-----
EXISTING CONTOUR	---XXX---	EXISTING SEWER LINE	-----ES-----
PROPOSED CONTOUR	---XXX---	UTILITY POLE	⊙
PROPOSED WATER LINE	-----PW-----	IRON PIN	⊙
PROPOSED SEWER LINE	-----PS-----	STONE MONUMENT	⊙
		DRAINAGE STRUCTURE	⊙
		WATER VALVE	⊙
		WATER SHUT OFF	⊙
		HYDRANT	⊙
		VERTICAL GRANITE CURB	⊙

TOWN OF KITTEKY
PLANNING BOARD DATE

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

1.3 SITE AND SUBDIVISION PLAN 50 SCALE
THE HOMESTEAD
459 US ROUTE 1 KITTEKY, MAINE

NO.	DESCRIPTION	DATE
E	PRELIMINARY PLAN SUBMISSION	9/20/2018
D	PLANNING REVIEW COMMENTS	8/9/2018
C	SKETCH PLAN REVISION	7/19/2018
B	CONCEPT PLAN REVISION	6/20/2018
A	PRELIMINARY PLAN REVISION	1/18/2018



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

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

SCALE: 1" = 50' APPROVED BY: DRAWN BY: BRN
DATE: 02/08/2018 REVISION : DATE L: 9/20/2018
JOB NO: C052-18 FILE: THE HOMESTEAD BASE SHEET 1.3

TAX MAP 60, LOT 24
SHEET 1.4

JOB NO. C052-18 FILE: THE HOMESTEAD BASE
DATE: 02/08/2018
REVISION: DATE
F: 10/19/2018

SCALE: 1" = 50'
APPROVED BY: [Signature]
DATE: 10/18/2018

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

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

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

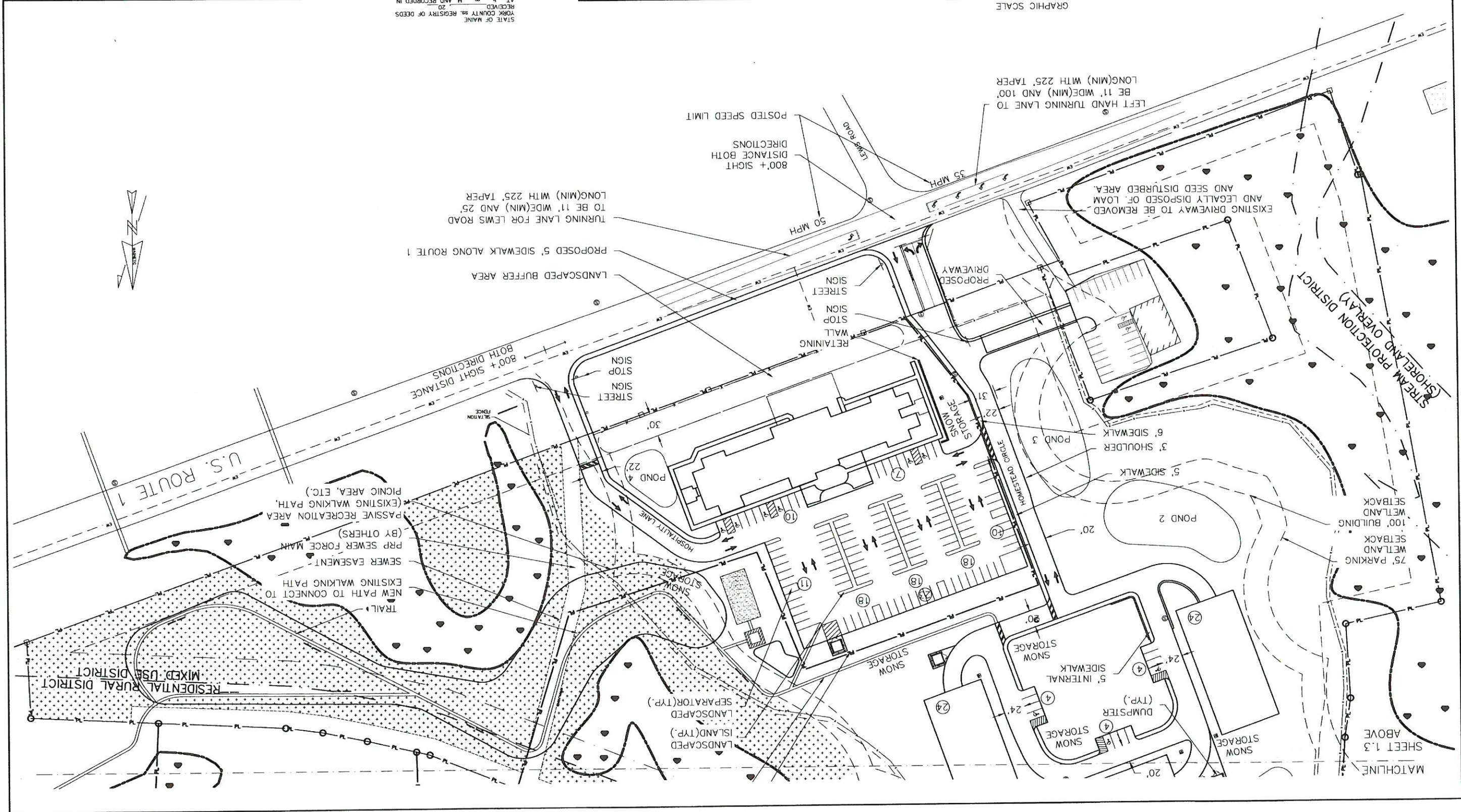
NO.	DESCRIPTION	DATE
F	PRELIMINARY PLAN REVISION	10/18/2018
E	PRELIMINARY PLAN SUBMISSION	9/20/2018
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A	PRELIMINARY PLAN REVISION	1/18/2018

TOWN OF KITTERY
PLANNING BOARD
DATE

LEGEND

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

GRAPHIC SCALE
0 50 100 150 200 (FEET)



STATE OF MAINE
YORK COUNTY ss. REGISTRY OF DEEDS
RECEIVED 20
AT 4 m. AND RECORDED IN
PLAN BOOK PAGE
REGISTER

1.4

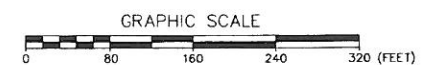
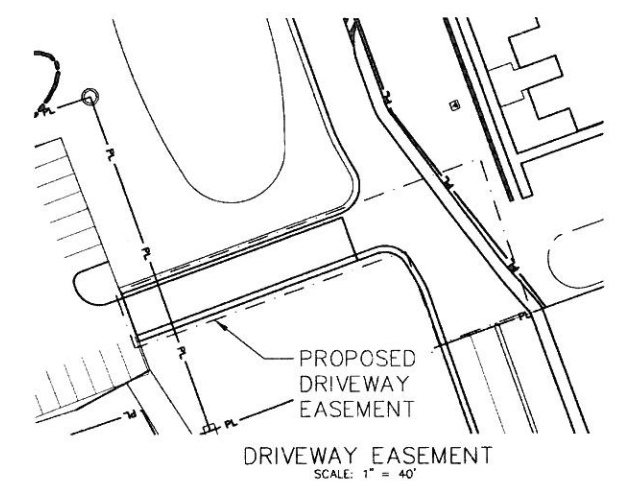
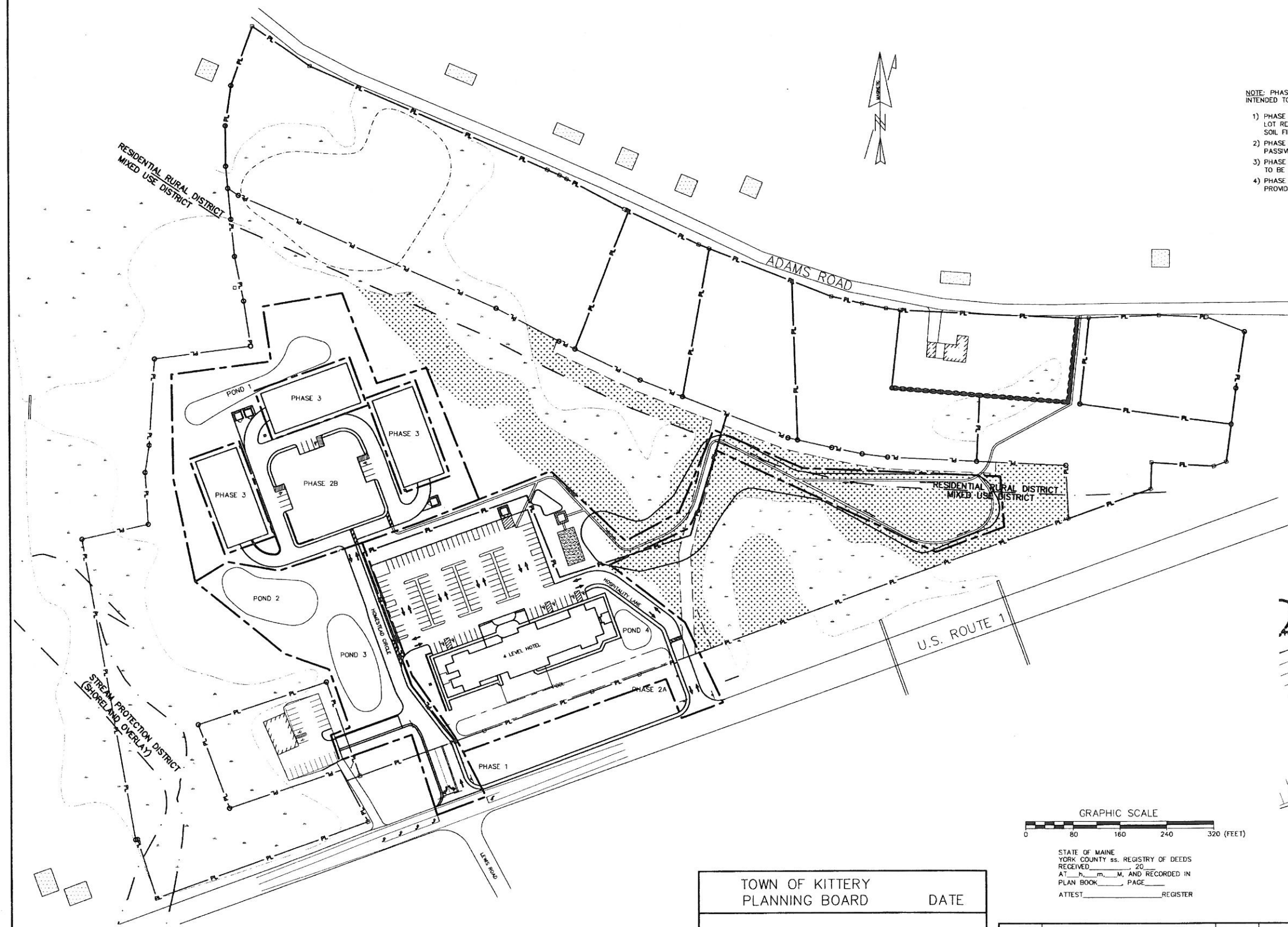
SHEET 1.3
MATCHLINE

PHASING NOTES

CONSTRUCTION PHASING TO BE AS FOLLOWS:

NOTE: PHASING LINES ARE FOR PLANNING AND COORDINATION PURPOSES ONLY. THEY ARE NOT INTENDED TO DEPICT THE LIMITS OF PROPOSED CONSTRUCTION.

- 1) PHASE 1: PROPOSED ROAD, PROPOSED DRIVEWAY TO ABUTTER(OFFICE), ABUTTER PARKING LOT RE-STRIPING, WATER, SEWER, ELECTRICAL SITE CONNECTIONS, AND UNDERDRAINED SOIL FILTERS (POND 2 AND POND 3) TO BE CONSTRUCTED.
- 2) PHASE 2A: HOTEL, UNDERDRAINED SOIL FILTER (POND 4), LANDSCAPED BUFFER AREA AND PASSIVE RECREATION AREA TO BE CONSTRUCTED.
- 3) PHASE 2B: APARTMENT BUILDING FOUNDATIONS AND UNDERDRAINED SOIL FILTER (POND 1) TO BE CONSTRUCTED. PHASE 2A AND 2B CAN OCCUR SIMULTANEOUSLY.
- 4) PHASE 3: INDIVIDUAL APARTMENT BUILDINGS TO BE CONSTRUCTED ON A SCHEDULE PROVIDED BY THE OWNER.



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

TOWN OF KITTERY PLANNING BOARD	DATE

NO.	DESCRIPTION	DATE
F	PRELIMINARY PLAN REVISION	10/18/2018
E	PRELIMINARY PLAN SUBMISSION	9/20/2018
D	PLANNING REVIEW COMMENTS	8/9/2018
C	SKETCH PLAN REVISION	7/19/2018
B	CONCEPT PLAN REVISION	6/20/2018
A	PRELIMINARY PLAN REVISION	1/18/2018



1.5	PHASING PLAN THE HOMESTEAD 459 US ROUTE 1 KITTERY, MAINE	
	FOR: LANDMARK HILL, LLC 79 CONGRESS ST PORTSMOUTH, NH 03801	
ATTAR ENGINEERING, INC. CIVIL • STRUCTURAL • MARINE 1284 STATE ROAD - ELIOT, MAINE 03903 PHONE: (207)439-6023 FAX: (207)439-2128		
SCALE: 1" = 80'	APPROVED BY: <i>[Signature]</i> DATE: 02/08/2018	DRAWN BY: BRN REVISION : DATE F: 10/18/2018 SHEET 1.5
JOB NO: C052-18	FILE: THE HOMESTEAD BASE	TAX MAP 60, LOT 24

GENERAL NOTES

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

DRAINAGE STRUCTURE SCHEDULE

DESC	RIM ELEV	INV IN	INV OUT	PIPE SIZE (IN.)
CB 1	54.0	-	51.0	12
CB 2	52.0	-	52.0	12
CB 3	53.80	50.80	50.80	12
DMH 1	55.0	49.8	49.7	12
CB 4	51.8	-	48.8	12
CB 5	51.3	48.3	48.2	12
CB 6	55	-	51.0	12
CB 7	57.0	-	54.0	12
CB 8	53.5	-	50.8	12
CB 9	58.5	54.3	50.8	12
CB 10	59.4	55.0	54.9	12
CB 11	59.8	55.7	55.8	12
CB 12	60.7	56.6	56.5	12
CB 13	55.8	52.8	52.7	12
DMH 2	54.0	48.7	48.6	12
CB 14	57.3	54.3	54.2	12
CB 15	58.0	55.1	55.0	12
CB 16	60.4	57.4	57.4	12
CB 17	59.8	-	56.7	12
CB 18	53.5	50.6	50.5	12
CB 19	55.5	48.6	48.5	12
CB 20	55.5	-	51.0	12
DMH 3	59.9	57.0	52.2	12
CB 21	-	-	-	12

LEGEND

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

GRAPHIC SCALE
160 (FEET)

2.1

**GRADING AND UTILITY PLAN
THE HOMESTEAD**

459 US ROUTE 1 KITTERY, MAINE

FOR:

LANDMARK HILL, LLC
79 CONGRESS ST
PORTSMOUTH, NH 03801

ATTAR ENGINEERING, INC.
CIVIL STRUCTURAL & MAINTENANCE

PHONE: (207) 439-6023 FAX: (207) 439-2128

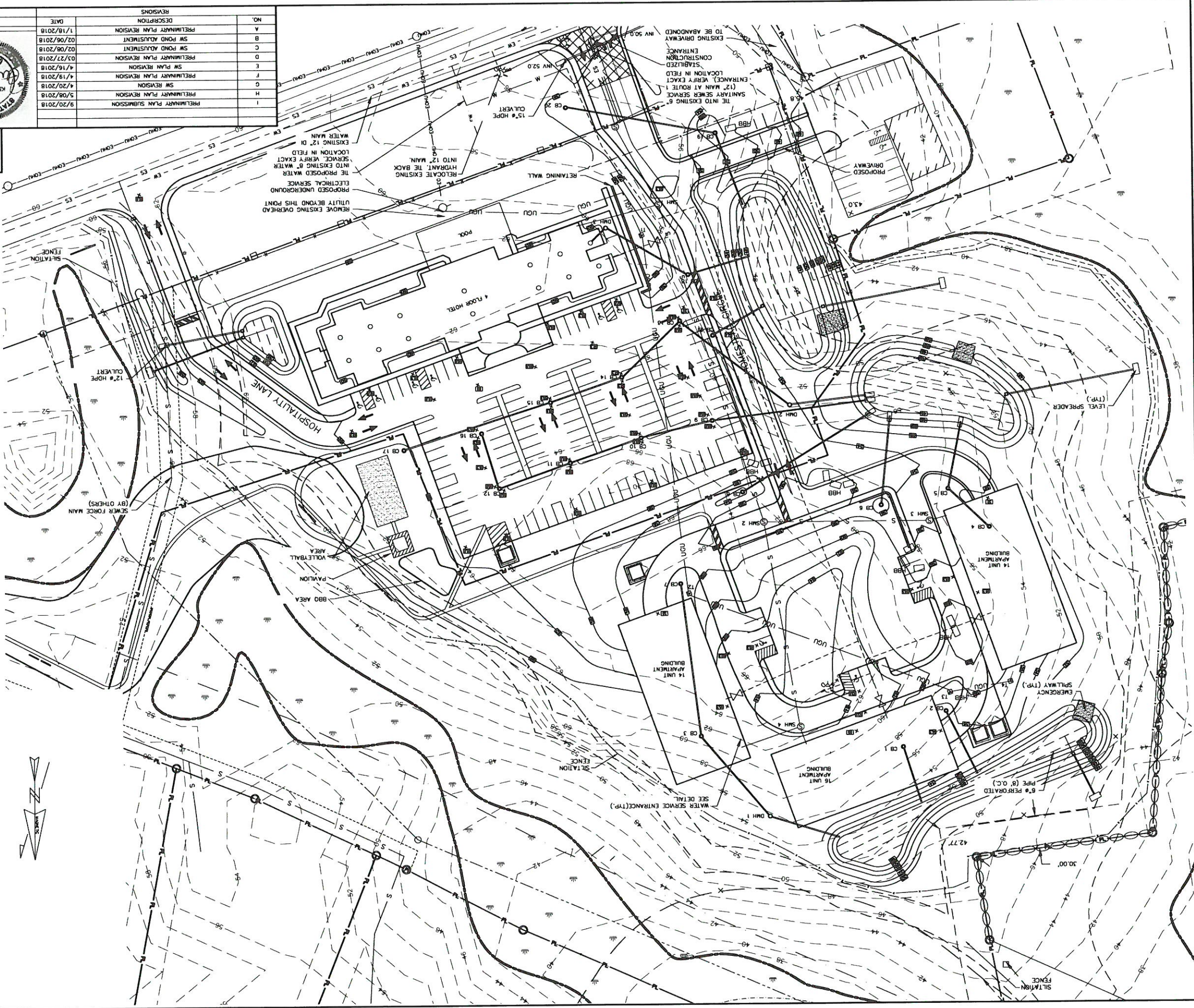
APPROVED BY: DRAWN BY:



NO.	DESCRIPTION	DATE
I	PRELIMINARY PLAN SUBMISSION	9/20/2018
H	PRELIMINARY PLAN REVISION	5/08/2018
G	SW REVISION	4/20/2018
F	PRELIMINARY PLAN REVISION	4/19/2018
E	SW PLAN REVISION	4/16/2018
D	PRELIMINARY PLAN REVISION	03/27/2018
C	SW POND ADJUSTMENT	02/08/2018
B	PRELIMINARY PLAN REVISION	02/06/2018
A	PRELIMINARY PLAN REVISION	1/18/2018

JOB NO. C052-18 FILE: THE HOMESTEAD BASE
SHEET 2.1
REVISION : DATE
1/9/2018

TAX MAP 60, LOT 24



THE INTO EXISTING 6\"/>

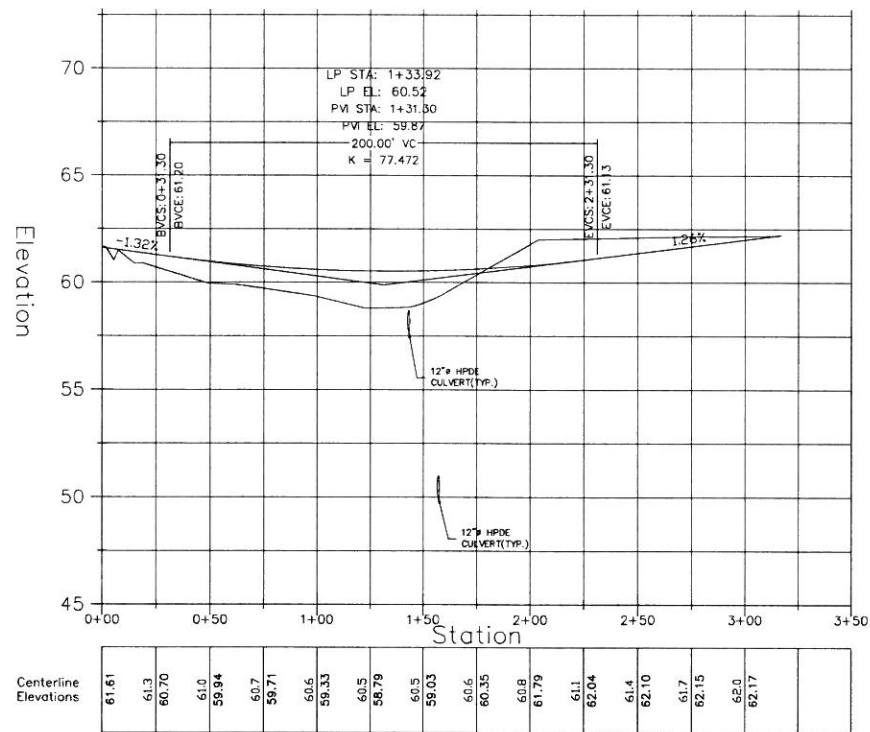
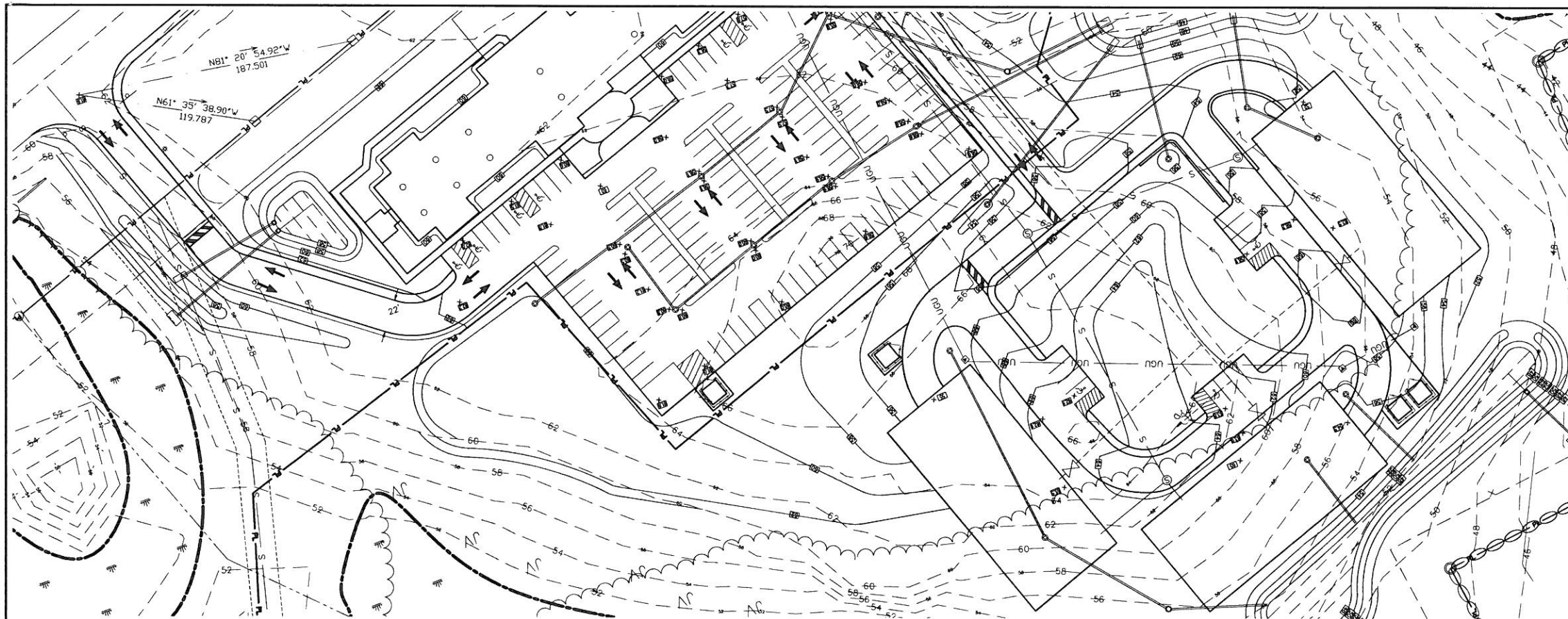
REMOVE EXISTING OVERHEAD UTILITY BEYOND THIS POINT
PROPOSED UNDERGROUND ELECTRICAL SERVICE
RELOCATE EXISTING HYDRANT, TIE BACK INTO EXISTING 8\"/>

EXISTING 12\"/>

8\"/>

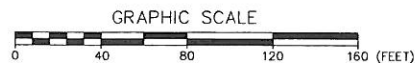
SEE DETAIL WATER SERVICE ENTRANCE(TYP.)





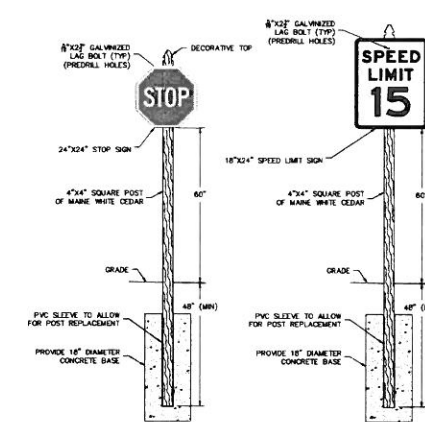
ROAD PROFILE - HOSPITALITY LANE

H. SCALE: 1" = 40'
V. SCALE: 1" = 4'



ROAD DESIGN NOTES

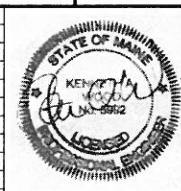
- 1) TOTAL ROAD LENGTH OF HOMESTEAD CIRCLE IS: 473'
- 2) TOTAL ROAD LENGTH OF HOSPITALITY LANE IS: 317'



STREET SIGN DETAIL
SCALE: NTS
NOTE: ALL SIGNS TO BE ALUMINUM W/ 3M REFLECTIVE SHEETING

3.1 ROAD PLAN AND PROFILE
THE HOMESTEAD
459 US ROUTE 1 KITTERY, MAINE

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



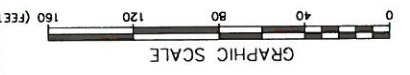
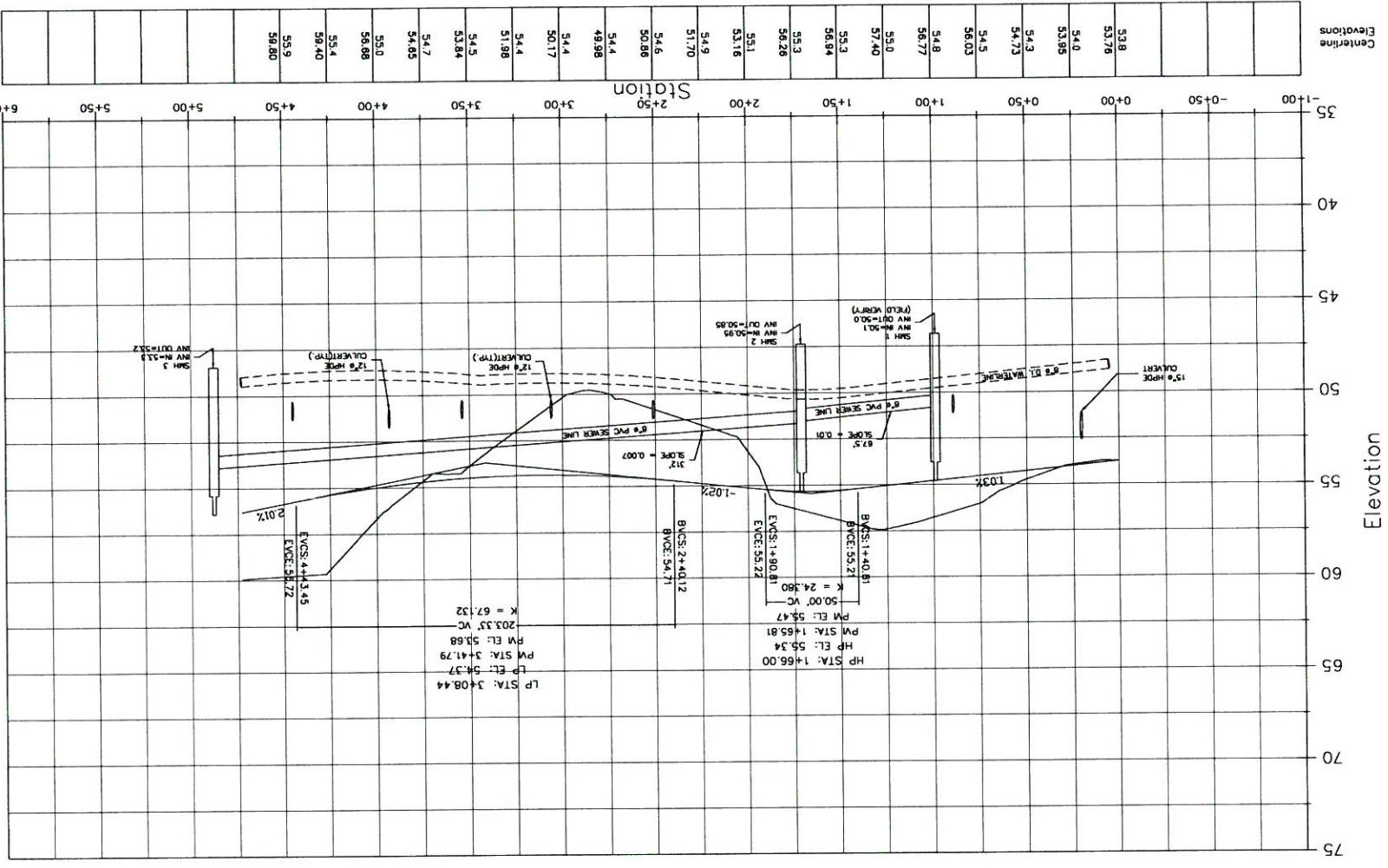
ATTAR ENGINEERING, INC.
CIVIL • STRUCTURAL • MARINE
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

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

SCALE: 1" = 40'	APPROVED BY:	DRAWN BY: BRN
DATE: 02/08/2018		REVISION : DATE 1:09/20/2018
JOB NO: C052-18	FILE: THE HOMESTEAD BASE	SHEET 3.1

ROAD DESIGN NOTES
 1) TOTAL ROAD LENGTH OF HOMESTEAD CIRCLE IS: 473'
 2) TOTAL ROAD LENGTH OF HOSPITALITY LANE IS: 317'

ROAD PROFILE - HOMESTEAD CIRCLE



NO.	DESCRIPTION	DATE
H	PRELIMINARY PLAN SUBMISSION	9/20/2018
G	PRELIMINARY PLAN REVISION	5/08/2018
F	PRELIMINARY PLAN REVISION	4/19/2018
E	PRELIMINARY PLAN REVISION	4/16/2018
D	PRELIMINARY PLAN REVISION	03/27/2018
C	SM POND ADJUSTMENT	02/08/2018
B	SM POND ADJUSTMENT	02/06/2018
A	PRELIMINARY PLAN REVISION	1/18/2018



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

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

APPROVED BY: [Signature]
 SCALE: 1" = 40'

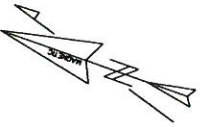
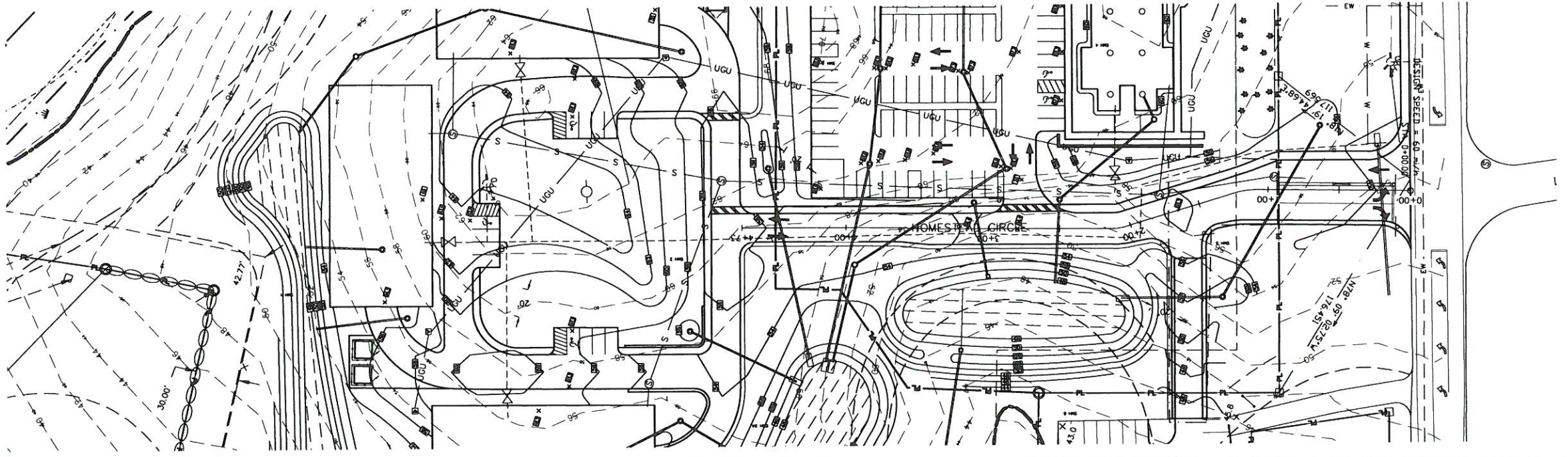
JOB NO: C052-18 FILE: THE HOMESTEAD BASE
 DATE: 02/08/2018

REVISION: DATE
 H: 09/20/2018
 SHEET 3.2

TAX MAP 60, LOT 24

3.2

ROAD PLAN AND PROFILE
 THE HOMESTEAD
 459 US ROUTE 1 KITTERY, MAINE





SYMBOL	SOIL SERIES
Bm	BIDDEFORD MUCKY PEAT*
BS	BIDDEFORD-SCANTIC COMPLEX, FILLED AND DITCHED*
DANI	DEVELOPED AREA NOT INVESTIGATED
Dx	DIXFIELD FINE SANDY LOAM
Em	ELMWOOD VERY FINE SANDY LOAM
LT	LYMAN-TUNBRIDGE COMPLEX
Sc	SCANTIC SILT LOAM*
Sw	SWANTON VERY FINE SANDY LOAM
Ws	WESTBURY FINE SANDY LOAM
* WETLAND SOILS	
SOIL BOUNDARY - - - - -	
SOIL/WETLAND BOUNDARY - - - - -	
SOIL BORING ⊕	
TEST PIT ⊕	
SLOPE LEGEND	
(NONE)	0 - 3%
B	3 - 8%
C	8 - 15%
D	15 - 25%

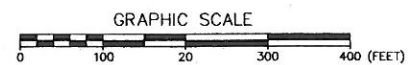
GENERAL NOTES

- PROPERTY LINES, WETLANDS, EXISTING CONDITIONS AND TOPOGRAPHY ARE FROM REFERENCE 1. WETLANDS WERE IDENTIFIED IN THE FIELD BY KENNETH A. WOOD, CWS IN DECEMBER, 1999 AND MICHAEL R. CUOMO, CWS, CSS IN MARCH, 2000. WETLANDS WERE LOCATED WITH SURVEY INSTRUMENT BY ATTAR ENGINEERING, INC. FROM DECEMBER, 1999 THROUGH APRIL, 2000. WETLAND DELINEATION WAS VERIFIED IN 2017 BY KENNETH A. WOOD, CWS. NO CHANGES WERE NOTED FROM THE PREVIOUS DELINEATION.
- SOIL TYPES SHOWN ON THIS PLAN WERE IDENTIFIED BY MICHAEL CUOMO (MAINE CERTIFIED SOIL SCIENTIST #211) IN APRIL, 2000.

Michael Cuomo 10 JAN 2018
 MICHAEL CUOMO, MAINE CERTIFIED SOIL SCIENTIST #211



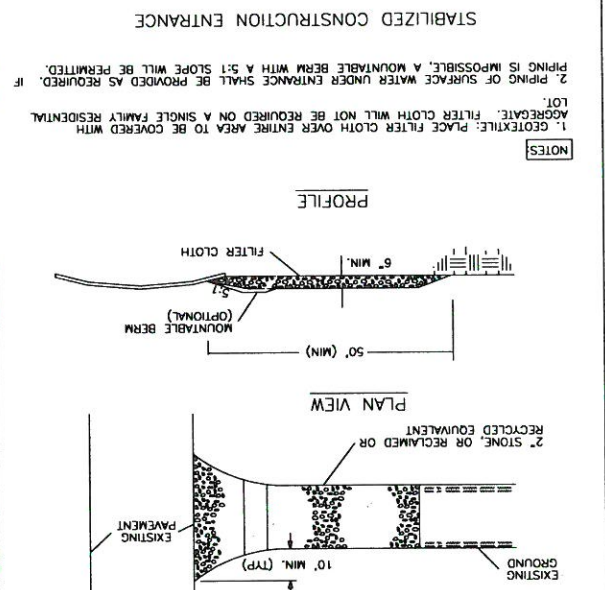
THIS MAP COMPLIES WITH THE STANDARDS FOR CLASS "B" HIGH INTENSITY SOIL SURVEY. SEE REPORT DATED 14 APRIL 2000 FOR DESCRIPTION METHODS OF SOIL.



4.1	HIGH INTENSITY SOIL SURVEY THE HOMESTEAD 459 US ROUTE 1 KITTERY, MAINE	
	FOR: LANDMARK HILL, LLC 79 CONGRESS ST PORTSMOUTH, NH 03801	
	ATTAR ENGINEERING, INC. CIVIL • STRUCTURAL • MARINE 1284 STATE ROAD - ELIOT, MAINE 03903 PHONE: (207)439-6023 FAX: (207)439-2128	
	SCALE: 1" = 100'	APPROVED BY: <i>Michael Cuomo</i> 12/20/2017
NO.	DESCRIPTION REVISIONS	DATE
JOB NO: C052-17 CAD FILE: MBRIGHAM LBASE		SHEET 4.1

EROSION & SEDIMENTATION CONTROL NOTES

1. SILTATION FENCE OR HAY BALE BARRIERS WILL BE INSTALLED DOWN-SLOPE OF ALL STRIPPING OR CONSTRUCTION OPERATIONS. A DOUBLE SILT FENCE BARRIER SHALL BE INSTALLED DOWN-SLOPE OF ANY SOIL MATERIAL STOCKPILES. SILT FENCES SHALL BE PLACED BETWEEN 30 FEET AND 50 FEET OF ANY PROTECTED NATURAL RESOURCE, AND STORMWATER DISCHARGES THROUGH THE DISTURBED AREAS TOWARD NATURAL RESOURCES. PERMANENT EROSION CONTROL SURFACES MUST BE MAINTAINED THROUGHOUT THE PROJECT.
2. TEMPORARY AND PERMANENT VEGETATION AND MULCHING IS AN INTEGRAL COMPONENT OF THE EROSION AND SEDIMENTATION CONTROL PLAN. ALL AREAS SHALL BE INSPECTED AND MAINTAINED UNTIL THE DESIRED VEGETATIVE COVER IS ESTABLISHED. THESE CONTROL MEASURES ARE ESSENTIAL TO EROSION PREVENTION AND ALSO REDUCE COSTLY REWORK OR GATED AND SHAPED AREAS.
3. FERTILIZER AND LIME RATES AND TIME OF APPLICATION WILL BE DEPENDENT ON SOIL REQUIREMENTS. TEMPORARY VEGETATION SHALL BE MAINTAINED IN THESE AREAS UNTIL PERMANENT SEEDING IS APPLIED. ADDITIONALLY, EROSION AND SEDIMENTATION MEASURES SHALL BE MAINTAINED UNTIL PERMANENT VEGETATION IS ESTABLISHED.
4. ALL LAWN AREA, OUTER POND SIDE SLOPES AND SWALES SHALL BE PERMANENTLY SEEDED WITH THE FOLLOWING MIXTURE: 20 LB/ACRE GREENING RED FESCUE, 2 LB/ACRE FERTILIZER, 20 LB/ACRE CREEPING RED FESCUE, 8 LB/ACRE BIRDFOOT TROFOL AND 20 LB/ACRE TALL FESCUE FOR A TOTAL OF 48 LB/ACRE. SEE THE ABOVE NOTE FOR FERTILIZER, LIME AND MULCHING RATES.
5. POND BOTTOMS AND INNER POND SIDE-SLOPES SHALL BE PERMANENTLY SEEDED WITH THE FOLLOWING MIXTURE: 20 LB/ACRE CREEPING RED FESCUE, 8 LB/ACRE BIRDFOOT TROFOL AND 20 LB/ACRE TALL FESCUE FOR A TOTAL OF 48 LB/ACRE. SEE THE ABOVE NOTE FOR FERTILIZER, LIME AND MULCHING RATES.
6. TEMPORARY VEGETATION OF ALL DISTURBED AREAS, MATERIAL STOCKPILES AND OTHER AREAS SHALL BE ESTABLISHED BY SEEDING WITH EITHER WINTER RYE AT A RATE OF 112 LB/ACRE OR ANNUAL RYEGRASS AT A RATE OF 40 LB/ACRE. WINTER RYE SHALL BE USED FOR FALL SEEDING AND ANNUAL RYEGRASS FOR SHORT DURATION SEEDING. SEEDING SHALL BE ACCOMPLISHED BEFORE OCTOBER 1.
7. TEMPORARY SEEDING SHALL BE ACCOMPLISHED BEFORE SEPTEMBER 15. PERMANENT SEEDING SHALL BE ACCOMPLISHED BEFORE SEPTEMBER 15. Brought to final grade, then permanently stabilize the area within 7 days of planting vegetation. SOO, OR THROUGH THE USE OF PERMANENT MULCH, OR REPAIR OR ROAD SUB-BASE. IF USING VEGETATION FOR STABILIZATION, SELECT THE PROPER VEGETATION FOR THE LIGHT, MOISTURE, AND SOIL CONDITIONS: PROTECTED AREAS OR SOO, OR THROUGH THE USE OF PERMANENT MULCH, OR REPAIR OR ROAD SUB-BASE. IF USING VEGETATION FOR STABILIZATION, SELECT THE PROPER VEGETATION FOR THE LIGHT, MOISTURE, AND SOIL CONDITIONS: AMEND AREAS OF DISTURBED SUBSOILS WITH TOPSOIL, COMPOST, OR FERTILIZERS; AND SCHEDULE SOILING, PLANTING, AND SEEDING SO TO AVOID OFF-ROAD TRAFFIC AND SUMMER DROUGHT AND FALL FROSTS. NEWLY SEEDS ON EXPOSED AREAS MUST BE CONCENTRATED RAINOFF UNTIL THE VEGETATION IS WELL-ESTABLISHED WITH 90% COVER BY HEALTHY VEGETATION. IF NECESSARY, AREAS MUST BE REWORKED AND RESTABILIZED IF REMAINING IS SPARSE, PLANT COVERAGE IS SPOTTY, OR TOPSOIL EROSION IS EVIDENT. ONE OR MORE OF THE FOLLOWING MAY APPLY TO A PARTICULAR SITE:
 19. DISTURBED AREAS WITH MATURE, HEALTHY PLANTS WITH NO EVIDENCE OF WASHING OR RILLING OF THE TOPSOIL.
 20. FOR SOOED AREAS PERMANENT STABILIZATION MEANS THE COMPLETE BINDING OF THE SOO ROOTS INTO THE UNDERLYING SOIL WITH NO SLUMPING OF THE SOO OR DIE-OFF.
 21. EXPOSED AREAS WITH AN APPROVED MULCH MATERIAL. EROSION CONTROL MIX MAY BE USED AS MUCH FOR PERMANENT STABILIZATION ACCORDING TO THE APPROVED APPLICATION RATES AND LIMITATIONS.
 22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE HOUSEKEEPING PRACTICES DURING THE CONSTRUCTION OF THE PROJECT. THESE STANDARDS CAN BE FOUND IN THE FOLLOWING DOCUMENT: MDCR CHAPTER 500 (STORMWATER MANAGEMENT), APPENDIX C, HOUSEKEEPING. HOUSEKEEPING PRACTICES INCLUDE, BUT ARE NOT LIMITED TO: SPILL PREVENTION, GROUNDWATER PROTECTION, FLUENT SEDIMENT AND DUST, DEBRIS AND OTHER MATERIALS, EXCAVATION DEMATERING, AUTHORIZED NON-STORMWATER DISCHARGES AND UNAUTHORIZED NON-STORMWATER DISCHARGES.
11. THE CONTRACTOR MAY OPT TO USE EROSION CONTROL MIX BERM AS A SEDIMENT BARRIER IN LIEU OF SILTATION FENCE OR HAY BALE BARRIERS WITH APPROVAL FROM THE INSPECTING ENGINEER.
12. MINIMIZE DISTURBED AREAS AND PROTECT NATURAL DOWNGRADIENT BUFFER AREAS TO THE EXTENT PRACTICABLE. CONTROL STORMWATER VOLUME AND VELOCITY WITHIN THE SITE TO MINIMIZE SOIL EROSION. MINIMIZE THE DISTURBANCE OF STEEP SLOPES. CONTROL STORMWATER DISCHARGES INCLUDING BOTH PEAK FLOW RATES AND VOLUME. TO MINIMIZE EROSION AT OUTLETS, THE DISCHARGE MAY NOT RESULT IN EROSION OF UPLAND, OR COASTAL OR FRESHWATER WETLANDS OFF THE PROJECT SITE.
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14. EXCESSIVE DUST CAUSED BY CONSTRUCTION OPERATIONS SHALL BE CONTROLLED BY APPLICATION OF WATER OR CALCIUM CHLORIDE.
15. THE CONTRACTOR MAY OPT TO USE EROSION CONTROL MIX BERM AS A SEDIMENT BARRIER IN LIEU OF SILTATION FENCE OR HAY BALE BARRIERS WITH APPROVAL FROM THE INSPECTING ENGINEER.
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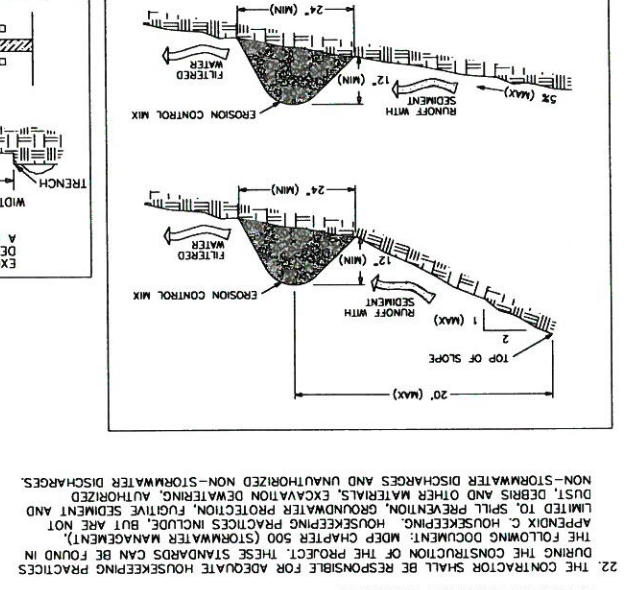


NOTES

1. GEOTEXILE: PLACE FILTER CLOTH OVER ENTIRE AREA TO BE COVERED WITH GEOTEXILE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENTIAL LOT.
2. PILING OF SURFACE WATER UNDER ENTRANCE SHALL BE PROVIDED AS REQUIRED. IF ANY OPEN DRAINAGE CHANNELS, SWALES, SIBLES OR STREAM BANKS.

EROSION & SED. CONTROL NOTES (CONT.)

1. AN AREA SHALL BE CONSIDERED STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH HAY AT A RATE OF 100 LB/1000 S.F. OR DOMINANT SEEDS. PERMANENT STABILIZATION SHALL BE ACCOMPLISHED BY NOVEMBER 1, OR ALL VEGETATED DITCH LINES THAT HAVE NOT BEEN STABILIZED BY NOVEMBER 1, OR WILL BE WORKED DURING THE WINTER CONSTRUCTION PERIOD. SHALL BE STABILIZED WITH AN APPROPRIATE STONE LINING BACKED BY AN APPROPRIATE GRAVEL BED OR GEOTEXILE UNLESS SPECIFICALLY RELEASED FROM THIS STANDARD BY THE MDCP.
2. FROM OCTOBER 15 TO APRIL 1, LOAM AND SEED WILL NOT BE REQUIRED. DURING PERIODS OF TEMPERATURES ABOVE FREEZING, DISTURBED AREAS SHALL BE FINE GRADED AND PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL PERMANENT SEEDING CAN BE APPLIED. AFTER NOVEMBER 1, DISTURBED AREAS MAY BE LOAMED, FINE GRADED AND DOMINANT SEEDS AT A RATE 200-300% HIGHER THAN THE SPECIFIED PERMANENT SEEDING RATE. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, DISTURBED AREAS SHALL BE LEFT OVER THE WINTER OR FOR ANY OTHER EXTENDED PERIOD OF TIME UNLESS STABILIZED WITH MULCH.
3. FROM NOVEMBER 1 TO APRIL 15 ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING, ASPHALT EMULSION CHEMICAL, TRUCK OR WOOD CELLULOSE FIBER. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGEWAYS WITH SLOPES GREATER THAN 15%. AFTER OCTOBER 1, THE SAME APPLIES TO ALL SLOPES GREATER THAN 8%.
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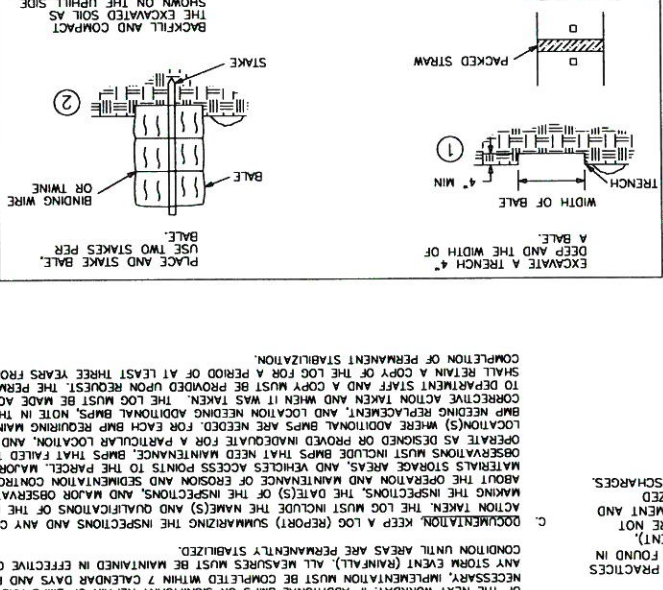


NOTES

1. THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 80 AND 100% DRY WEIGHT BASIS.
2. PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 0.075" SCREEN.
3. MAXIMUM OF 85% PASSING A 0.075" SCREEN.
4. LARGE PORTIONS OF SILTS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX.
5. SOLUBLE SALTS CONTENT SHALL BE <math>< 4.0 \text{ mhos/cm}</math>.
6. THE pH SHOULD FALL BETWEEN 5.0 AND 8.0.

WINTER CONSTRUCTION NOTES

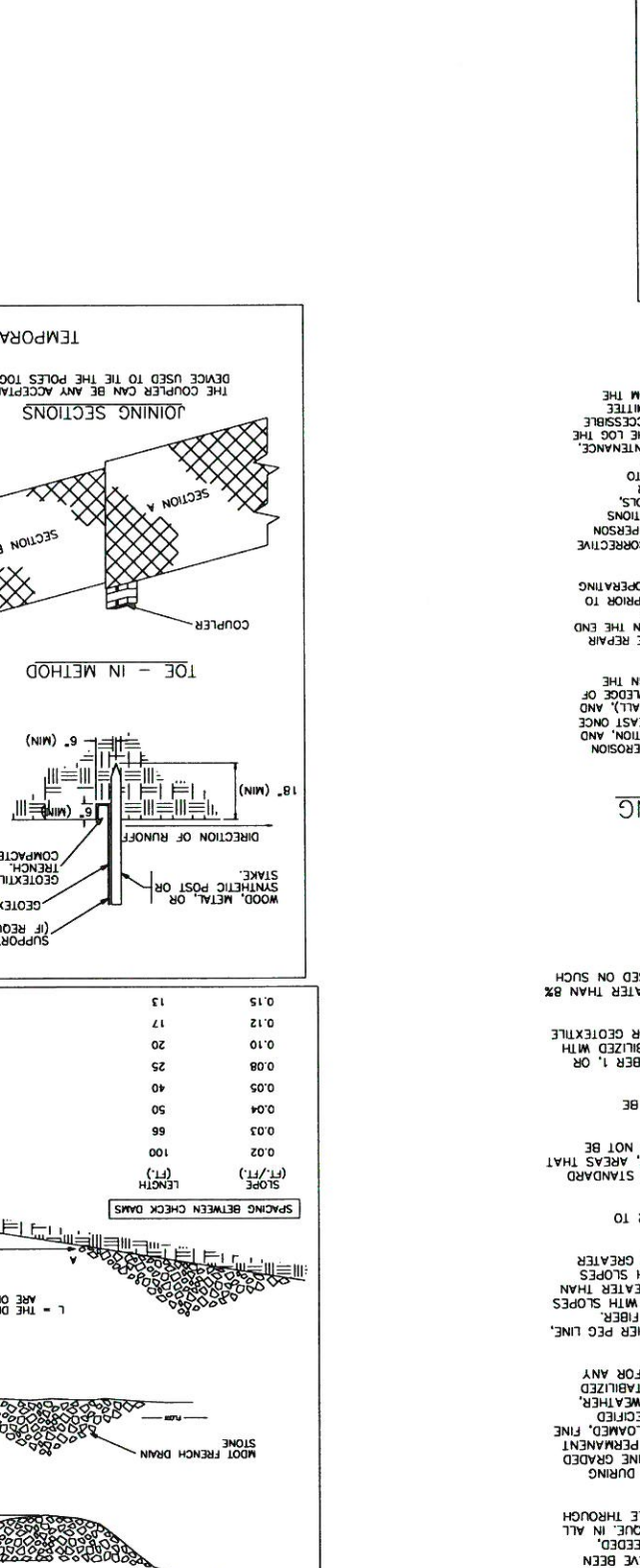
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NOTES

1. PLACE BALES IN A SINGLE ROW, LENGTHWISE ON THE CONTOUR.
2. PLACE BALES 10' AWAY FROM THE TOP OF SLOPE.
3. IN SLOPING AREAS WHERE SURFACE FLOW FOLLOWS THE BALE LINE, INSTALL PERPENDICULAR BALE CHECKS AT APPROPRIATE INTERVALS (10' MAX).

STONE CHECK DAM (NTS)



NOTES

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JOINING SECTIONS

THE COUPLER CAN BE ANY ACCEPTABLE DEVICE USED TO TIE THE POLES TOGETHER.

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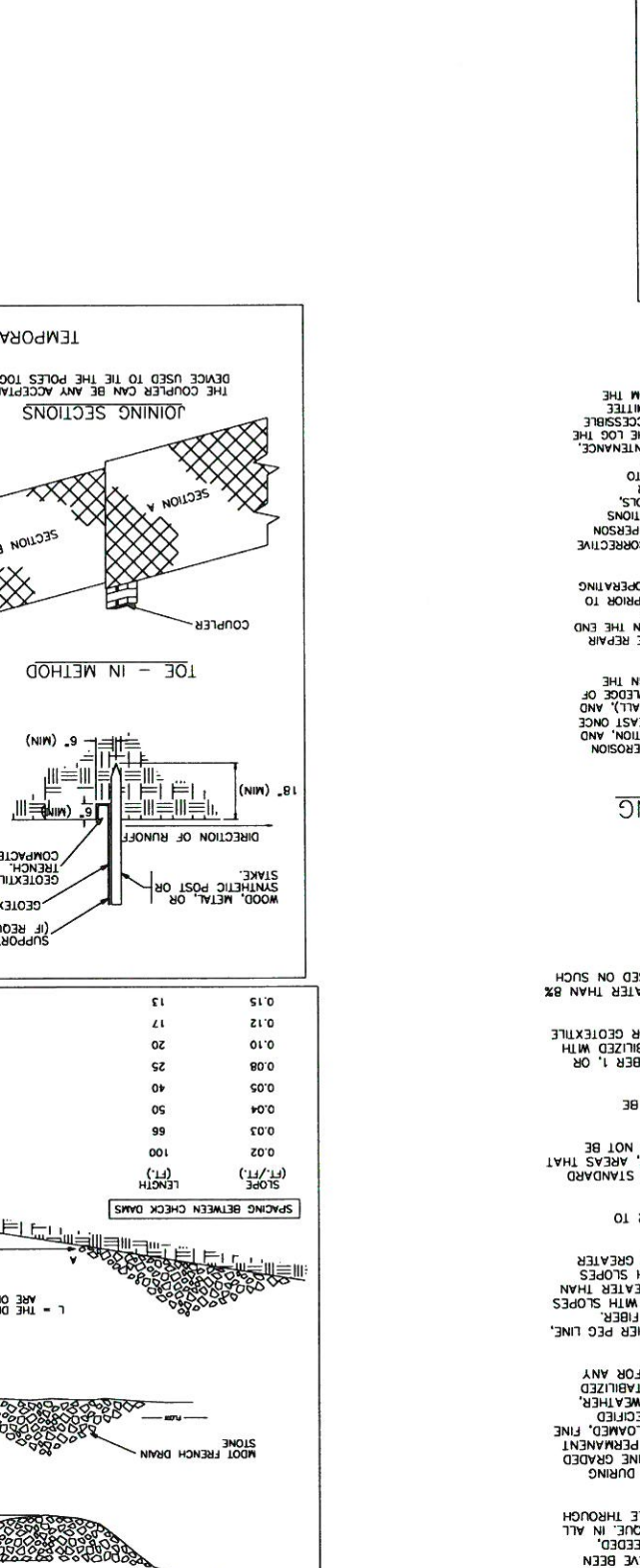
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2. POSTS MAY BE WIRED TOGETHER WHEN JOINING SECTIONS.

TOE - IN METHOD

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TEMPORARY SILT FENCE - NTS



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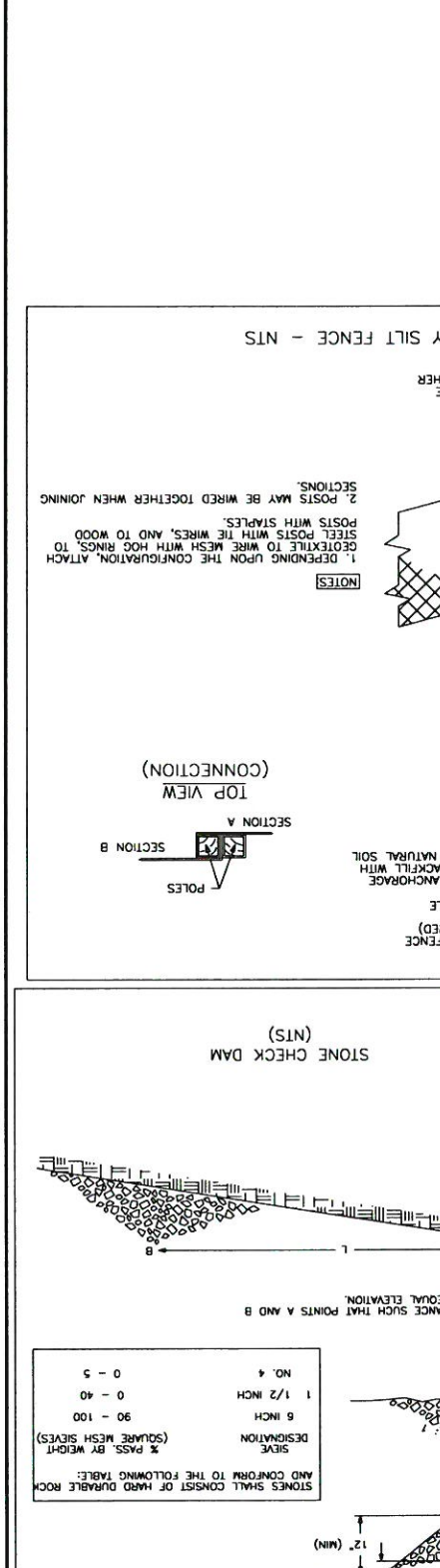
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6. ALL AREAS WITHIN 75 FEET OF A PROTECTED NATURAL RESOURCE SHALL BE PROTECTED WITH A DOUBLE ROW OF SEDIMENT BARRIERS.
7. ALL VEGETATED DITCH LINES THAT HAVE NOT BEEN STABILIZED BY NOVEMBER 1, OR WILL BE WORKED DURING THE WINTER CONSTRUCTION PERIOD. SHALL BE STABILIZED WITH AN APPROPRIATE STONE LINING BACKED BY AN APPROPRIATE GRAVEL BED OR GEOTEXILE UNLESS SPECIFICALLY RELEASED FROM THIS STANDARD BY THE MDCP.
8. MULCHING SHALL BE USED TO ANCHOR MULCH ON ALL SLOPES GREATER THAN 8% UNLESS EROSION CONTROL BLANKETS OR EROSION CONTROL MIX IS BEING USED ON SUCH SLOPES.
9. INSPECTION AND CORRECTIVE ACTION: INSPECT DISTURBED AND IMPERVIOUS AREAS, EROSION CONTROL MEASURES, MATERIAL STOCKPILES AND AREAS AT RISK OF PRECIPITATION. INSPECTIONS SHALL BE CONDUCTED WITHIN 7 CALENDAR DAYS AND PRIOR TO ANY STORM EVENT (RAINFALL). ALL MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION UNTIL AREAS ARE PERMANENTLY STABILIZED.
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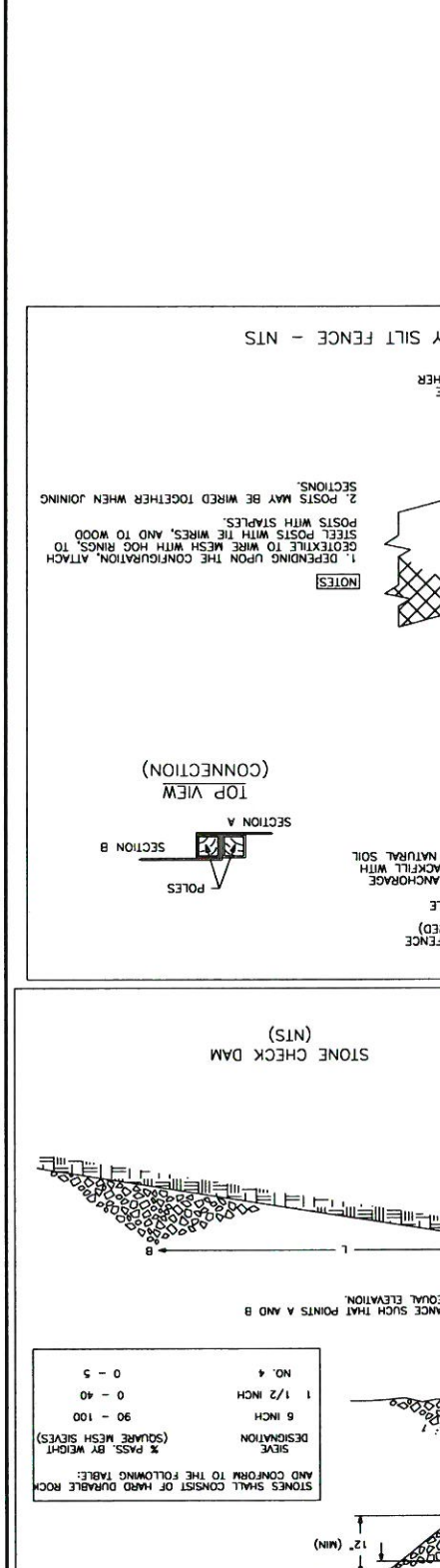
JOINING SECTIONS

THE COUPLER CAN BE ANY ACCEPTABLE DEVICE USED TO TIE THE POLES TOGETHER.

NOTES

1. DEPENDING UPON THE CONFIGURATION, ATTACH GEOTEXILE TO WIRE MESH WITH HOG RINGS, TO STEEL POSTS WITH THE WIRES, AND TO WOOD POSTS WITH STAPLES.
2. POSTS MAY BE WIRED TOGETHER WHEN JOINING SECTIONS.

TEMPORARY SILT FENCE - NTS



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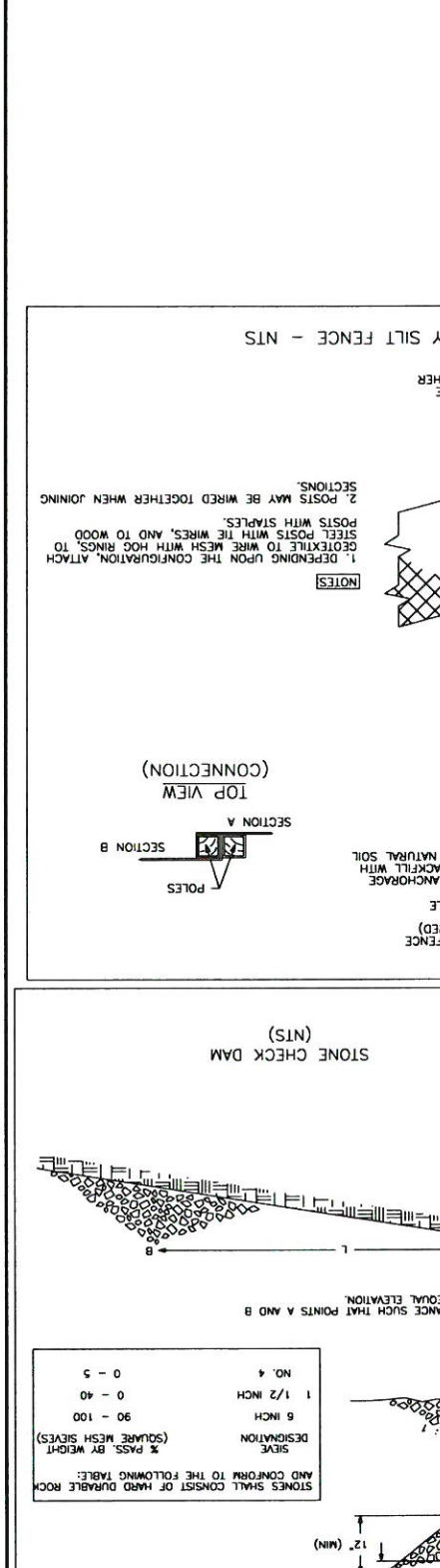
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2. POSTS MAY BE WIRED TOGETHER WHEN JOINING SECTIONS.

STONE CHECK DAM (NTS)



NOTES

1. STONES SHALL CONSIST OF HARD DURABLE ROCK AND CONFORM TO THE FOLLOWING TABLE:
2. STONES SHALL BE GRADUALLY FREZING AND TEMPORARILY STABILIZED WITH MULCH.
3. FROM NOVEMBER 1 TO APRIL 15 ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING, ASPHALT EMULSION CHEMICAL, TRUCK OR WOOD CELLULOSE FIBER. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGEWAYS WITH SLOPES GREATER THAN 15%. AFTER OCTOBER 1, THE SAME APPLIES TO ALL SLOPES GREATER THAN 8%.
4. SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
5. FOR WINTER STABILIZATION, HAY MULCH SHALL BE APPLIED AT TWICE THE STANDARD TEMPORARY STABILIZATION RATE. AT THE END OF EACH CONSTRUCTION DAY, AREAS THAT HAVE BEEN BROUGHT TO FINAL GRADE SHALL BE STABILIZED. MULCH SHALL NOT BE SPREAD ON TOP OF SNOW.
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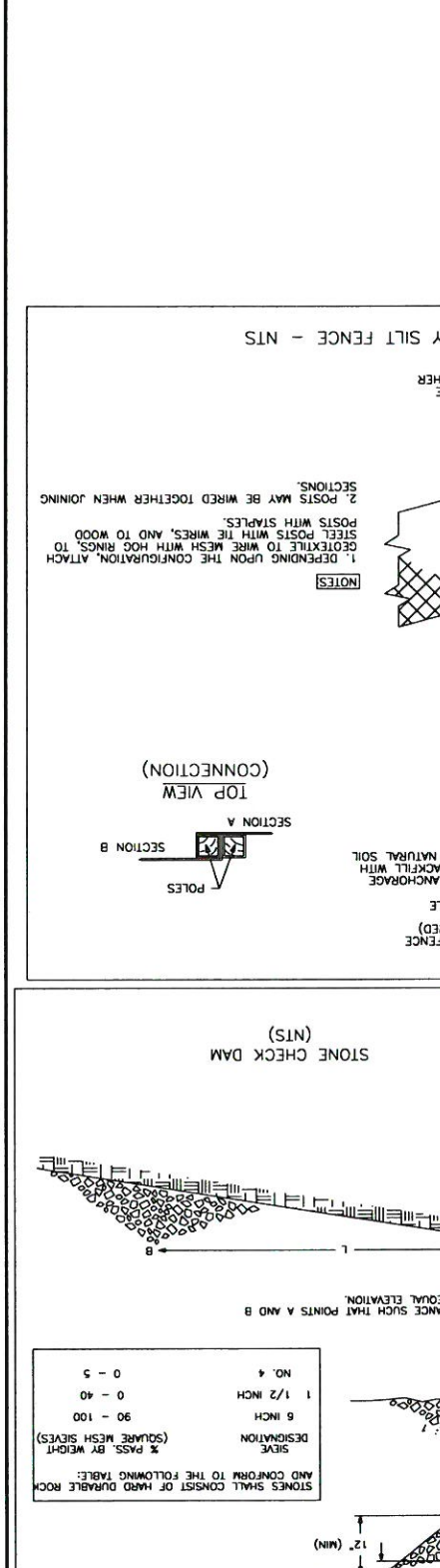
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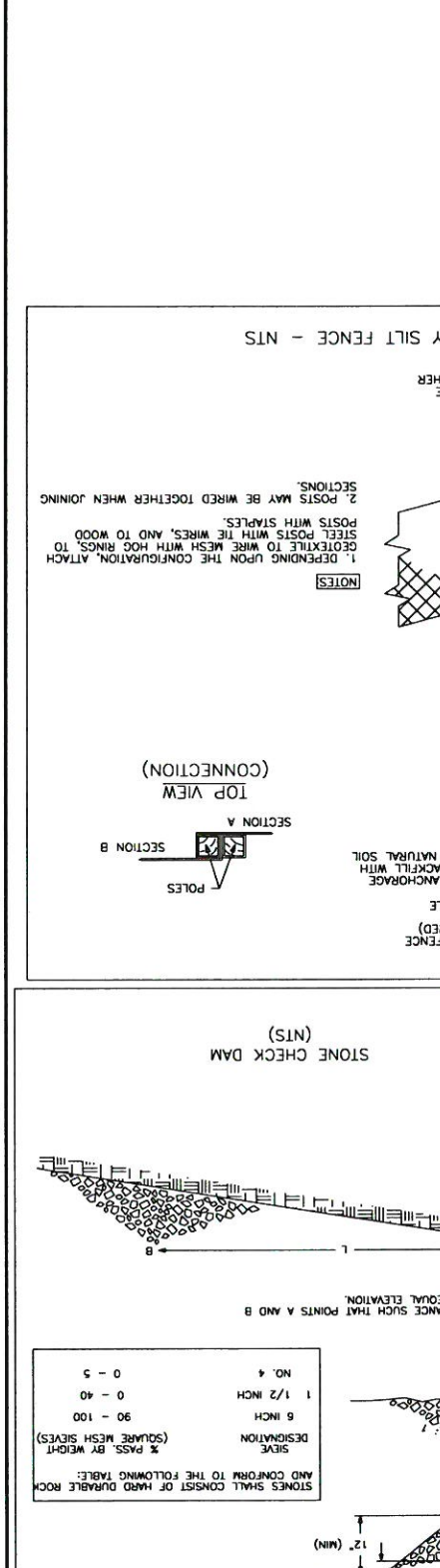
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STONE CHECK DAM (NTS)



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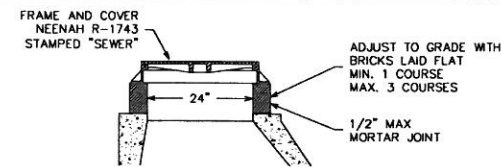
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JOINING SECTIONS

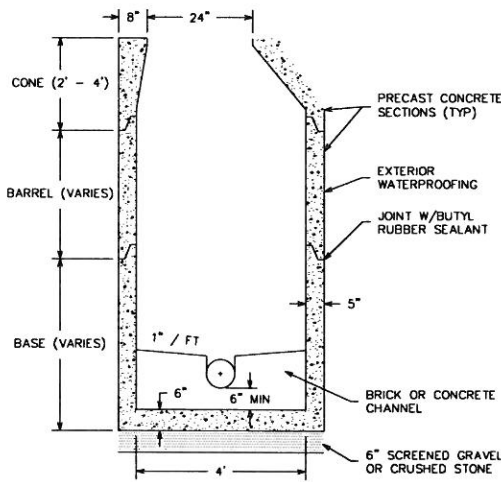
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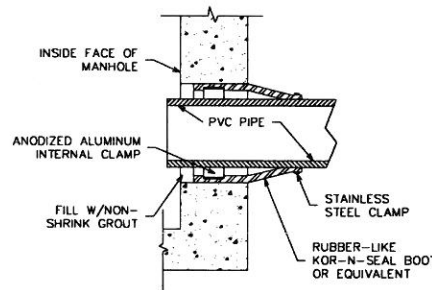
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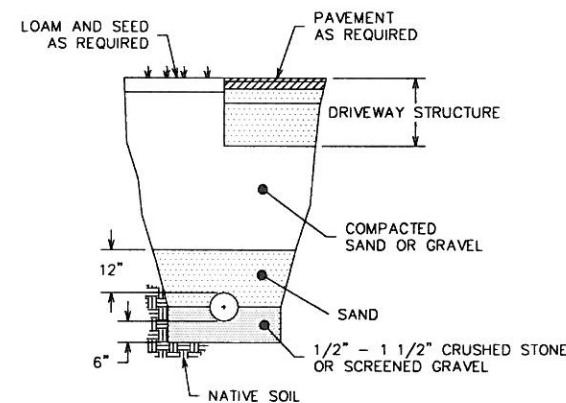
STANDARD COVER AND FRAME
SCALE: NTS



TYPICAL SANITARY MANHOLE
SCALE: NTS

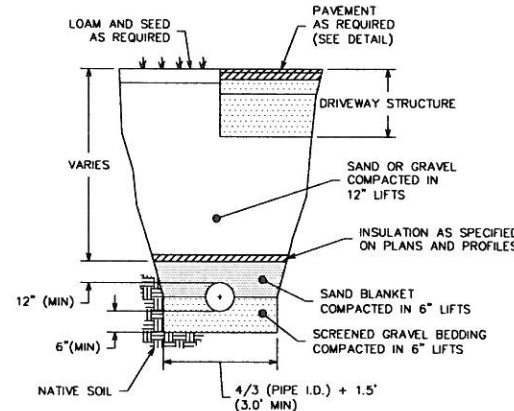


TYPICAL BOOT GASKET
SCALE: NTS



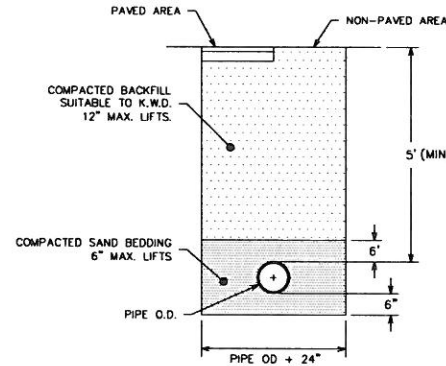
DRAINAGE PIPE TRENCH DETAIL
SCALE: NTS

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

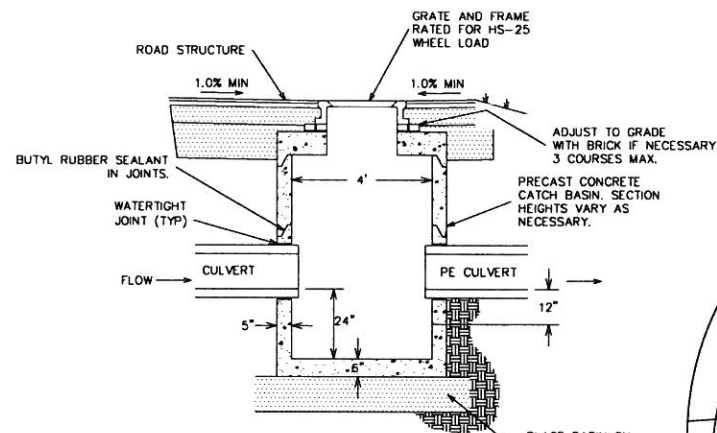


SEWER PIPE TRENCH DETAIL
SCALE: NTS

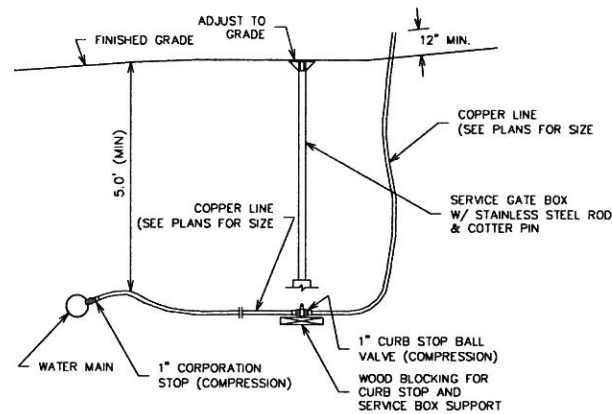
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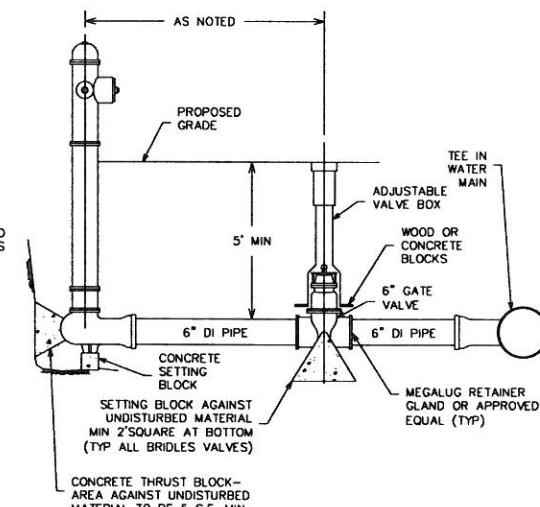
WATER LINE TRENCH DETAIL
(NTS)



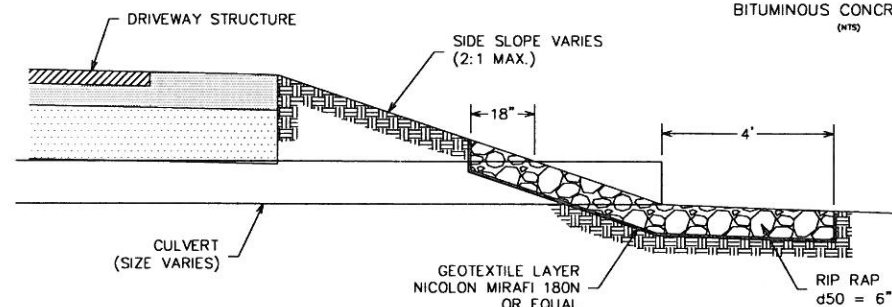
CATCH BASIN DETAIL
(NTS)



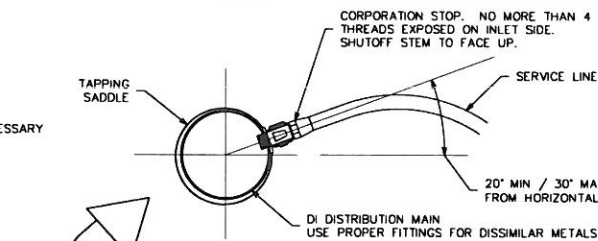
WATER BLOWOFF ASSEMBLY DETAIL
(NTS)



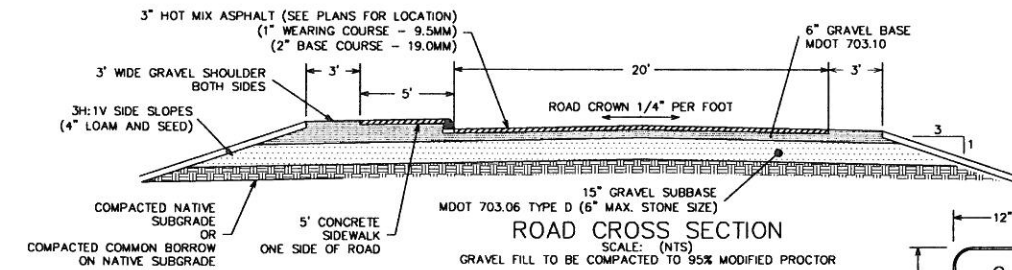
HYDRANT & VALVE DETAIL
NTS



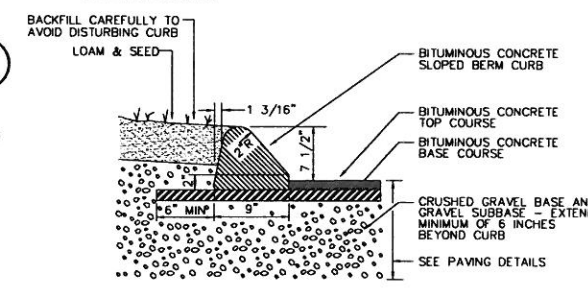
CULVERT INLET/OUTLET PROTECTION DETAIL
(NTS)



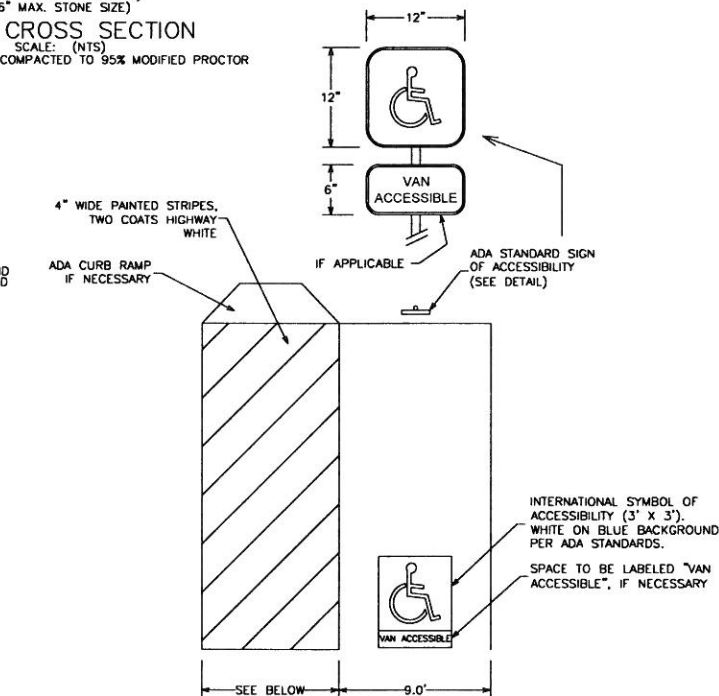
WATER SERVICE DETAIL
(NTS)



ROAD CROSS SECTION
SCALE: (NTS)

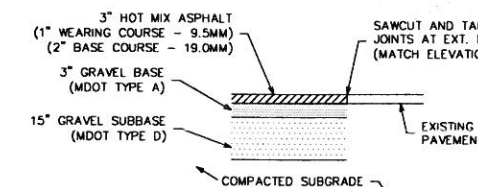


BITUMINOUS CONCRETE CURB
(NTS)



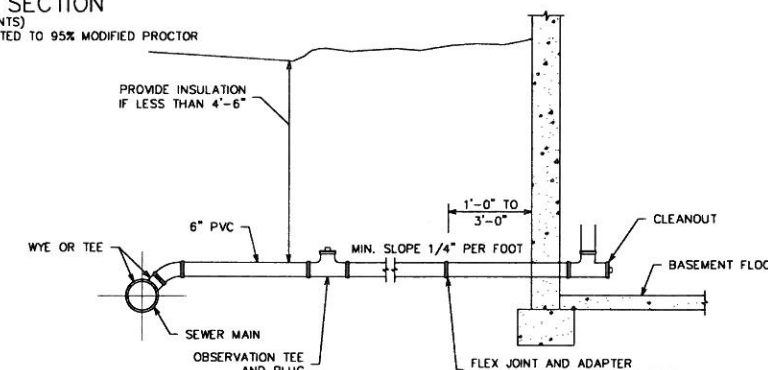
ACCESSIBLE PARKING SPACE DETAIL
SCALE: (NTS)

ISLE SHALL BE 5' WIDE FOR AUTOMOBILES OR 8' WIDE FOR VANS



ASPHALT PARKING CROSS SECTION
(NTS)

GRAVEL FILL TO BE COMPACTED TO 95% MODIFIED PROCTOR



TYPICAL SERVICE CONNECTION AND HOUSE LATERAL DETAIL
SCALE: NTS

NOTE: HOUSE SEWER MAY BE LOCATED BENEATH BASEMENT FLOOR

5.2		SITE DETAILS THE HOMESTEAD 459 U.S. ROUTE 1, KITTELY, MAINE	
FOR: LANDMARK HILL, LLC. 79 CONGRESS STREET PORTSMOUTH, NH 03801		ATTAR ENGINEERING, INC. CIVIL • STRUCTURAL • MARINE 1284 STATE ROAD - ELIOT, MAINE 03903 PHONE: (207)439-8023 FAX: (207)439-2128	
SCALE: AS SHOWN	APPROVED BY: MJS	DRAWN BY: MJS	REVISION DATE: A : 4/19/2018
DATE: 1/18/2018	JOB NO: C052-18	FILE: THE HOMESTEAD DET.DWG	SHEET: 5.2

NO.	DESCRIPTION	DATE
A	PRELIMINARY PLAN REVISION	4/19/2018

JOB NO. C052-18		FILE: THE HOMESTEAD DETAIL	SHEET: 5.3
DATE: 1/18/2018		REVISION NO. DATE:	
AS SHOWN		B/M	
DRAWN BY:		APPROVED BY:	
CIVIL & STRUCTURAL ENGINEERING, INC. 1284 STATE ROAD - ELIOT, MAINE 03903 PHONE: (207) 439-8023 FAX: (207) 439-7128			
FOR: LANDMARK HILL, LLC. 79 CONGRESS STREET PORTSMOUTH, NH 03801		5.3	
SITE DETAILS 459 U.S. ROUTE 1, KITTERY, MAINE			

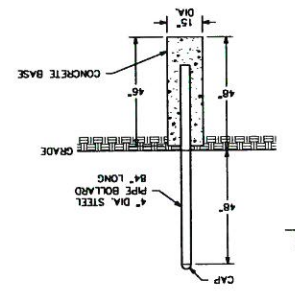


NO.	DESCRIPTION	DATE
G	PRELIMINARY PLAN SUBMISSION	9/20/2018
F	PRELIMINARY PLAN REVISION	5/08/2018
E	SW PLAN REVISION	4/20/2018
D	PRELIMINARY PLAN REVISION	4/19/2018
C	SW PLAN REVISION	4/16/2018
B	PRELIMINARY PLAN REVISION	3/27/2018
A	PRELIMINARY PLAN REVISION	1/18/2018

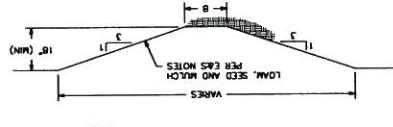
CONSTRUCTION OVERSIGHT REQUIRED:

- INSPECTION OF THE FILTER BASIN SHALL BE PROVIDED FOR EACH PHASE OF CONSTRUCTION BY THE DESIGN ENGINEER WITH REQUIRED REPORTING TO THE DEP. AT A MINIMUM, INSPECTIONS WILL OCCUR:
 - AFTER PRELIMINARY CONSTRUCTION OF THE FILTER GRADERS AND ONCE THE UNDERDRAIN PIPES ARE INSTALLED BUT NOT BACKFILLED;
 - AFTER THE DRAINAGE LAYER IS CONSTRUCTED AND PRIOR TO THE INSTALLATION OF THE FILTER MEDIA;
 - AFTER ONE YEAR TO INSPECT HEALTH OF THE VEGETATION AND AFTER THE FILTER MEDIA HAS BEEN INSTALLED AND SEDED;
 - PASSING DEP SPECIFICATIONS;
 - CONTRACTOR SHALL COORDINATE INSPECTION SCHEDULE WITH INSPECTING ENGINEER PRIOR TO CONSTRUCTION.
- ALL MATERIAL USED FOR THE CONSTRUCTION OF THE FILTER BASIN WILL BE APPROVED BY THE DESIGN ENGINEER AFTER TESTS BY A CERTIFIED LABORATORY SHOW THAT THEY ARE MAKE CORRECTIONS FOR THE CONSTRUCTION OF THE FILTER.
- INSPECTING ENGINEER SHALL COORDINATE INSPECTION SCHEDULE WITH CONTRACTOR.

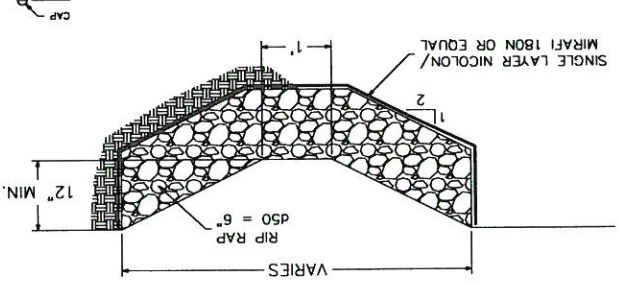
PROTECTIVE BOLLARD DETAIL (NTS)



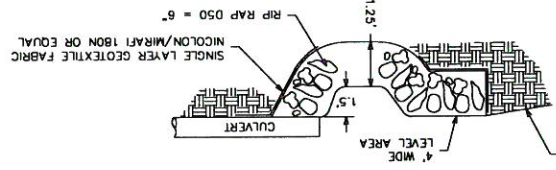
VEGETATED SWALE DETAIL (NTS)



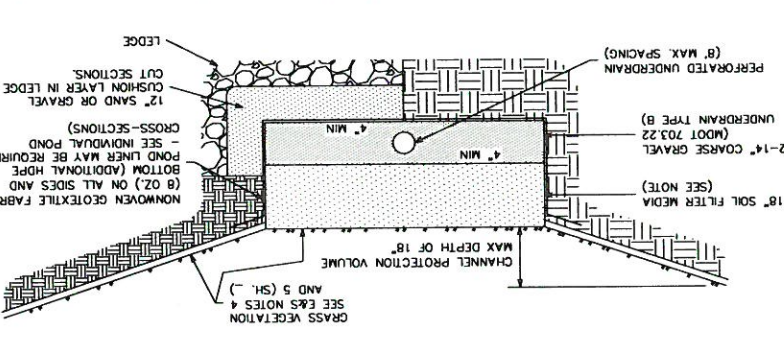
RIP RAP SWALE DETAIL (NTS)



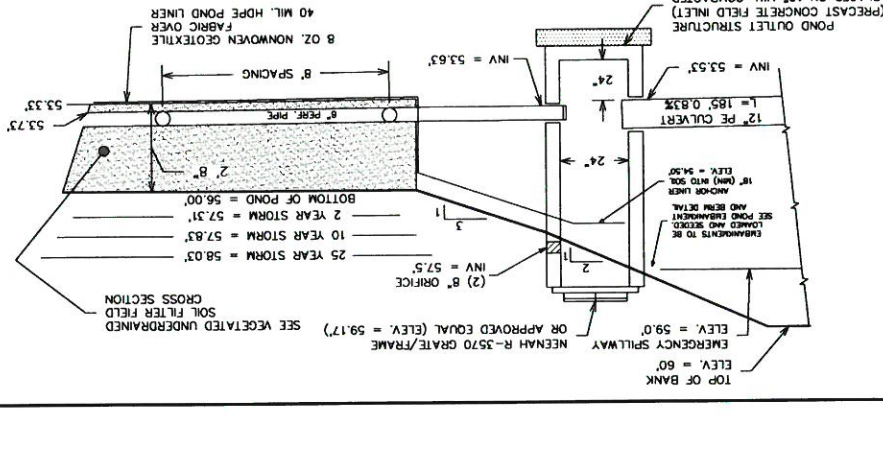
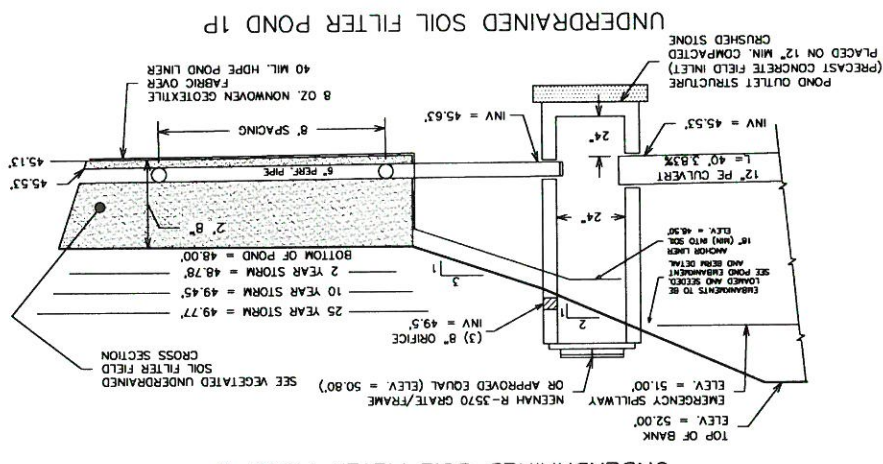
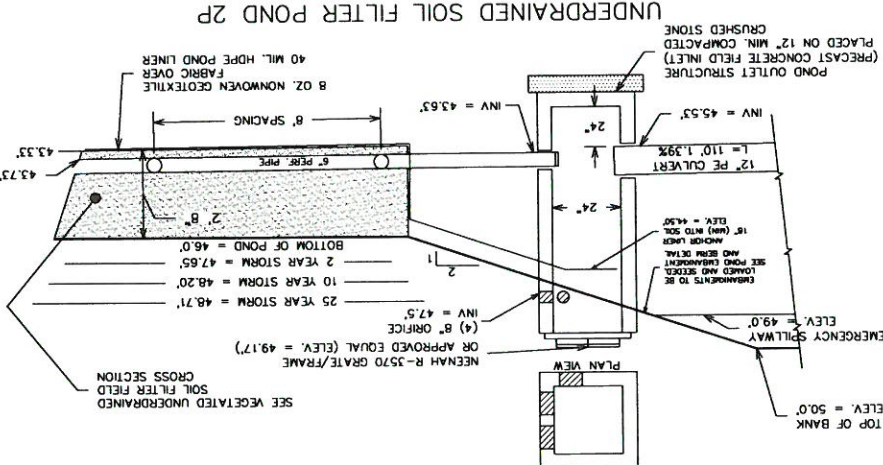
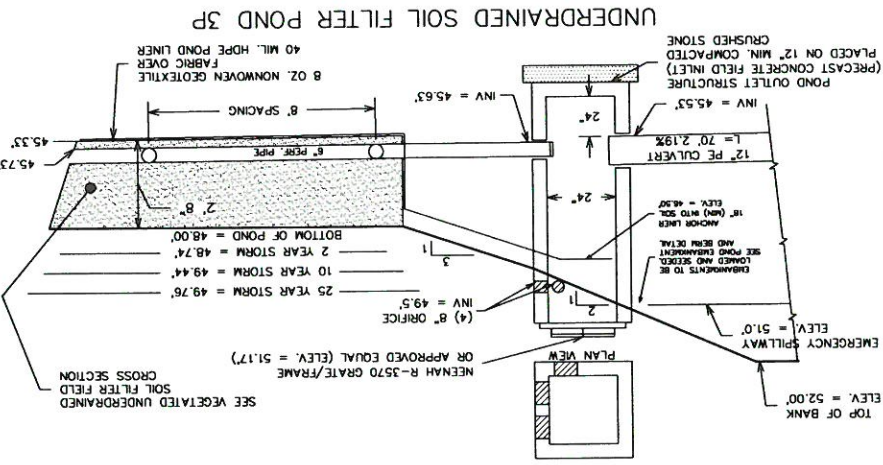
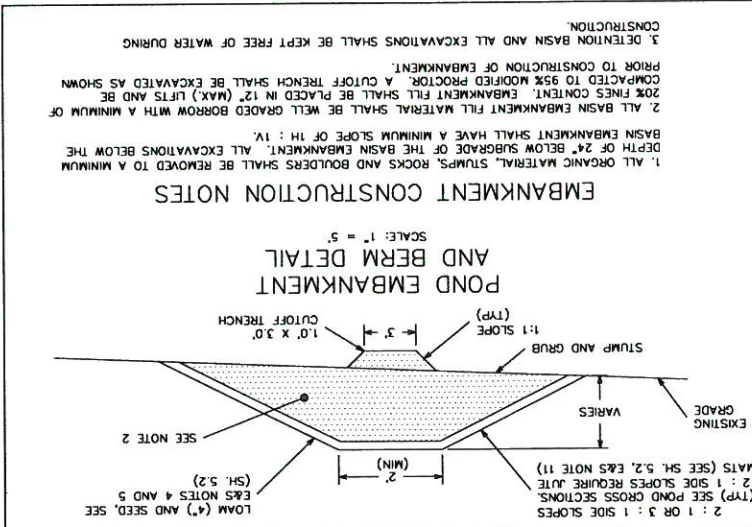
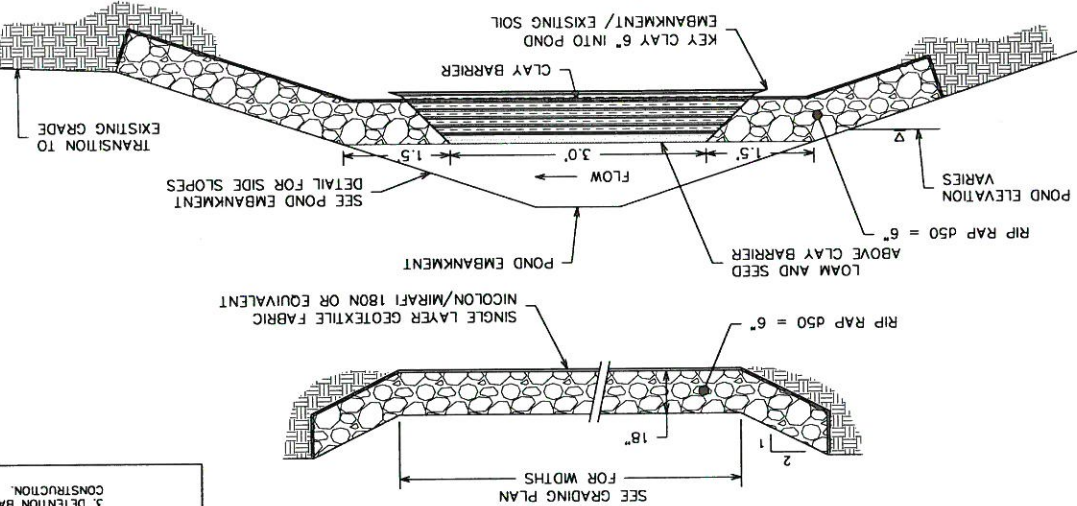
LEVEL SPREADER (NTS)



VEGETATED UNDERDRAINED SOIL FILTER FIELD CROSS SECTION (NTS)

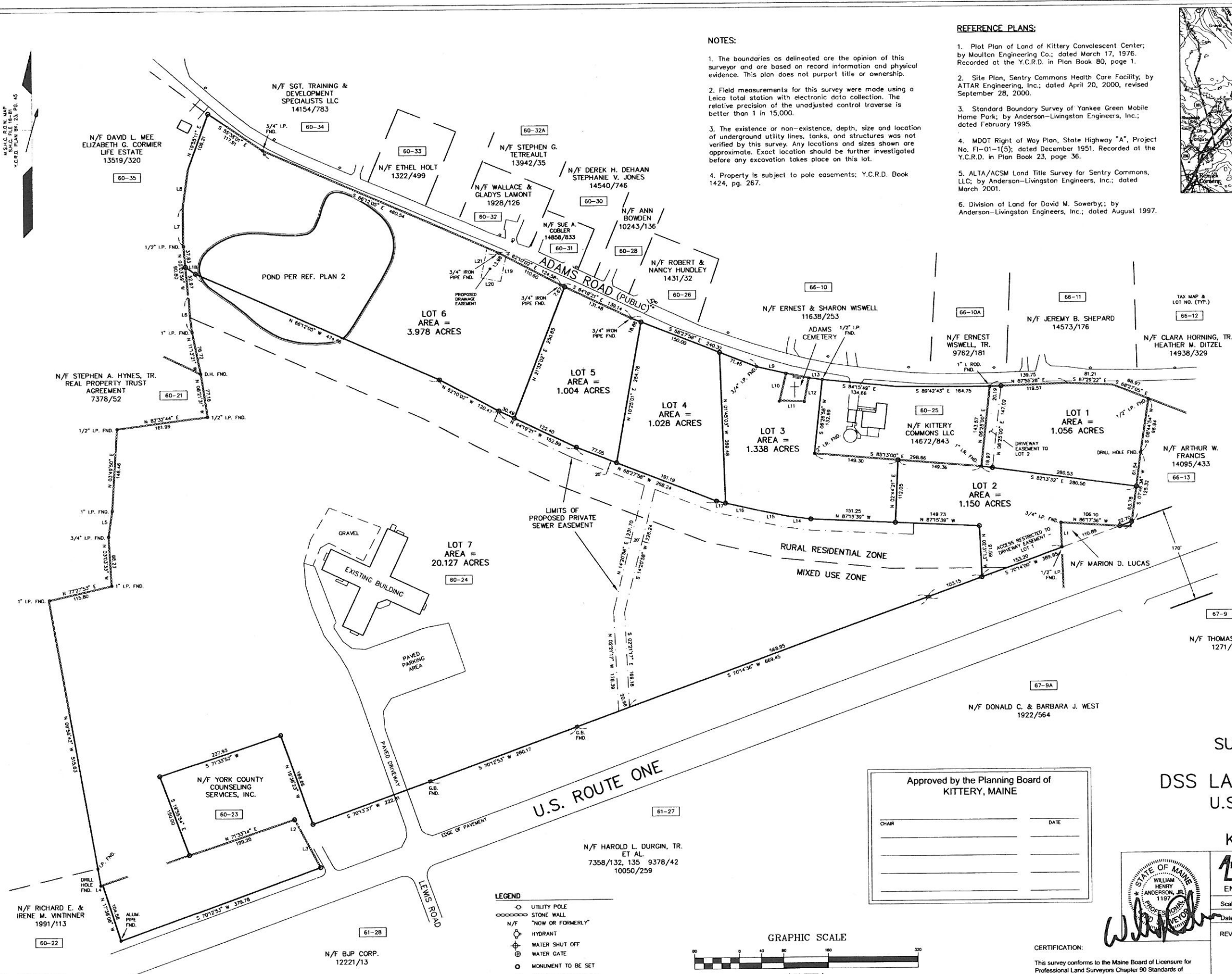


EMERGENCY SPILLWAY DETAIL



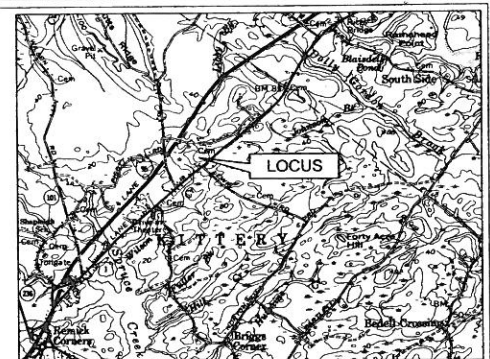


U.S.G.C. ROW MAP
S.H.C. FILE 114-16
Y.C.R.D. PLAN BK. 23, PG. 45



NOTES:
1. The boundaries as delineated are the opinion of this surveyor and are based on record information and physical evidence. This plan does not purport title or ownership.
2. Field measurements for this survey were made using a Leica total station with electronic data collection. The relative precision of the unadjusted control traverse is better than 1 in 15,000.
3. The existence or non-existence, depth, size and location of underground utility lines, tanks, and structures was not verified by this survey. Any locations and sizes shown are approximate. Exact location should be further investigated before any excavation takes place on this lot.
4. Property is subject to pole easements; Y.C.R.D. Book 1424, pg. 267.

- REFERENCE PLANS:
- Plot Plan of Land of Kittery Convalescent Center; by Moulton Engineering Co.; dated March 17, 1976. Recorded at the Y.C.R.D. in Plan Book 80, page 1.
 - Site Plan, Sentry Commons Health Care Facility, by ATTAR Engineering, Inc.; dated April 20, 2000, revised September 28, 2000.
 - Standard Boundary Survey of Yankee Green Mobile Home Park; by Anderson-Livingston Engineers, Inc.; dated February 1995.
 - MDOT Right of Way Plan, State Highway "A", Project No. FI-01-1(5); dated December 1951. Recorded at the Y.C.R.D. in Plan Book 23, page 36.
 - ALTA/ACSM Land Title Survey for Sentry Commons, LLC; by Anderson-Livingston Engineers, Inc.; dated March 2001.
 - Division of Land for David M. Sowerby; by Anderson-Livingston Engineers, Inc.; dated August 1997.



VICINITY MAP

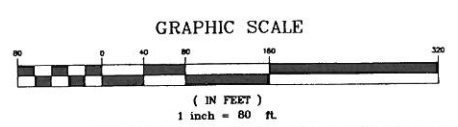
BEARING TABLE

LINE	BEARING	DIST
L1	S 01°57'16" E	44.39
L2	S 28°20'00" E	19.58
L3	S 28°07'30" E	77.88
L4	S 81°22'20" W	3.43
L5	N 08°34'48" E	46.62
L6	N 05°11'57" W	63.24
L7	N 00°21'24" W	68.54
L8	N 08°05'57" E	68.69
L9	S 77°06'20" E	54.19
L10	S 13°46'22" W	50.12
L11	S 88°11'01" E	44.40
L12	N 11°00'33" E	42.51
L13	S 82°23'52" E	24.39
L14	N 82°23'52" W	43.83
L15	N 78°21'23" W	52.97
L16	N 77°06'20" W	59.39
L17	N 77°06'20" W	16.40
L18	N 55°38'01" W	21.06
L19	S 12°14'31" W	45.25
L20	N 79°30'24" W	36.02
L21	N 12°14'31" E	54.72

- REFERENCE DEEDS:
- David M. Sowerby and Suzanne Sowerby to DSS Land Holdings, LLC; dated March 28, 1996. Recorded at the Y.C.R.D. in Book 7784, page 66.
 - Arnold F. & Jean S. Dickinson to Sentry Commons, LLC; dated July 28, 2000. Recorded at the Y.C.R.D. in Book 10147, page 184.
 - Marion D. Lucas to the State of Maine; dated April 24, 1952. Recorded at the Y.C.R.D. in Book 1205, page 527.
 - Rose E. Adams to the State of Maine; dated March 13, 1952. Recorded at the Y.C.R.D. in Book 1204, page 324.

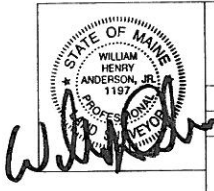
Approved by the Planning Board of
KITTERY, MAINE

CHAIR	DATE



- LEGEND
- UTILITY POLE
 - STONE WALL
 - "NOW OR FORMERLY"
 - HYDRANT
 - WATER SHUT OFF
 - WATER GATE
 - MONUMENT TO BE SET
 - GRANITE BOUND FOUND

SUBDIVISION PLAN FOR DSS LAND HOLDINGS, LLC U.S. ROUTE ONE & ADAMS ROAD KITTERY, MAINE



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

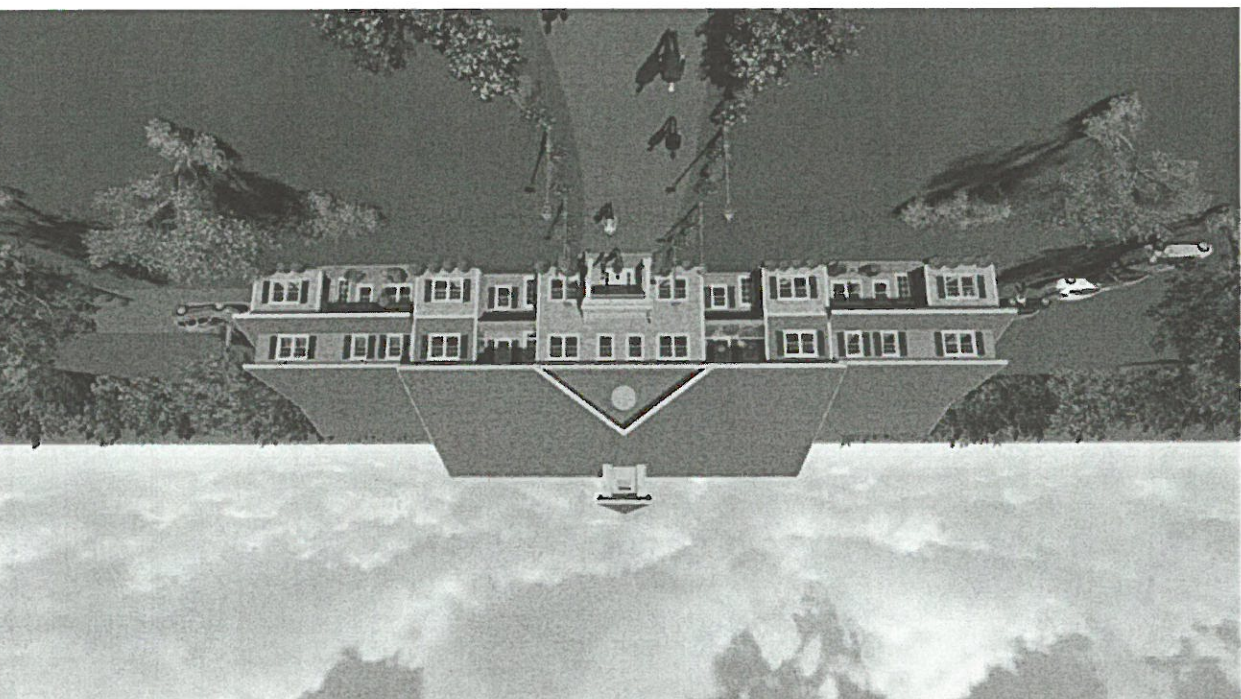
Scale: 1 in = 80 ft.
Date: September 14, 2007

OWNER:
DSS Land Holdings, LLC
P.O. Box 242
York, ME 03909

REVISIONS:

Sheet 1 of 1

FILE NO: 4872.004
PLAN NO: 1516.070901



14 UNIT BUILDING
 8 ELDERLY AND 6 SINGLE FAMILY
 24 ENCLOSED PARKING SPACES, 1 HANDICAP

AO	
Presentation	
PROJECT#-000	SCALE AS NOTED
DATE: 9/1/2018	DRAWN BY:AS
PROPOSED 14 DWELLING UNIT PLAN FOR David Trahan 549 ROUTE 1 Kittery, ME 03954	
DESIGNED BY: GAVIN & SULLIVAN ARCHITECTS, INC. 128 WARREN STREET LOWELL, MA.	



16 ELDERLY UNITS
 24 ENCLOSED PARKING SPACES, 1 HANDICAP

DESIGNED BY:
GAYIN & SULLIVAN ARCHITECTS, INC.
 128 WARREN STREET LOWELL, MA.

PROPOSED 16 DWELLING UNIT PLAN FOR:
 David Trahan
 549 ROUTE 1
 Kittery, ME 03854



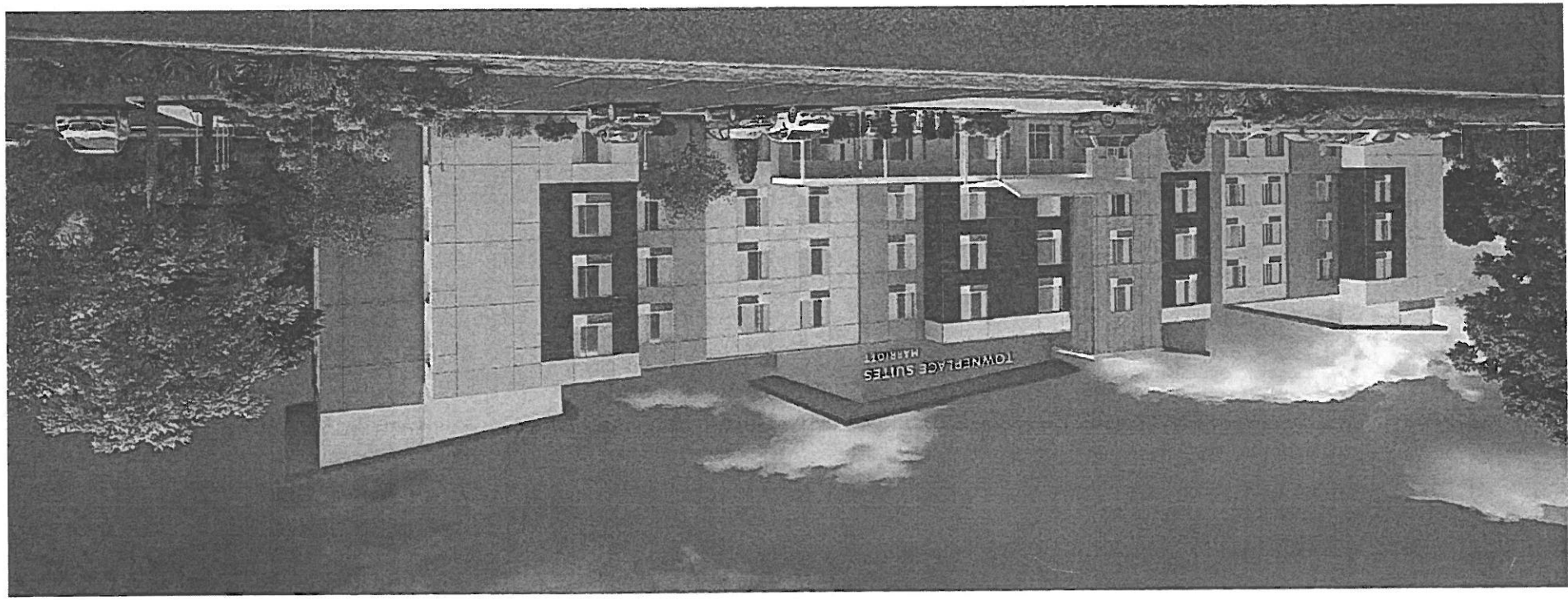
Presentation
 PROJECT# 18-000
 DATE: 9/4/2018
 SCALE AS NOTED
 DRAWN BY: AS

AO

TOWNSHIP OF HARRIOTT
 SUITES
 HARRIOTT

DESIGN AND CONSTRUCTION DRAWINGS
 SHEET NO. 124.113
 PROJECT NO. 124.113
 DATE: 12/11/13
 EXTERIOR PERSPECTIVE
 210
 NOT FOR CONSTRUCTION
 REVISIONS:

1 FRONT PERSPECTIVE GREY



2 REAR PERSPECTIVE GREY

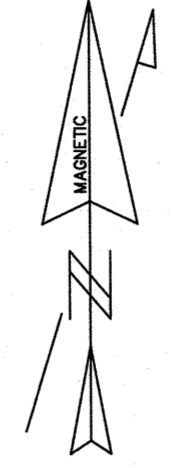
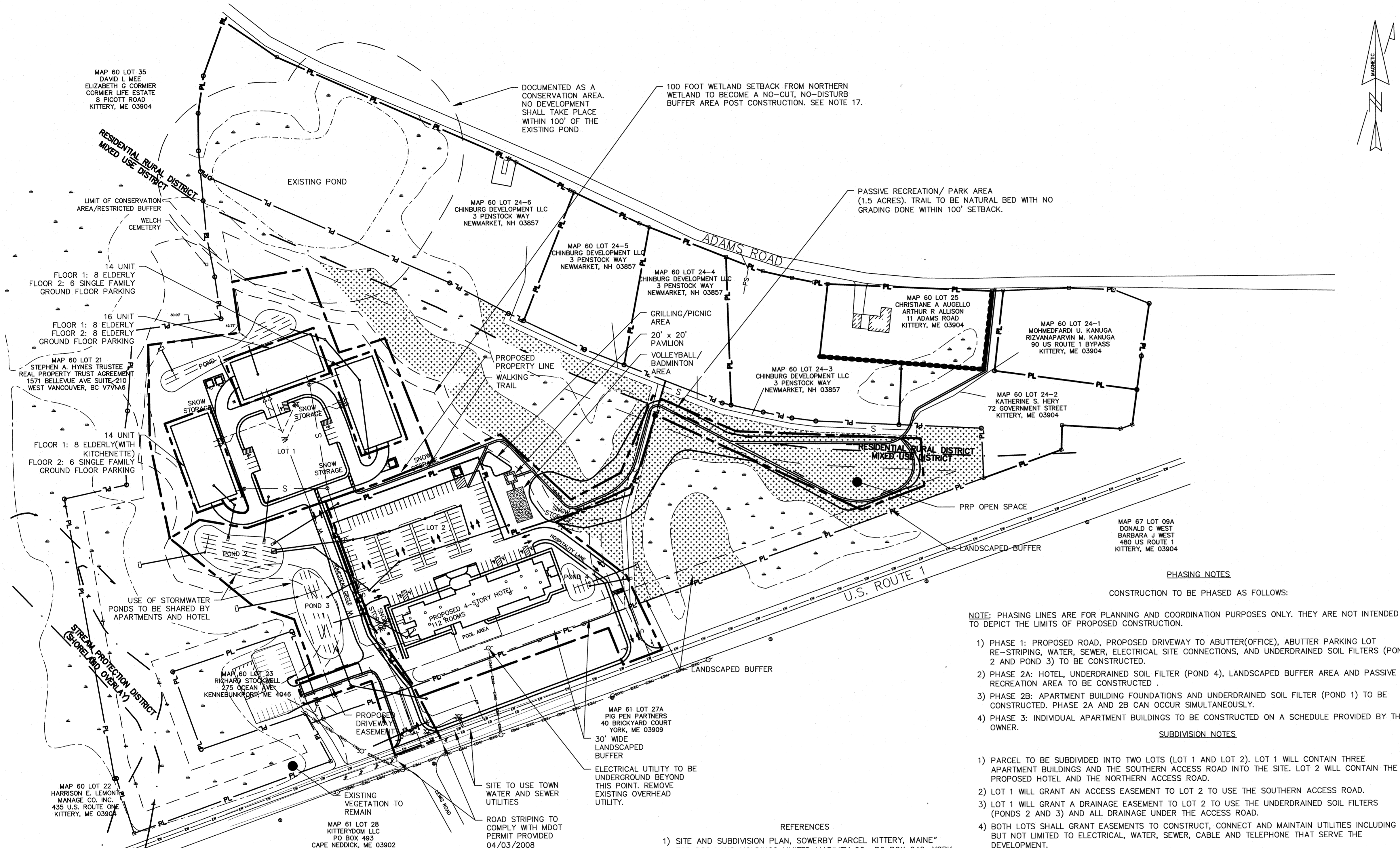
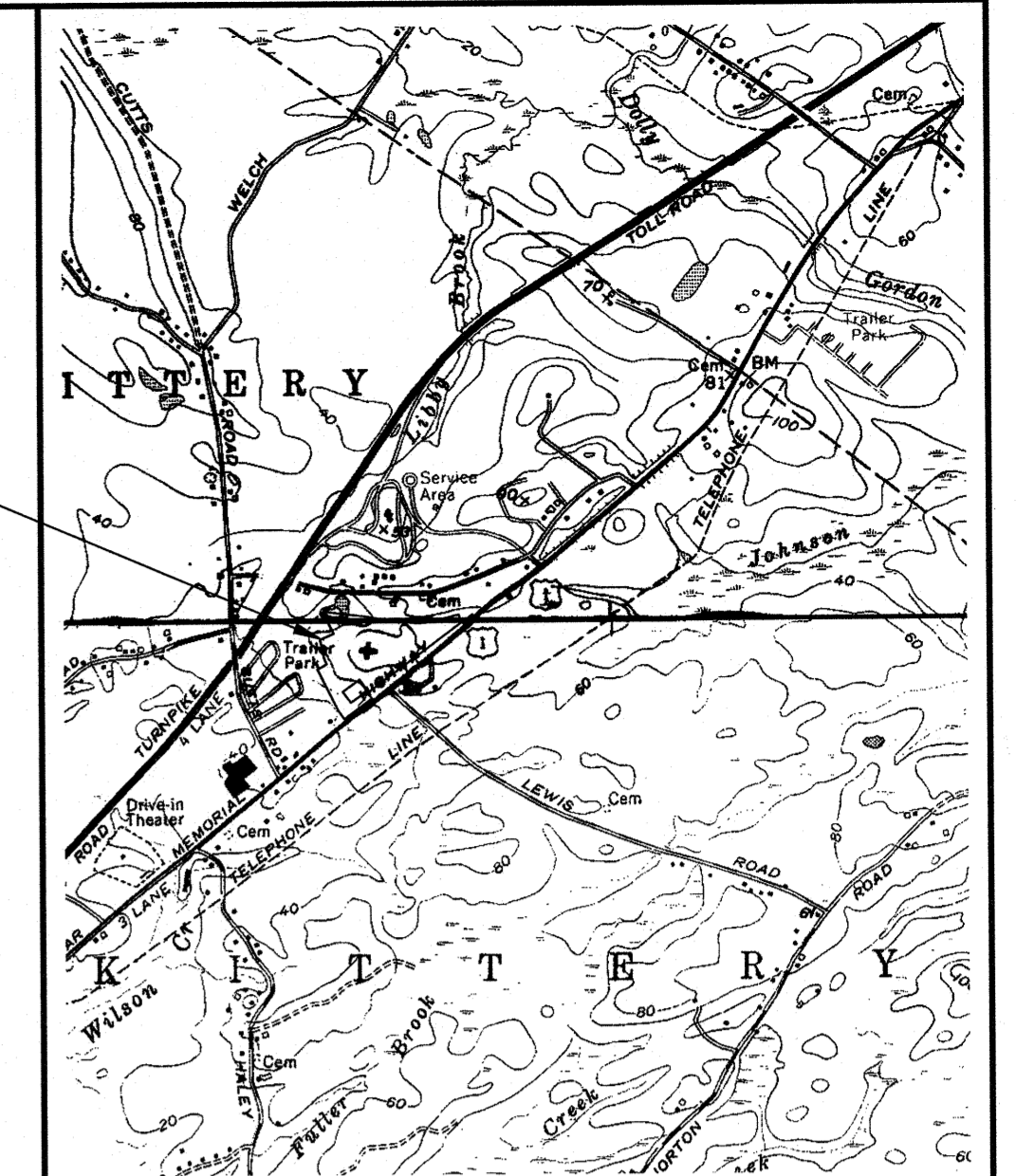


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TOWNSHIP OF HARRIOTT
 124.113
 124.113

THE HOMESTEAD SUBDIVISION

U.S. ROUTE 1, KITTERY, MAINE



GENERAL NOTES

- THIS PLAN PROVIDES DETAILS FOR A MIXED USE DEVELOPMENT AT 459 U.S. ROUTE 1 CONSISTING OF 32 SINGLE-FAMILY (ELDERLY) APARTMENTS AND 12 SINGLE-FAMILY RESIDENTIAL UNITS IN 3 BUILDINGS AND A 112 ROOM HOTEL. SINGLE-FAMILY RESIDENTIAL UNITS ON THE UPPER FLOORS OF A MIXED-USE BUILDING ARE A "PERMITTED USE". HOUSING FOR THE ELDERLY AND A HOTEL ARE "SPECIAL EXCEPTION USES". THE PROPERTY IS TO BE SUBDIVIDED INTO TWO SEPARATE PROPERTIES (SEE PROPOSED PROPERTY LINE ON SITE PLANS). LOT 1 HAS 590,468 SF OF AREA AND 552' OF STREET FRONTAGE. LOT 2 HAS 285,904 SF OF AREA AND 1104' OF STREET FRONTAGE.
- THE PARCEL, IDENTIFIED AS LOT 24 ON TAX MAP 60, CONTAINS APPROXIMATELY 20.12 ACRES; AND IS LOCATED WITHIN THE MIXED-USE (MU), RESIDENTIAL RURAL (R-RL) AND SHORELAND OVERLAY ZONING DISTRICTS. THE PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER SYSTEMS.
- SPACE AND BULK REQUIREMENTS FOR THE MIXED USE ZONING DISTRICT ARE AS FOLLOWS:

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

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

- NET RESIDENTIAL AREA => 413,987.5 S.F. = 9.50 AC.
 *INCLUDES WETLANDS, POORLY DRAINED AND VERY POORLY DRAINED SOILS
 **INCLUDING TRAVELED WAYS AND PARKING
 NET RESIDENTIAL DENSITY = 413,987.5 - (32 ELD. X 10,000) - (12 SINGLE X 7,500) = 3987.5 => OK
- MIXED-USE REQUIREMENT IS CALCULATED AS FOLLOWS:
 APARTMENTS = 11,232 S.F. X 2 FLOORS = 22,464 S.F. (17.2%)
 APARTMENTS(ELD.) = 11,232 S.F. X 4 FLOORS = 44,928 S.F. (34.5%)
 HOTEL = 15,712 S.F. X 4 FLOORS = 62,848 S.F. (48.3%)
 22,464/130,240 = 17.2% WHICH IS GREATER THAN 10%(REQUIRED).
- TOTAL OPEN SPACE REQUIRED IS 35%. 25% OF OPEN SPACE MUST BE IN FRONT 50% OF THE PARCEL:
 20.23 AC X 0.35 = 7.08 AC REQUIRED WITH 7.29 AC PROVIDED: 7.08 AC X 0.25 = 1.77 AC REQUIRED WITH 5.58 AC PROVIDED IN THE FRONT OF THE PARCEL.
- ALL BUILDINGS WILL BE SPRINKLED FOR FIRE PROTECTION.
 TOTAL AREA TO BE DISTURBED: 8.22 ACRES, TOTAL IMPERVIOUS AREA: 3.79 ACRES, TOTAL LOT STREET FRONTAGE 1655.7 FT.
- EXPECTED ANNUAL AVERAGE DAILY TRAFFIC(AADT) = 32 X 3.48(ELDERLY, ITE 252) + 12 X 6.59(RESIDENTIAL/APARTMENT, ITE 221) + 112 X 8.92(HOTEL, ITE 310/320) = 1,190 TRIPS/DAY. 190 TRIPS WILL BE GENERATED BY THE RESIDENTIAL AND ELDERLY UNITS ON HOMESTEAD CIRCLE. SEE TRAFFIC STUDY FOR ADDITIONAL INFORMATION.
- RESIDENTS OF THE ELDERLY AND APARTMENT UNITS WILL BE ALLOWED TO PURCHASE HEALTH CLUB/POOL MEMBERSHIPS FROM THE HOTEL.
- WITH THE EXCEPTION OF THE PROPOSED CONSTRUCTION IN THIS PLAN THE 100 FT SETBACK FROM THE NORTHERN WETLAND WILL BECOME A NO CUT, NO DISTURB AREA AND MUST REMAIN UNDEVELOPED AND UNDISTURBED IN PERPETUITY, INCLUDING NO MOWING OR REMOVAL OF ANY VEGETATION WITHOUT A PERMIT FROM THE CODE ENFORCEMENT OFFICER.
- IF ON-SITE SNOW STORAGE AREAS DO NOT HAVE ENOUGH CAPACITY ADDITIONAL SNOW SHALL BE REMOVED FROM THE SITE.
- A ROAD ACCESS EASEMENT SHALL BE PROVIDED TO LOT 2(HOTEL) FOR THE USE OF HOMESTEAD CIRCLE IN ORDER TO ENTER AND EXIT THE HOTEL PARKING LOT.

PHASING NOTES

CONSTRUCTION TO BE PHASED AS FOLLOWS:
 NOTE: PHASING LINES ARE FOR PLANNING AND COORDINATION PURPOSES ONLY. THEY ARE NOT INTENDED TO DEPICT THE LIMITS OF PROPOSED CONSTRUCTION.

- PHASE 1: PROPOSED ROAD, PROPOSED DRIVEWAY TO ABUTTER(OFFICE), ABUTTER PARKING LOT RE-STRIPING, WATER, SEWER, ELECTRICAL SITE CONNECTIONS, AND UNDERDRAINED SOIL FILTERS (POND 2 AND POND 3) TO BE CONSTRUCTED.
- PHASE 2A: HOTEL, UNDERDRAINED SOIL FILTER (POND 4), LANDSCAPED BUFFER AREA AND PASSIVE RECREATION AREA TO BE CONSTRUCTED.
- PHASE 2B: APARTMENT BUILDING FOUNDATIONS AND UNDERDRAINED SOIL FILTER (POND 1) TO BE CONSTRUCTED. PHASE 2A AND 2B CAN OCCUR SIMULTANEOUSLY.
- PHASE 3: INDIVIDUAL APARTMENT BUILDINGS TO BE CONSTRUCTED ON A SCHEDULE PROVIDED BY THE OWNER.

SUBDIVISION NOTES

- PARCEL TO BE SUBDIVIDED INTO TWO LOTS (LOT 1 AND LOT 2). LOT 1 WILL CONTAIN THREE APARTMENT BUILDINGS AND THE SOUTHERN ACCESS ROAD INTO THE SITE. LOT 2 WILL CONTAIN THE PROPOSED HOTEL AND THE NORTHERN ACCESS ROAD.
- LOT 1 WILL GRANT AN ACCESS EASEMENT TO LOT 2 TO USE THE SOUTHERN ACCESS ROAD.
- LOT 1 WILL GRANT A DRAINAGE EASEMENT TO LOT 2 TO USE THE UNDERDRAINED SOIL FILTERS (PONDS 2 AND 3) AND ALL DRAINAGE UNDER THE ACCESS ROAD.
- BOTH LOTS SHALL GRANT EASEMENTS TO CONSTRUCT, CONNECT AND MAINTAIN UTILITIES INCLUDING BUT NOT LIMITED TO ELECTRICAL, WATER, SEWER, CABLE AND TELEPHONE THAT SERVE THE DEVELOPMENT.

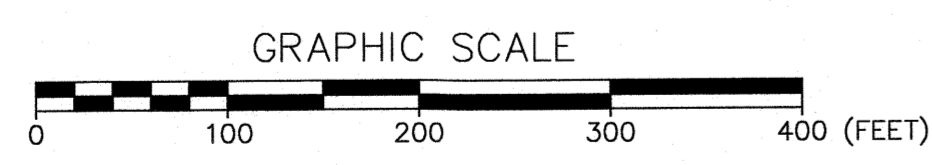
REFERENCES

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

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

OWNER: DSS LAND HOLDINGS LLC
 PO BOX 242
 YORK, ME 03909
 APPLICANT: LANDMARK HILL, LLC
 79 CONGRESS ST.
 PORTSMOUTH, NH 03801

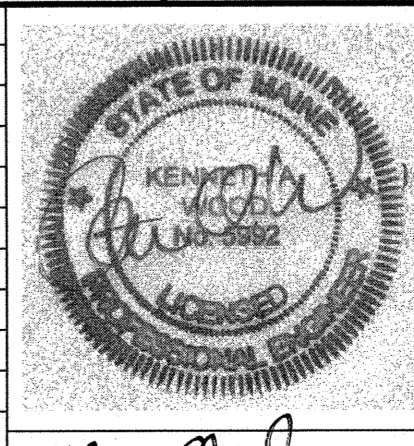
TOWN OF KITTERY PLANNING BOARD	DATE



LEGEND

NEW SETBACK	UNDER GROUND UTILITIES	UGU	DRAINAGE STRUCTURE	⊕
DESIGNATED OPEN SPACE	SEWER MANHOLE	⊙	WATER VALVE	⊕
PROPERTY LINE	EXISTING WATER LINE	EW	WATER SHUT OFF	⊕
EXISTING CONTOUR	EXISTING SEWER LINE	ES	HYDRANT	⊕
PROPOSED CONTOUR	UTILITY POLE	○		
PROPOSED WATER LINE	IRON PIN	○		
PROPOSED SEWER LINE	STONE MONUMENT	□		

NO.	DESCRIPTION	DATE



1.0 MASTER SITE DEVELOPMENT PLAT
 THE HOMESTEAD
 459 US ROUTE 1 KITTERY, MAINE

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

APPROVED BY: *[Signature]*
 DATE: 11/01/2018

SCALE: 1" = 100'
 JOB NO: C052-18 FILE: THE HOMESTEAD BASE SHEET 1.0