



TOWN OF KITTERY
PLANNING AND CODE DEPARTMENT
200 Rogers Road, Kittery, ME 03904
Telephone: 207-475-1305 Fax: 207-439-6806
kitteryme.org

ITEM 4A

NOTICE OF DECISION

PROPERTY OWNER AND APPLICANT:	Landmark Hill, LLC
MAILING ADDRESS:	PO BOX 81 Portsmouth, NH 03802
PROPERTY LOCATION:	518 U.S. Route
MAP LOT/ZONE:	MAP 67 LOT 2/ MU
APPLICATION:	MINOR MODIFICATION TO AN APRVD PLAN
DATE:	November 1, 2017

Review Threshold

16.10.9.3 Modifications to an Approved Plan

16.10.9.3.1 Minor Modifications.

Modifications to a Planning Board approved plan, that do not require Planning Board review per Section 16.10.3.2, may be approved by the Code Enforcement Officer and Town Planner. Such approvals must be issued in writing to the developer with a copy to the Planning Board. The developer must provide the revised plan to the Town Planner and be recorded in the York County Registry of Deeds when applicable.

This notice serves to fulfill Section 16.10.9.3.1. The Town Planner and Code Enforcement Officer determined that Planning Board review is **not required** considering the thresholds outlined in 16.10.3.2 not being met, specifically, *Expansion of existing use where the expanded use will require fewer than six additional parking spaces*; and the proposed modifications, substitute bituminous for concrete for on-site walks; bituminous for granite for the on-site curbs; additions to the front of building one (no floor area); and the relocation of handicap parking spaces slightly to the north, do not meet the requirement of 16.10.9.3.2 Major Modifications.

Application

The Town Planner and Code Enforcement Officer have reviewed the Minor Modification to an Approved Site Plan application dated 9/12/2017, that included plans SK1 and an annotated C1 (Severino Trucking) and building renovation plans SR1 and SR2. Subsequently the following plans were submitted and/or reviewed:

- 1) Planning Board approved Site/Subdivision Plan (6/8/2017)
- 2) Proposed revised Site Plan, prepared by Civil Consultants, dated 9/28/2017
- 3) Plan exhibit depicting changes to parking adjacent to Building 1
(emailed by Tom Severino 11/1/2017)

And make the following findings:

Prior Approval and Proposed Modification

1) The Site and Subdivision plan was approved by the Planning Board on 6/8/2017 and recorded at the YCRD BK 390 PG 21. The approved plan includes parking closer to the front property line than the principle building (no. 1) as allowed per section 16.3.2.13.D.5. This parking is being proposed to be relocated slight to allow for the required construction details necessitated by the handicap parking. The following were on the approved plan and are proposed to be modified:

- a) On site concrete sidewalks with granite curbs changed to bituminous sidewalks and curbs

- b) Three new additions to the front of existing Building 1, no less than 30 feet from the front property line.
- c) The change in location of parking approved to either side of the principle building number 1 in the front yard to a location where the stalls are directly in front of the building.

Conclusion

The proposed changes listed above fall within the jurisdiction of the Planner and Code Enforcement Officer to approve per 16.10.9.3 *Modifications to an Approved Plan*, as they do not appear to be a *major modification* per 16.10.9.3.2. The parking that is being proposed to be changed was originally approved by the board and the modest relocation to aid in the construction of handicap spaces appears to be within the review associated under *minor modification*, 16.10.9.3.1.

With consideration of the following conditions of approval the Town Planner and Code Enforcement Officer find the proposed development, as described in the application and associated plans, exhibits and email, to conform to applicable provisions of the town’s land use code Title 16 and thereby approves with conditions the proposed plan modification.

Conditions of approval:

- 1) Extend the proposed earth berms and plantings associated with the parking located in the front yard.
- 2) Revise the draft amended site/subdivision plan (9/28/17) to include the following:
 - a. Add to the first sentence under Plan notes for *Amendment #1* “as approved by the Town Planner and CEO on 11/1/2017 per Town Code 16.10.9.3 *Modifications to an Approved Plan*”
 - b. Add ‘ordained 7/14/2017’ after ‘zoning amendment’ under Plan notes for *Amendment #1*.
 - c. Replace the word ‘awning’ with ‘addition’ under Plan notes for “Amendment #1 and on the plan. Can denote that there is no ‘floor area’ associated with the additions.
 - d. Add the word ‘proposed’ when describing ‘garage’ in note #3 under Plan notes for *Amendment #1*
 - e. Add the parking changes as described in exhibits provided by Tom Severino to the plan and to the Plan notes for *Amendment #1*.
 - f. Depict on the plan an extension of the berms and planting to reflect the expanded area of parking in the front yard.
 - g. Add a note to the signature block “refer to Plan reference 1.”
 - h. Add to plan note regarding the sidewalk in the Street ROW ‘(construction material to be approved by Dept. of Public Works)
 - i. Update Plan Note 9 as it relates to the proposed garage changes.
- 3) After draft of revised plan is reviewed and approved by Planner and CEO, prepare and record mylar at York County Registry of Deeds and provide mylar copy to the Town for the file.

This Notice of Decision **IS NOT** a building permit or a sign permit.

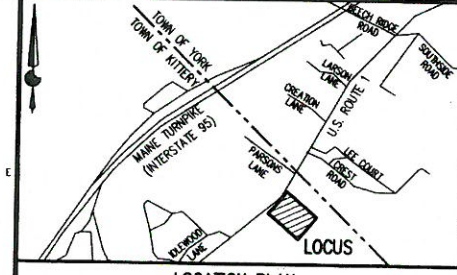
Any proposed field changes, diversion or revisions to the plan and construction documents after approval shall be reported to the Code Enforcement Officer prior to proceeding with the proposed changes. Any site changes not approved in this Notice of Decision will be in violation of State law and Town Codes.

BY:


Christopher Di Matteo
Town Planner


Robert Marchi
Code Enforcement Officer

Cc: Planning Board, and File



NOTES:

- ASSESSOR'S INFORMATION:
TOWN OF KITTERY ASSESSOR'S MAP 67 LOT 2
- RECORDED OWNER:
LANDMARK PROPERTIES LTD
P.O. BOX 186
YORK, MAINE 03909
- DEED REFERENCE:
Y.C.R.D. 4639/60
- ZONING INFORMATION:
MIXED USE (M) ZONE
LOT SIZE: 200,000 SQ.FT.
MINIMUM FRONTAGE: 250'
SETBACKS:
FRONT YARD: 60'
SIDE YARD: 30'
REAR YARD: 30'
MAXIMUM BUILDING HEIGHT: 40'
MIXED USE HOUSING UNITS W/ GARAGE:
15,000 SQ.FT./DWELLING UNIT
- THE PARCEL IS LOCATED IN FLOOD HAZARD ZONE C AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF KITTERY, COMMUNITY PANEL NO. 203171 0001 C, EFFECTIVE DATE: JULY 5, 1984. ZONE C IS DEFINED AS OF MINIMAL FLOODING.
- LOCUS PARCEL CONTAINS 216,597 SQ.FT. (4.97 ACRES) MORE OR LESS.
- UNDERGROUND UTILITIES SHOWN HEREIN ARE APPROXIMATE. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONTACT DODSAFE (1-888-344-7233) FOR LOCATION OF ALL EXISTING UTILITIES.
- BOUNDARY AS INDICATED IS FROM REFERENCE PLAN 1. NO FURTHER BOUNDARY SURVEY HAS BEEN ACCOMPLISHED.
- BUILDING USE:
BUILDING 1: FIRST FLOOR (COMMERCIAL) 8,000 SQ.FT. PROPOSED 216,597 SQ.FT., 403.03'
BUILDING 2: FIRST FLOOR (COMMERCIAL) 4,000 SQ.FT. PROPOSED 4,000 SQ.FT.
SECOND FLOOR (COMMERCIAL) 2,720 SQ.FT. PROPOSED 0 SQ.FT.
SECOND FLOOR (RESIDENTIAL) 1,280 SQ.FT. PROPOSED 4,000 SQ.FT. (2 UNITS)
- NEW BUILDINGS:
11 RESIDENTIAL UNITS W/ GARAGES
9 COMMERCIAL OFFICES (5,480 SQ.FT.)
2 RETAIL OFFICES (577 SQ.FT.)
- WATER SUPPLIED VIA KITTERY WATER DISTRICT. EXISTING SEWER CONNECTED TO PUBLIC SEWER IN U.S. ROUTE 1. PROPOSED DEVELOPMENT TO BE CONNECTED TO EXISTING WATER AND SEWER SERVICES. WATER DISTRICT TO HAVE 20" RISE MAINTENANCE EASEMENT CENTERED ON CONSTRUCTED WATER LINE.
- PARKING:
PARKING REQUIRED FOR COMMERCIAL/RETAIL USES:
RESTAURANT: 1 PARKING SPACE FOR EACH 3 SEATS. SEATING IS CALCULATED BY DIVIDING THE TOTAL FLOOR AREA WITH CUSTOMER ACCESS BY 15.
DAYCARE: 1 SPACE/700 S.F. GROSS FLOOR AREA USED AS SCHOOL AREA
OFFICE: 2 SPACES FOR EACH OFFICE PLUS 1 SPACE/250 S.F. GROSS FLOOR AREA
NORTH BUILDING (EXISTING BUILDING 1):
RESTAURANTS: 3,120 S.F./45 S.F. = 69 SPACES
DAYCARE: 3,750 S.F./100 S.F. = 37 SPACES
OFFICES: 542 + 5,000 S.F./750 S.F. = 30 SPACES
EAST BUILDING (EXISTING BUILDING 2):
OFFICES: 442 + 4,000 S.F./750 S.F. = 24 SPACES
SOUTH & WEST BUILDINGS (11 RESIDENTIAL UNITS W/ OFFICES & RETAIL):
OFFICES: 942 + 3,273 S.F./750 S.F. = 31 SPACES
2 RETAIL STORES: 577 S.F./175 S.F. = 3 SPACES
TOTAL REQUIRED SPACES: 194 SPACES
EXISTING PARKING SPACES: 140 SPACES (INCLUDES 7 HANDICAP SPACES)
PROPOSED PARKING SPACES: 136 SPACES (INCLUDES 8 HANDICAP SPACES)
NOTE - BDA APPROVED SHARED PARKING (11 APRIL 2017) REDUCING THE REQUIRED 194 SPACES TO THE 136 SPACES PROPOSED.
- PARKING REQUIRED FOR RESIDENTIAL USES:
13 RESIDENTIAL UNITS @ 2 SPACES/UNIT = 26 REQUIRED SPACES.
52 SPACES ARE LOCATED WITHIN THE GARAGES AND ON THE DRIVEWAYS LEADING INTO THE GARAGES.
- COMPLETE PLAN SET INCLUDES COVER AND PLAN SHEETS ECI, CI, C2, C3, L1 AND C5.
- OPEN SPACE REQUIRED:
35% OF LOT DEDICATED TO OPEN SPACE WITH A MINIMUM OF 25% OPEN SPACE LOCATED IN THE FRONT 50% OF LOT
PROVIDED:
TOTAL LOT AREA = 216,597 SQ.FT.
TOTAL OPEN SPACE PROVIDED = 87,122.7 SQ.FT. = 40.2% > 35%
- OPEN SPACE LOCATED IN FRONT 50% OF LOT = AREAS INCLUDED = OS1 (FRONT PORTION), OS2, OS3, OS4, OS5, OS6, OS7, OS8, OS9, OS20, OS21 (SEE OPEN SPACE PLAN FOR LOCATION) 33,294.7 SQ.FT. = 38.2% > 25%
- SHOW WITHIN THE PRIMARY BUSINESS PARKING AREA MUST BE REMOVED FROM THE SITE WITHIN 48 HOURS OF THE END OF A STORM EVENT.
- EXTERIOR BUSINESS SIGNS TO BE APPROVED BY THE CODE ENFORCEMENT OFFICE BEFORE OCCUPANCY PERMITS ARE ISSUED.
- POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN COMPLIANCE:
DOCUMENTATION INDICATING INSPECTION AND MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES SHALL BE BY JULY 1ST OF EACH YEAR. A CERTIFIED FORM SHALL BE SUBMITTED TO THE TOWN OF KITTERY CODE ENFORCEMENT OFFICER IN ACCORDANCE WITH 16.8.B.2.3.D.1.C. THE CODE ENFORCEMENT OFFICER SHALL BE ALLOWED TO REQUEST ENTRY TO INSPECT STORMWATER MANAGEMENT FACILITIES IN ACCORDANCE WITH 16.8.B.2.3.D.2.

NET RESIDENTIAL ACREAGE (NRA) & RESIDENTIAL DENSITY CALCULATION:

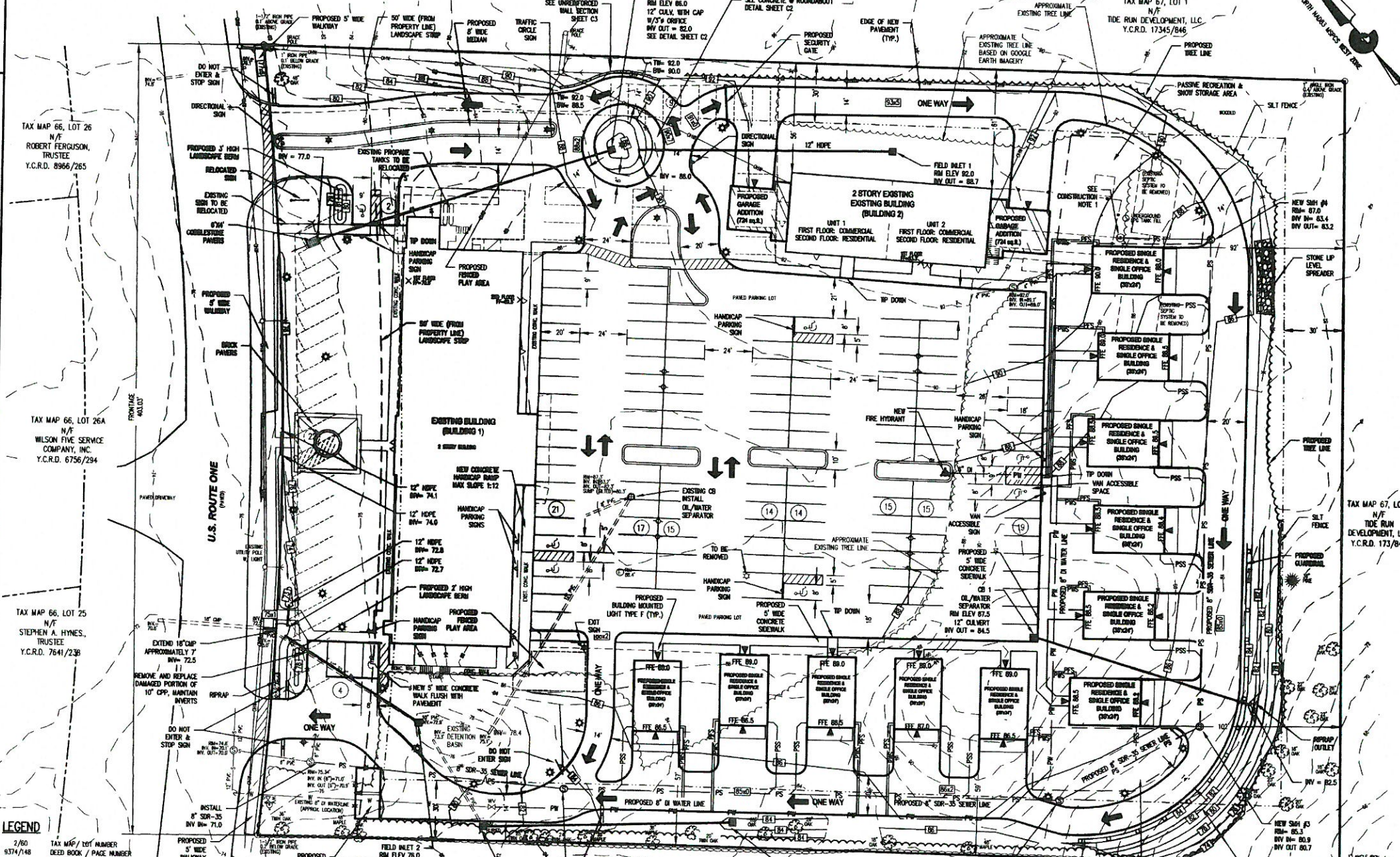
NRA = TOTAL LOT AREA (216,597 SQ.FT.) LESS AREAS IDENTIFIED IN 16.8.B.2.1 (678 SQ.FT.) = 215,919 SQ.FT.
RESIDENTIAL DENSITY = NRA (215,919 SQ.FT./15,000 SQ.FT./UNIT) = 14.4 UNITS OF 14 RESIDENTIAL UNITS
PROPOSED DEVELOPMENT = 13 UNITS + 15,000 SQ.FT./UNIT = 195,000 SQ.FT. TOTAL LOT AREA REQUIRED
195,000 < 215,919 (OK)

CONSTRUCTION NOTES:

- ELIMINATE EXISTING SEPTIC SYSTEM NEAR BUILDING 2 BY CONNECTING TO NEW SH#14.
- PROPOSED SIDEWALKS ARE TO BE 5" WIDE.
- ALL PROPOSED SEWER SERVICES ARE TO BE 6" SINK-35.
- ALL PROPOSED WATER SERVICES (DOMESTIC & FIRE) ARE TO BE 1" COPPER. SEE UNREINFORCED WALL SECTION SHEET C3.

RETAIL USE CALCULATION:

AREA OF RETAIL USE LIMITED TO 15% OF TOTAL SITE = 0.15 x 216,597 SQ.FT. = 32,489 SQ.FT.
POSSIBLE RETAIL USES - NEW AVAILABLE RETAIL SPACES (11 x 322 SQ.FT. (FA)) = 3,542 SQ.FT.
PARKING FOR POSSIBLE RETAIL USES - 2x11 + 3542/250 GFA = 36 SPACES
36 SPACES @ 180 SQ.FT./SPACE = 6,480 SQ.FT.
TOTAL AREA OF POSSIBLE RETAIL USE = BUILDING AREA (3,542 SQ.FT.) + PARKING AREA (6,480 SQ.FT.) = 10,022 SQ.FT. < 32,489 SQ.FT. (OK)



LEGEND

2/60	TAX MAP / LOT NUMBER
9374/48	DEED BOOK / PAGE NUMBER
N/T	HOW OF FORMERLY
Y.C.R.D.	YORK COUNTY REGISTRY OF DEEDS
---	PROPERTY LINE
---	APPROXIMATE ADJUTING PROPERTY
---	SEWAGE
---	EXISTING CONTOUR
---	STONE WALL
---	PROPOSED CONTOUR
---	PROPOSED SEWER MAIN
---	PROPOSED WATER MAIN
---	PROPOSED SEWER SERVICE
---	PROPOSED WATER SERVICE
---	PROPOSED FIRE SERVICE
---	PROPOSED DRAIN LINE
---	PROPOSED TREE LINE
---	PROPOSED SPOT GRADE
---	PROPOSED SEWER MANHOLE
---	PROPOSED CATCH BASIN
---	PROPOSED HYDRANT
---	PROPOSED LIGHT POLE
---	PROPOSED BUILDING MOUNTED LIGHT
---	PROPOSED GRANITE CURBING
---	PROPOSED SNOW STORAGE AND PASSIVE RECREATION AREA
---	PROPOSED SIDEWALK

STATE OF MAINE
YORK COUNTY ss. REGISTRY OF DEEDS
RECEIVED August 15, 20 17
AT 9:24 A.M. AND RECORDED IN
PLAN BOOK 390, PAGE 21
ATTEST *Debra Anderson*
REGISTER

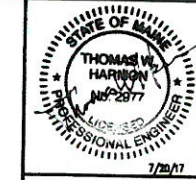
REFERENCE PLAN:

- "EXISTING CONDITIONS SURVEY OF LAND OF LANDMARK PROPERTIES LTD 518 U.S. ROUTE 1 TAX MAP 67 LOT 2 KITTERY, YORK COUNTY, MAINE", BY CIVIL CONSULTANTS, DATED: FEBRUARY 15, 2017.

PLAN APPROVED BY TOWN OF KITTERY PLANNING BOARD
6.8.2017
DATE OF APPROVAL: 6.8.2017
CHAIR

CONDITIONS OF APPROVAL:

- NO CHANGES, ERASURES, MODIFICATIONS OR REVISIONS MAY BE MADE TO ANY PLANNING BOARD APPROVED FINAL PLAN (TITLE 16.10.5.1.2).
- APPLICANT/CONTRACTOR WILL FOLLOW MAINE DEP BEST MANAGEMENT PRACTICES FOR ALL WORK ASSOCIATED WITH SITE AND BUILDING CONSTRUCTION TO ENSURE ADEQUATE EROSION CONTROL AND SOIL STABILIZATION.
- PRIOR TO 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 UNDEVELOPED.
- ALL OUTSTANDING TAXES AND FEES MUST BE PAID IN FULL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- FURNISH AND INSTALL A SIDEWALK WITHIN THE STREET ROW ALONG THE ENTIRE EXTENT OF THE FRONT PROPERTY LINE THAT IS CONSTRUCTED TO THE SATISFACTION OF THE COMMISSIONER OF PUBLIC WORKS AT THE TOTAL EXPENSE OF THE DEVELOPER.
- ALL NOTICES TO APPLICANT CONTAINED IN THE FINDINGS OF FACT (DATED 6/9/2017).



CIVIL CONSULTANTS
Engineers
Planners
Surveyors
P.O. Box 100
South Berwick
Maine
03906
207-384-2500
www.dvcon.com

DATE	INT.	REV.	COMMENTS
07/12/17	JAA	01	REUSE PER KITTERY REVIEW COMMENTS
08/28/17	JAA	02	REUSE PER KITTERY REVIEW COMMENTS

RECORDED OWNER:
LANDMARK PROPERTIES LTD
OWNER ADDRESS:
P.O. BOX 186
YORK, MAINE 03909

PREPARED FOR:
MICHAEL BRIGHAM
79 CONGRESS STREET PORTSMOUTH, NH 03801
CLIENT ADDRESS:

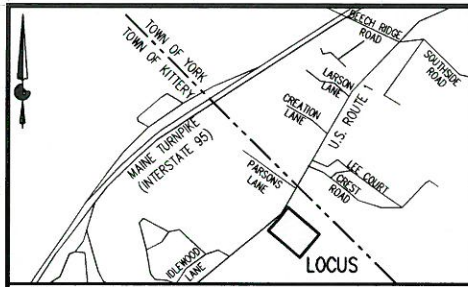
DATE: 05/18/2017
DRAWN BY: JAA
CHECKED BY: JES/TWH/MJR
APPROVED BY:

SITE/SUBDIVISION PLAN

PROJECT NO: 16-308.00

C1

SHEET: 1 OF 3



NOTES:

- ASSESSOR'S INFORMATION:
TOWN OF KITTERY ASSESSOR'S MAP 67 LOT 2
- RECORD OWNER:
LANDMARK PROPERTIES LTD
P.O. BOX 186
YORK, MAINE 03909
- DEED REFERENCE:
Y.C.R.D. 4639/60
- ZONING INFORMATION:
MIXED USE (MU) ZONE
LOT SIZE: 250,000 SQ.FT.
MINIMUM FRONTAGE: 250'
SETBACKS:
FRONT YARD: 30' (ZONING AMND.)
SIDE YARD: 30'
REAR YARD: 30'
MAXIMUM BUILDING HEIGHT: 40'
MIXED USE HOUSING UNITS W/ GARAGE:
15,000 SQ.FT./DWELLING UNIT
- THE PARCEL IS LOCATED IN FLOOD HAZARD ZONE C AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF KITTERY, COMMUNITY PANEL NO 203171 0001 C, EFFECTIVE DATE: JULY 5, 1984. ZONE C IS DEFINED AS OF MINIMAL FLOODING.
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SECOND FLOOR (COMMERCIAL) 12,000 SQ.FT. PROPOSED 12,000 SQ.FT.
BUILDING 2: FIRST FLOOR (COMMERCIAL) 4,000 SQ.FT. PROPOSED 4,000 SQ.FT.
SECOND FLOOR (COMMERCIAL) 2,720 SQ.FT. PROPOSED 0 SQ.FT.
SECOND FLOOR (RESIDENTIAL) 1,280 SQ.FT. PROPOSED 4,000 SQ.FT. (2 UNITS)
- NEW BUILDINGS:
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9 COMMERCIAL OFFICES (5,460 SQ.FT.)
2 RETAIL OFFICES (577 SQ.FT.)
- WATER SUPPLIED BY KITTERY WATER DISTRICT. EXISTING SEWER CONNECTED TO PUBLIC SEWER IN U.S. ROUTE 1. PROPOSED DEVELOPMENT TO BE CONNECTED TO EXISTING WATER AND SEWER SERVICES. WATER DISTRICT TO HAVE 20' WIDE MAINTENANCE EASEMENT CENTERED ON CONSTRUCTED WATER LINE.
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DAYCARE: 1 SPACE/700 S.F. GROSS FLOOR AREA USED AS SCHOOL AREA
OFFICE: 2 SPACES FOR EACH OFFICE PLUS 1 SPACE/230 S.F. GROSS FLOOR AREA
NORTH BUILDING (EXISTING BUILDING 1):
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PROVIDED:
TOTAL LOT AREA = 216,597 SQ.FT.
TOTAL OPEN SPACE PROVIDED = 87,122.7 SQ.FT. = 40.2% > 35%
OPEN SPACE LOCATED IN FRONT 50% OF LOT = AREAS INCLUDED = O51 (FRONT PORTION), O52, O53, O54, O55, O56, O57, O58, O59, O52D, O52I (SEE OPEN SPACE PLAN FOR LOCATION)
33,294.7 SQ.FT. = 38.2% > 25%
- SNOW WITHIN THE PRIMARY BUSINESS PARKING AREA MUST BE REMOVED FROM THE SITE WITHIN 48 HOURS OF THE END OF A STORM EVENT.
- EXTERIOR BUSINESS SIGNS TO BE APPROVED BY THE CODE ENFORCEMENT OFFICE BEFORE OCCUPANCY PERMITS ARE ISSUED.
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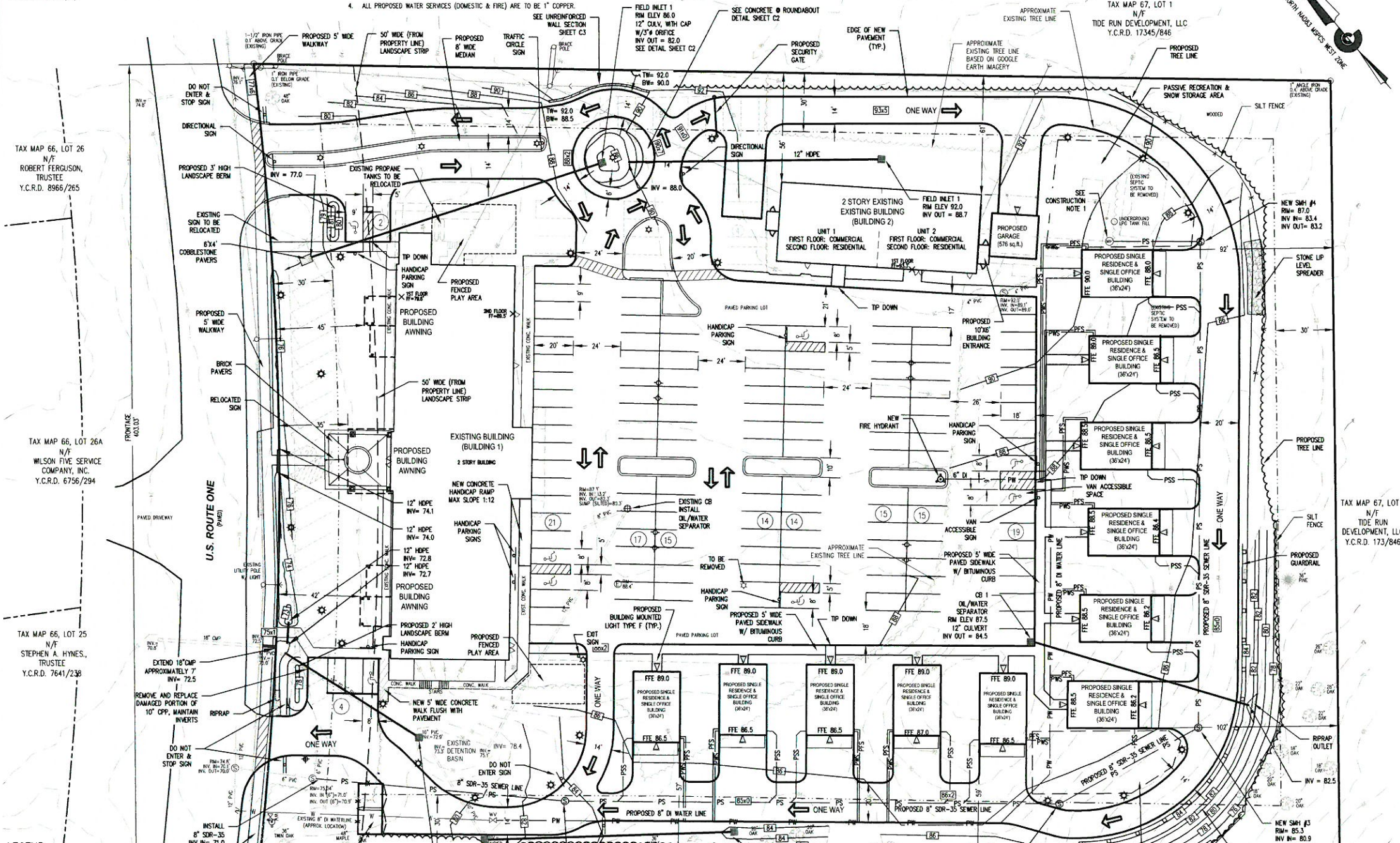
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PROPOSED DEVELOPMENT = 13 UNITS @ 15,000 SQ.FT./UNIT = 195,000 SQ.FT. TOTAL LOT AREA REQUIRED
195,000 < 215,919 (OK)

CONSTRUCTION NOTES:

- ELIMINATE EXISTING SEPTIC SYSTEM NEAR BUILDING 2 BY CONNECTING TO NEW SMH #4.
- PROPOSED SIDEWALKS ARE TO BE 5' WIDE.
- ALL PROPOSED SEWER SERVICES ARE TO BE 6" SDR-35.
- ALL PROPOSED WATER SERVICES (DOMESTIC & FIRE) ARE TO BE 1" COPPER.
SEE UNREINFORCED WALL SECTION SHEET C3

RETAIL USE CALCULATION:

AREA OF RETAIL USE LIMITED TO 15% OF TOTAL SITE = 0.15 x 216,597 SQ.FT. = 32,489 SQ.FT.
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PARKING FOR POSSIBLE RETAIL USES - 2x11 + 3542/250 OFA = 36 SPACES
36 SPACES @ 180 SQ.FT./SPACE = 6,480 SQ.FT.
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LEGEND

- TAX MAP / LOT NUMBER
- DEED BOOK / PAGE NUMBER
- NOW OF FORMERLY YORK COUNTY REGISTRY OF DEEDS
- PROPERTY LINE
- APPROXIMATE ADJUTING PROPERTY
- SETBACK
- EXISTING CONTOUR
- STONE WALL
- PROPOSED CONTOUR
- PROPOSED SEWER MAIN
- PROPOSED WATER MAIN
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE
- PROPOSED FIRE SERVICE
- PROPOSED DRAIN LINE
- PROPOSED TREE LINE
- PROPOSED SPOT GRADE
- PROPOSED SEWER MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED BUILDING MOUNTED LIGHT
- PROPOSED GRANITE CURBING
- PROPOSED SNOW STORAGE AND PASSIVE RECREATION AREA
- PROPOSED SMALE

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

REFERENCE PLAN:

- "SITE/SUBDIVISION PLAN LANDMARK HILL SQUARE SUBDIVISION: ADDITIONS TO MULTI-USE BUILDINGS 518 U.S. ROUTE 1, KITTERY, MAINE", BY CIVIL CONSULTANTS, DATED: 5/18/2017, REVISION 2 DATED: 07/12/17. PLAN RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 390 PAGE 21.

PLAN APPROVED BY TOWN OF KITTERY PLANNING BOARD

DATE OF APPROVAL: _____ CHAIR

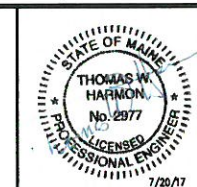
- CONDITIONS OF APPROVAL:**
- NO CHANGES, ERASURES, MODIFICATIONS OR REVISIONS MAY BE MADE TO ANY PLANNING BOARD APPROVED FINAL PLAN (TITLE 16.10.9.1.2).
 - APPLICANT/CONTRACTOR WILL FOLLOW MAINE DEP BEST MANAGEMENT PRACTICES FOR ALL WORK ASSOCIATED WITH SITE AND BUILDING CONSTRUCTION TO ENSURE ADEQUATE EROSION CONTROL AND SLOPE STABILIZATION.
 - PRIOR TO 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.
 - ALL OUTSTANDING TAXES AND FEES MUST BE PAID IN FULL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 - FURNISH AN INSTALLING A SIDEWALK WITHIN THE STREET ROW ALONG THE ENTIRE EXTENT OF THE FRONT PROPERTY LINE THAT IS CONSTRUCTED TO THE SATISFACTION OF THE COMMISSIONER OF PUBLIC WORKS AT THE TOTAL EXPENSE OF THE DEVELOPER.
 - ALL NOTICES TO APPLICANT CONTAINED IN THE FINDINGS OF FACT (DATED 6/8/2017).

AMENDMENT #1:

THIS AMENDMENT UPDATES AND SUPERCEDES THE REFERENCE PLAN BY THE FOLLOWING:

- INDICATING A 30' BUILDING SETBACK FROM ROUTE 1 BASED ON THE RECENT MIXED-USE ZONING AMENDMENT.
- INDICATING BUILDING AWNINGS ON THE FRONT OF EXISTING BUILDING 1.
- REMOVING A GARAGE ON THE EAST SIDE OF BUILDING 2. THE GARAGE ON THE WEST SIDE OF BUILDING 2 HAS BEEN CHANGED TO A DETACHED 24'x24' GARAGE. A NEW 103'x6' BUILDING ENTRANCE HAS BEEN ADDED TO THE WEST SIDE OF THE BUILDING.
- CHANGING CONCRETE SIDEWALKS AND VERTICAL GRANITE CURBING IN FRONT OF THE RESIDENTIAL UNITS TO ASPHALT WALKS WITH BITUMINOUS CURBING.

TAX MAP NO. 67 LOT NO. 2



CIVIL CONSULTANTS
Engineers
Planners
Surveyors
P.O. Box 100
South Berwick
Maine
03908
207-384-2550
www.civcon.com

NO.	SEE AMENDMENT #	REVISIONS	DATE
1			09/28/17

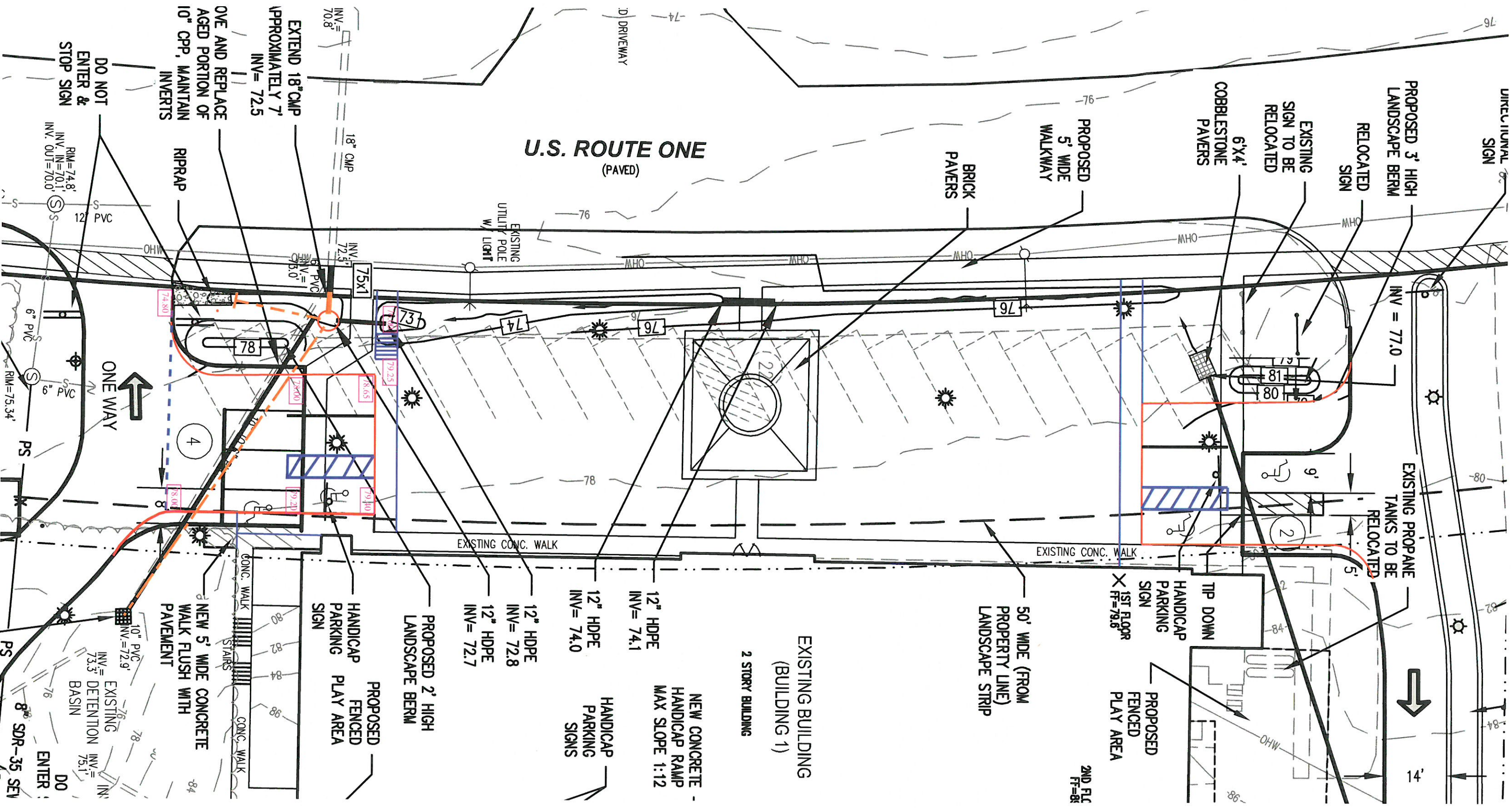
RECORD OWNER:
LANDMARK PROPERTIES LTD
OWNER ADDRESS:
P.O. BOX 186
YORK, MAINE 03909

AMENDMENT #1
LANDMARK HILL SQUARE SUBDIVISION
ADDITIONS TO MULTI-USE BUILDINGS
518 U.S. ROUTE 1, KITTERY, MAINE

PREPARED FOR:
MICHAEL BRIGHAM
79 CONGRESS STREET PORTSMOUTH, NH 03801
CLIENT ADDRESS:

DATE: 09/28/2017
DRAWN BY: JAA
CHECKED BY: JES/TWH/JLR
APPROVED BY:

AMENDED SITE/SUBDIVISION PLAN
PROJECT NO: 16-309.00
C1
SHEET: 1 OF 3



UNRELOCATED SIGN

PROPOSED 3' HIGH LANDSCAPE BERM

RELOCATED SIGN

EXISTING SIGN TO BE RELOCATED

6'x4' COBBLESTONE PAVERS

PROPOSED 5' WIDE WALKWAY

BRICK PAVERS

U.S. ROUTE ONE (PAVED)

DRIVEWAY

EXISTING UTILITY POLE W/ LIGHT

EXTEND 18" CMP APPROXIMATELY 7' INV = 72.5

DO NOT ENTER & STOP SIGN

ONE AND REPLACE AGED PORTION OF 10" CPP, MAINTAIN INVERTS

EXISTING PROPANE TANKS TO BE RELOCATED

EXISTING CONC. WALK

50' WIDE (FROM PROPERTY LINE) LANDSCAPE STRIP

EXISTING BUILDING (BUILDING 1)

2 STORY BUILDING

NEW CONCRETE HANDICAP RAMP MAX SLOPE 1:12

HANDICAP PARKING SIGNS

12" HDPE INV = 74.1
12" HDPE INV = 74.0
12" HDPE INV = 72.8
12" HDPE INV = 72.7

PROPOSED 2' HIGH LANDSCAPE BERM

PROPOSED FENCED HANDICAP PARKING PLAY AREA SIGN

NEW 5' WIDE CONCRETE WALK FLUSH WITH PAVEMENT

EXISTING 73.3' DETENTION BASIN

DO ENTER 8" SDR-35 SEW

2ND FL. FT=81

HANDICAP PARKING SIGN 1ST FLOOR FF=79.6

PROPOSED FENCED PLAY AREA

TIP DOWN

9'

9'

9'

9'

9'

9'

9'

9'

9'

4'

80

78

84

84

76

76

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