

**Town of Kittery Maine  
Town Planning Board Meeting  
July 11, 2019**

**ITEM 5 – 60 Route 236 – Sketch Site Plan Review**

Action: Accept or deny application. Approve or deny sketch plan. Owner/applicant Washburn Realty Group, LLC requests consideration of a sketch site plan for a 4,608+- sf 2-story building on a 73,330 sf lot at 60 Route 236 (Tax Map 29, Lot 14) in the Commercial (C-2) Zone. Agent is John Chagnon, Ambit Engineering, Inc.

**PROJECT TRACKING**

REQ'D	ACTION	COMMENTS	STATUS
NO	Sketch Plan Review	Scheduled for 7/11/2019	PENDING
NO	Site Visit		
YES	Determination of Completeness/Acceptance		
YES	Public Hearing		
YES	Final Plan Review and Decision		

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

**Background**

This is a discretionary development sketch plan review for a proposed new 4,608+- sf 2 story building on an existing developed (and in disrepair) property in the Commercial C-2 zone. The proposal includes demolition of the unused foundation(s) and dilapidated building and replacement with a new plumbing supply business with a customer showroom. The showroom would occupy a small section of the new building, approximately 1,200+- sf and there would be contractor sales on the lower level.

**Staff Review**

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

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

- **Building setbacks**  
Due to the existence of a large wetland area in the rear of the site, and to make the proposed parking and truck deliveries plan work, the new building would be located 15 feet from the front property line. The required front yard setback in the C-2 is 50 feet. Any reduction in setbacks will require approval from the Board of Appeals.
- **Wetlands setbacks**  
Table 16.9 outlines the minimum setbacks from wetlands and water bodies. Although the size of the wetlands to the rear of the site has not been detailed yet, it appears that the wetlands would fall under either the 501 square feet to 1 acre or greater than 1 acre classification. Relief would also be necessary from the setbacks for the new driveway and the proposed building.

### **Parking and circulation**

The site layout plan details the required parking, although the proposed use(s) is not specifically listed in the chart it is being proposed by the applicant as a warehouse and storage use. The requirement based upon that use category is 19 spaces but this does not include the showroom, which indicates a retail use. The size of the showroom is still TBD but is estimated to be 1,200 +/- square feet, which would require approximately 7 additional parking spaces if calculated for retail. Section 16.8.9.4, "Off-street parking standards," contemplates that warehouse uses have associated retail spaces, which would need separate parking calculations for the portion of the building attributed to that use. The applicant should clarify and explain the mix of uses to the Planning Board to determine the number of required parking spaces. Relief of parking standards may be sought by the Board of Appeals.

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

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

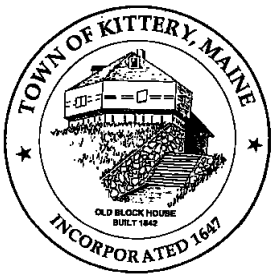
### **Recommendation**

This is the Board's opportunity to provide guidance and provide specific suggestions to the applicant.

Staff recommends that the Board approve the sketch plan and schedule a site walk.

***Move to approve the sketch plan application dated April 2019, revised 6/20/19 from owner/applicant Washburn Realty Group, LLC for a 4,608+- sf 2 story building at 60 Route 236 (Tax Map 29, Lot 14) in the Commercial 2 (C-2) Zone.***

***Move to schedule a site visit on {date and time} for sketch plan application dated April 2019, revised 6/20/19 from owner/applicant Washburn Realty Group, LLC for a 4,608+- sf 2 story building at 60 Route 236 (Tax Map 29, Lot 14) in the Commercial 2 (C-2) Zone.***



# TOWN OF KITTERY MAINE

## TOWN PLANNING AND DEVELOPMENT DEPARTMENT

200 Rogers Road, Kittery, Maine 03904

Phone: (207) 475-1323

Fax: (207) 439-6806

[www.kittery.org](http://www.kittery.org)

### APPLICATION: SITE OR SUBDIVISION-SKETCH PLAN REVIEW

<b>Application Fee:</b>		<input checked="" type="checkbox"/> \$200.00	<b>Amount Paid:</b> \$ 200.00	<b>Date:</b> 06/20/2019
<b>PROPERTY DESCRIPTION</b>	Parcel ID	Map 29	Zone(s)-Base: C2	Total Land Area 73,330 S.F.
	Lot 14	Overlay: N/A	MS4	___ YES ___ NO
	Physical Address	60 Route 236, Kittery, Maine		
<b>PROPERTY OWNER'S INFORMATION</b>	Name	Washburn Realty Group, LLC		<b>Mailing Address</b> P.O. Box 463 Winchester, MA 01891
	Phone	617-212-9364		
	Fax			
	Email			
<b>APPLICANT'S AGENT INFORMATION</b>	Name	John Chagnon		<b>Name of Business</b> Ambit Engineering, Inc.
	Phone	603-430-9282		<b>Mailing Address</b> 200 Griffin Park, Unit #3 Portsmouth, NH 03801
	Fax	603-436-2315		
	Email	jrc@ambitengineering.com		
<b>PROJECT DESCRIPTION</b>	<i>See reverse side regarding information to be provided.</i>			
	<b>Existing Land Use(s):</b>			
	Abandoned buildings in disrepair.			
	<b>Proposed Land Use(s) and Development:</b>			
	Plumbing Wholesale & Showroom			
	<b>Please describe any construction constraints (wetlands, shoreland overlay zone, flood plain, non-conformance, etc.)</b>			
	Proposed new 4,608 SF +/- 2 story Building on an existing developed (and in disrepair) property in the C2 Commercial Zone. The proposal includes demolition of the existing un-used foundation(s) and dilapidated existing building and replacement with a new Plumbing Supply business with customer showroom.			
	The showroom would occupy one floor of the building and there would be contractor sales on the lower level.			
I certify, to the best of my knowledge, this application information is true and correct and I will not deviate from the Plan submitted without notifying the Town Planning and Development Department of any changes.				
<b>Applicant's Signature:</b>	_____		<b>Owner's Signature:</b>	_____
<b>Date:</b>	_____		<b>Date:</b>	_____

## MINIMUM PLAN SUBMITTAL REQUIREMENTS

15 Copies of this Application, Vicinity Map, and the Sketch Plan - 5 of which must be 24" X 36"

### Sketch Plan format and content:

A) Paper Size; no less than 11" X 17" or greater than 24" X 36"

B) Plan Scale

Under 10 acres: no greater than 1" = 30'

10 + acres: 1" = 50'

C) Title Block

Applicant's name and address

Name of preparer of plan with professional information

Parcel's Kittery tax map identification (map – lot) in bottom right corner

**NOTE TO APPLICANT: PRIOR TO A PLANNING BOARD SITE WALK, TEMPORARY MARKERS MUST BE ADEQUATELY PLACED THAT ENABLE THE PLANNING BOARD TO READILY LOCATE AND EVALUATE THE DEVELOPMENT'S DESIGN.**

**Vicinity Map – map or aerial photo showing 1,000 feet around the site.**

### Sketch Plan must include the following existing and proposed information:

#### Existing:

- Land Use Zone and boundary
- Topographic map (optional)
- Wetlands and flood plains
- Water bodies and water courses
- Parcel area
- Lot dimensions
- Utilities (Sewer/septic, water, electric, phone)
- Streets, driveways and rights-of-way
- Structures

**Proposed:** (Plan must show the lightened existing topography under the proposed plan for comparison.)

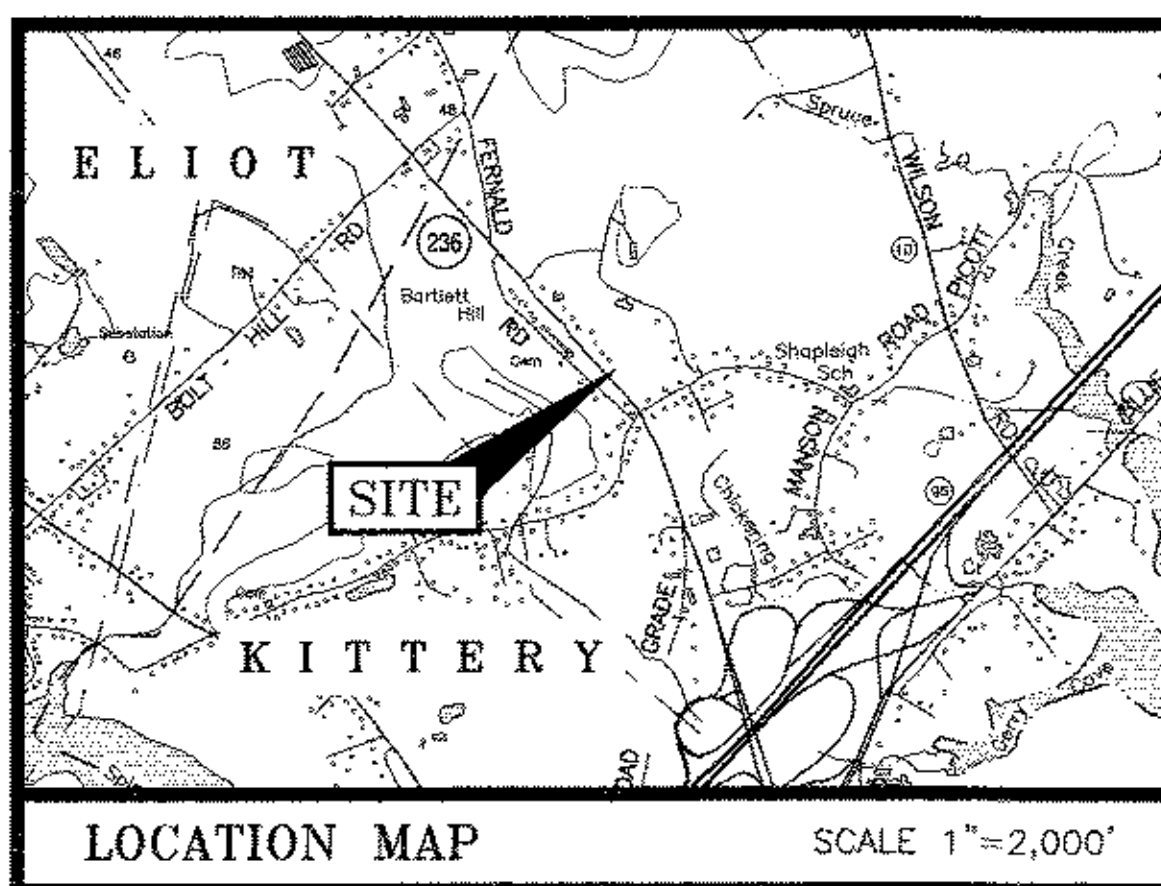
- Recreation areas and open space
- Number of lots and lot areas
- Setback lines and building envelopes
- Lot dimensions
- Utilities (Sewer/septic, water, electric, phone)
- Streets, driveways and rights-of-way
- Structures

Distance to:

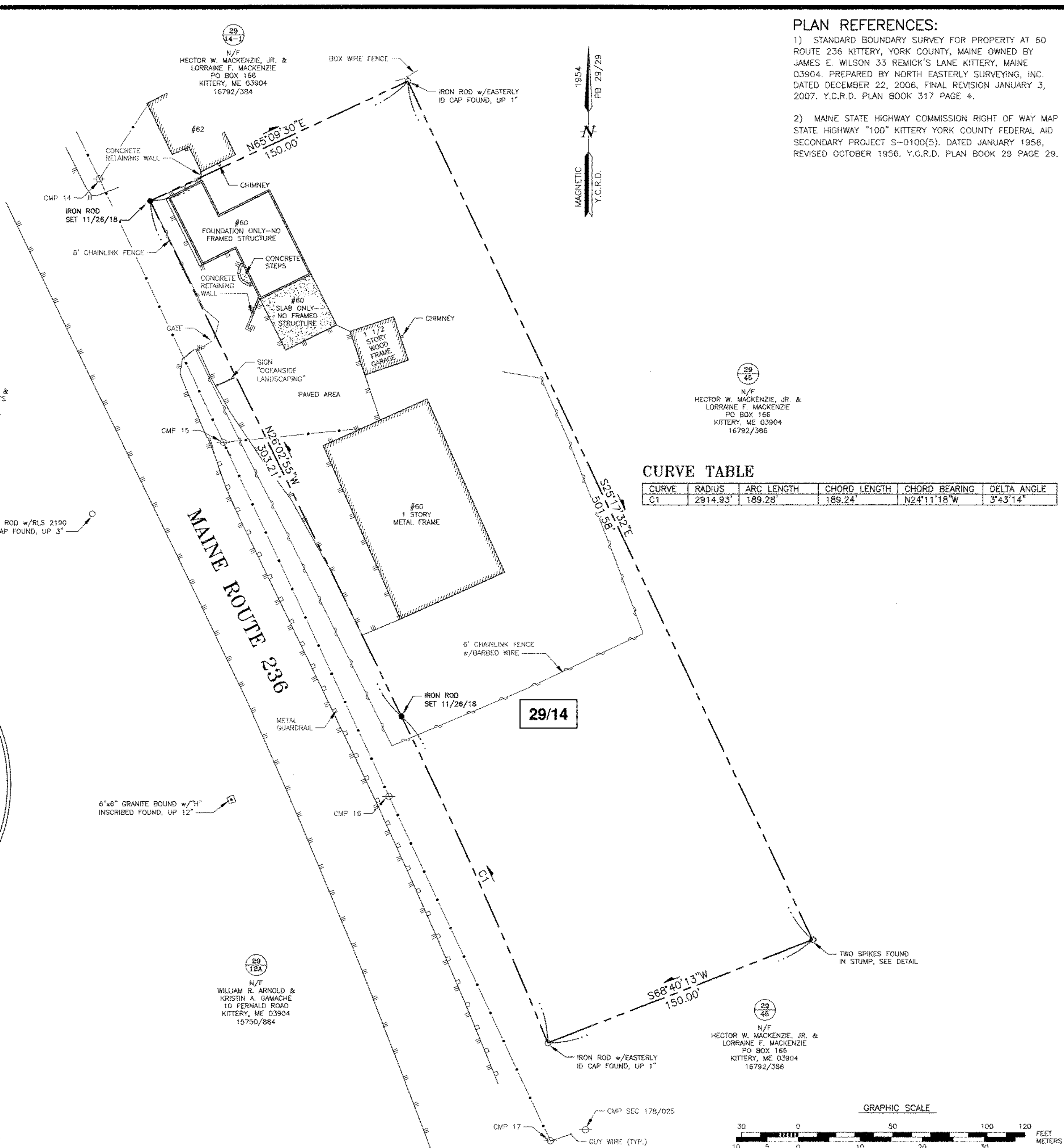
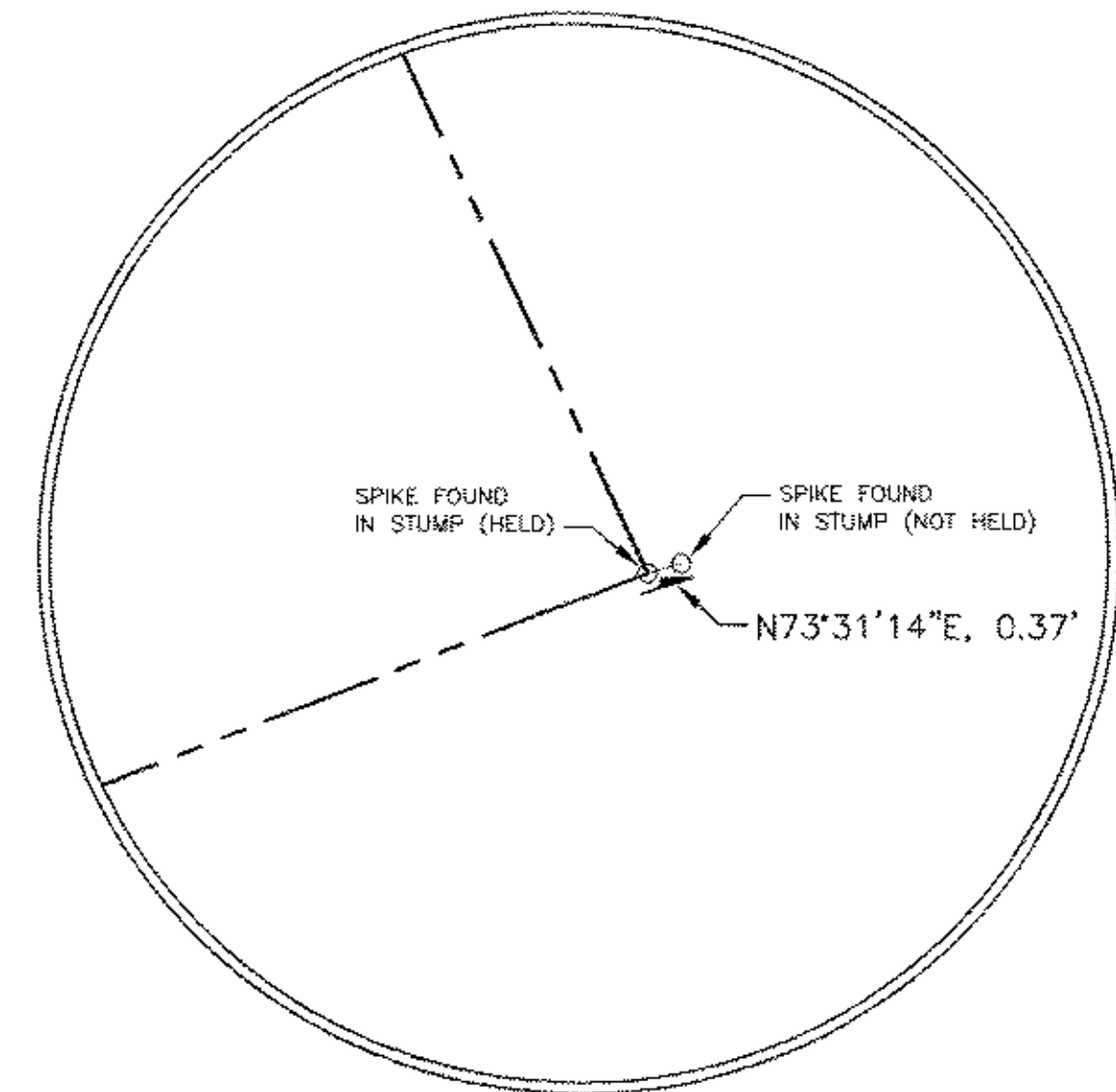
- Nearest driveways and intersections
- Nearest fire hydrant
- Nearest significant water body

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





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



**PLAN REFERENCES:**

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

**AMBIT ENGINEERING, INC.**  
 Civil Engineers & Land Surveyors  
 200 Griffin Road - Unit 3  
 Portsmouth, N.H. 03801-7114  
 Tel (603) 430-9282  
 Fax (603) 436-2915

- NOTES:**
- PARCEL IS SHOWN ON THE TOWN OF KITTERY ASSESSOR'S MAP 29 AS LOT 14.
  - OWNER OF RECORD:  
 WASHBURN REALTY GROUP, LLC  
 PO BOX 463  
 WINCHESTER, MA 01890  
 17857/22  
 PB 317/4
  - PARCEL IS NOT IN A FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 2301710004C. EFFECTIVE DATE JULY 5, 1984.
  - EXISTING LOT AREA:  
 73,330 S.F.  
 1.6834 ACRES
  - PARCEL IS LOCATED IN THE C-2 COMMERCIAL ZONING DISTRICT.
  - DIMENSIONAL REQUIREMENTS:  
 MIN. LOT AREA: 40,000 S.F.  
 FRONTAGE: 150 FEET  
 SETBACKS: FRONT 50 FEET  
                   SIDE\* 30 FEET  
                   REAR\* 30 FEET  
 MAXIMUM BUILDING HEIGHT: 40 FEET  
 MAXIMUM BUILDING AND OUTDOOR STORED MATERIAL COVERAGE: 40%  
 \*SUBJECT TO BUFFER RESTRICTIONS CONTAINED IN TOWN OF KITTERY LAND USE AND DEVELOPMENT ORDINANCE
  - THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULT OF A STANDARD BOUNDARY SURVEY OF TAX MAP 29 LOT 14 IN THE TOWN OF KITTERY.
  - FIELD WORK FOR THIS BOUNDARY SURVEY WAS COMPLETED WITH 8"± OF SNOW ON THE GROUND. THE PROPERTY IS CURRENTLY UNOCCUPIED AND IT IS POSSIBLE THAT SOME FEATURES NOT READILY VISIBLE DUE TO SNOW COVER, SUCH AS WETLANDS, GRAVEL DRIVES, ETC., ARE NOT SHOWN HEREON.

**CURVE TABLE**

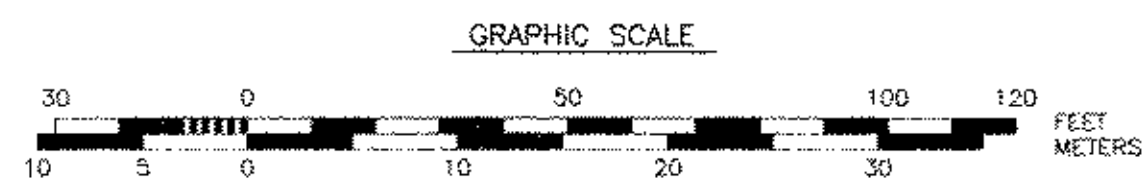
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2914.93'	189.28'	189.24'	N24°11'18"W	3°43'14"

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

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

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

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





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

**NOTES:**

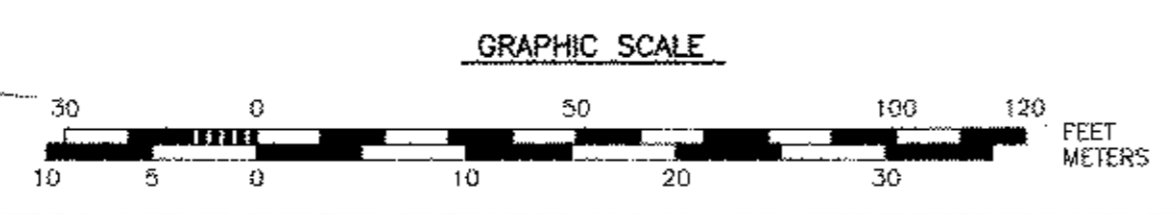
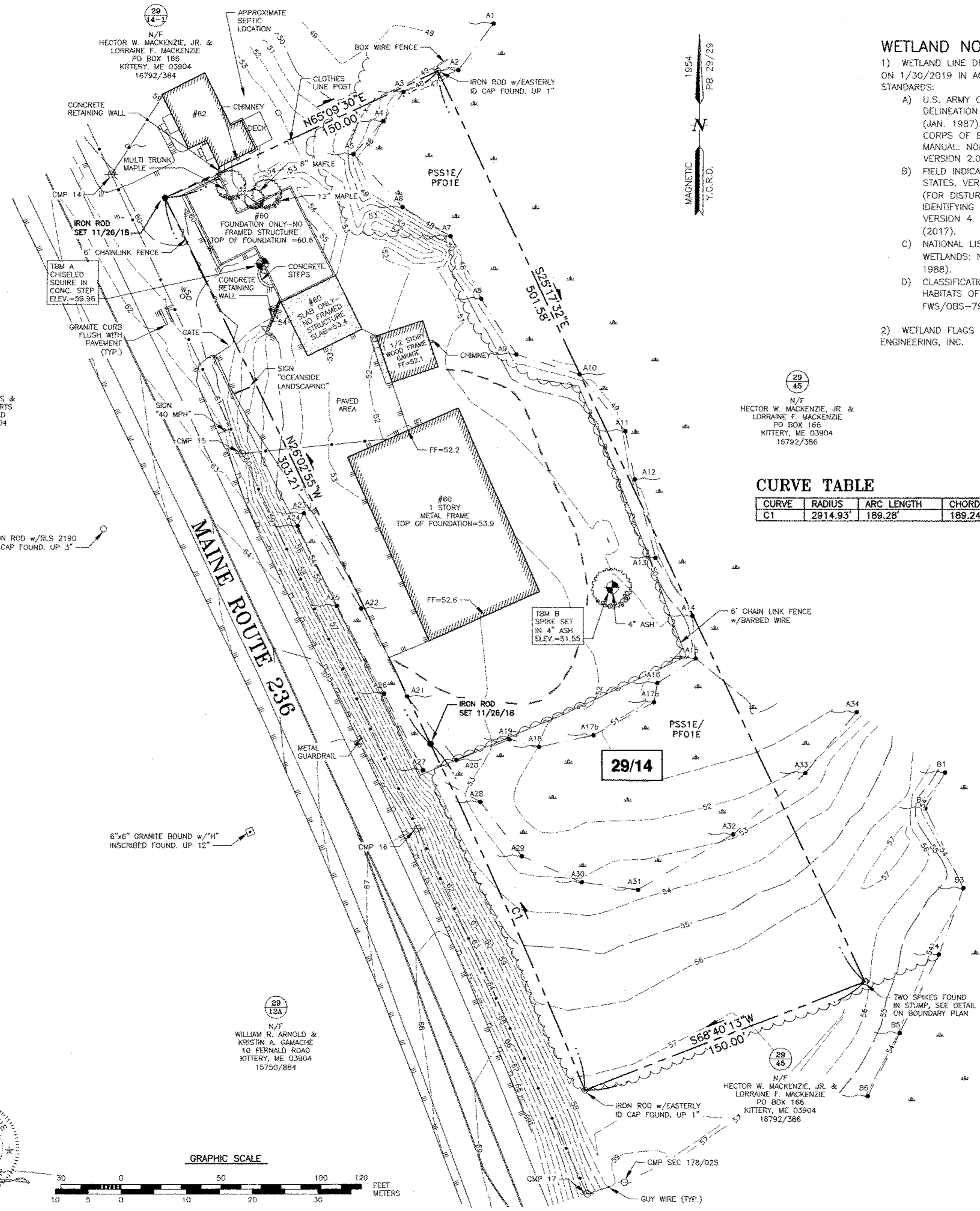
- 1) PARCEL IS SHOWN ON THE TOWN OF KITTELY ASSESSOR'S MAP 29 AS LOT 14.
- 2) OWNER OF RECORD:  
WASHBURN REALTY GROUP, LLC  
PO BOX 463  
WINCHESTER, MA 01890  
17857/22  
PB 317/4
- 3) PARCEL IS NOT IN A FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 2301710004C, EFFECTIVE DATE JULY 5, 1984.
- 4) EXISTING LOT AREA:  
73,330 S.F.  
1.6834 ACRES
- 5) PARCEL IS LOCATED IN THE C-2 COMMERCIAL ZONING DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:  
MIN. LOT AREA: 40,000 S.F.  
FRONTAGE: 150 FEET  
SETBACKS: FRONT 50 FEET  
SIDE\* 30 FEET  
REAR\* 30 FEET  
40 FEET  
MAXIMUM BUILDING HEIGHT:  
MAXIMUM BUILDING AND OUTDOOR  
STORED MATERIAL COVERAGE: 40%  
\*SUBJECT TO BUFFER RESTRICTIONS  
CONTAINED IN TOWN OF KITTELY  
LAND USE AND DEVELOPMENT ORDINANCE  
WETLAND SETBACKS:  
100' TO STRUCTURES  
50'-100' TO PARKING AREAS  
10'-30' TO TOE OF DRIVEWAY SLOPE  
100' TO SEPTIC COMPONENTS
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULT OF A STANDARD BOUNDARY AND TOPOGRAPHIC SURVEY OF TAX MAP 29 LOT 14 IN THE TOWN OF KITTELY.
- 8) VERTICAL DATUM MEAN SEA LEVEL NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS ( $\pm 0.2'$ ).

**WETLAND NOTES:**

- 1) WETLAND LINE DELINEATED BY STEVEN D. RIKER, CWS ON 1/30/2019 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:  
A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JAN. 1987). AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.  
B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.1, USDA-NRCS, 2017 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEWPCC WETLANDS WORK GROUP (2017).  
C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).  
D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFWS MANUAL FWS/OBS-79/31 (1997).
- 2) WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.

**CURVE TABLE**

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



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

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

NO.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	6/6/19
0	ISSUED FOR COMMENT	2/22/19

**SCALE 1"=30'** **FEBRUARY 2019**

**EXISTING CONDITIONS PLAN** **C1**

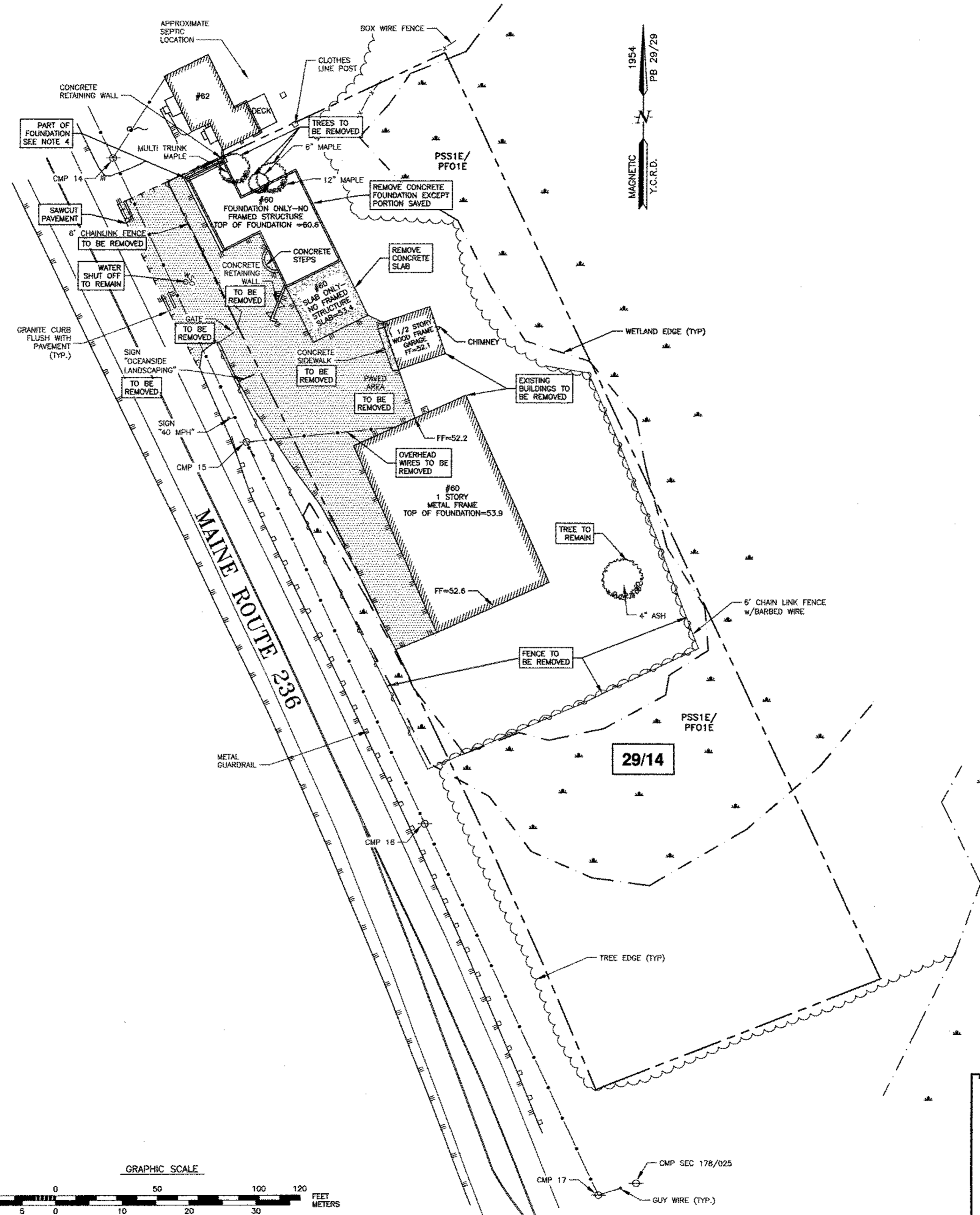
THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CHAPTER 90 STANDARDS OF PRACTICE, EFFECTIVE DATE APRIL 1, 2001 EXCEPT AS NOTED ON THIS PLAN.

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

J:\JOB933\JOB\_3000\JOB\_3019\JOB\_3017\2019 Site Plan\Plans & Specs\Site\2017 Site 2019.dwg, C1.EX

**DEMOLITION NOTES**

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

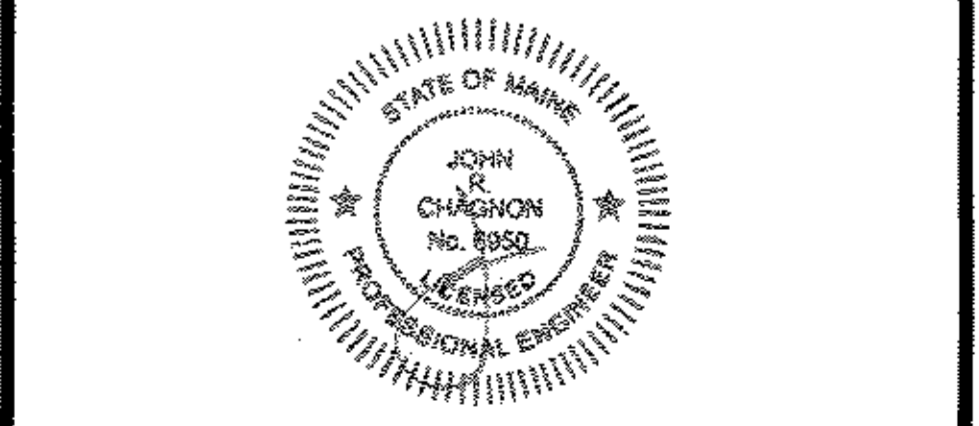


**AMBIT ENGINEERING, INC.**  
 Civil Engineers & Land Surveyors  
 200 Griffin Road - Unit 3  
 Portsmouth, N.H. 03801-7114  
 Tel (603) 430-9282  
 Fax (603) 438-2316

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

**WASHBURN REALTY GROUP, LLC**  
 60 ROUTE 236  
 KITTERY, MAINE

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



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

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

SCALE 1"=30' APRIL 2019

**DEMOLITION PLAN**

**C2**

J:\JOBS\JUN 3060\JUN 3010\JUN 3017\2019 Site Plans\Plans & Specs\Site\3017\2019 Site 2019.dwg, C2\_DEMO

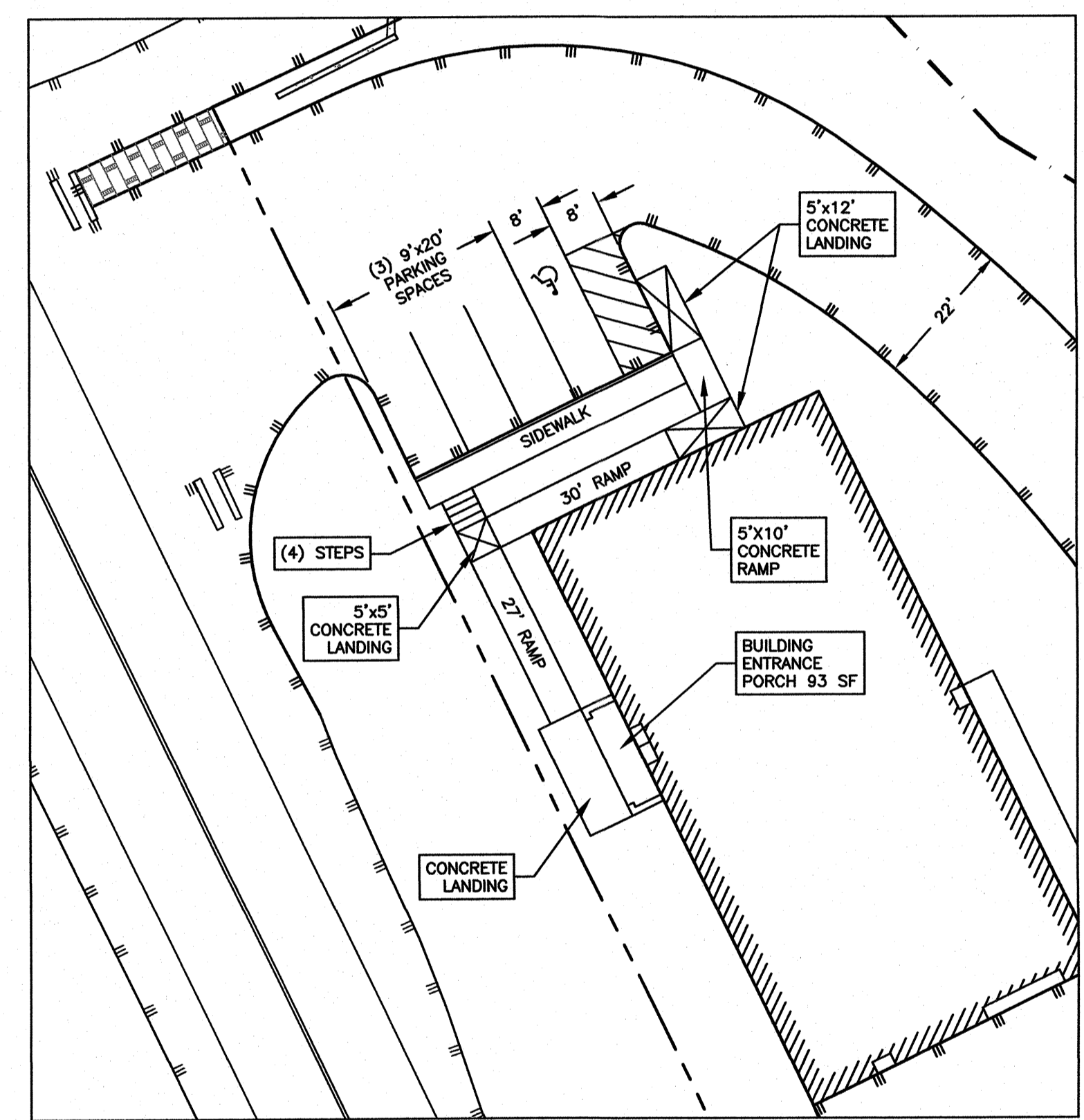
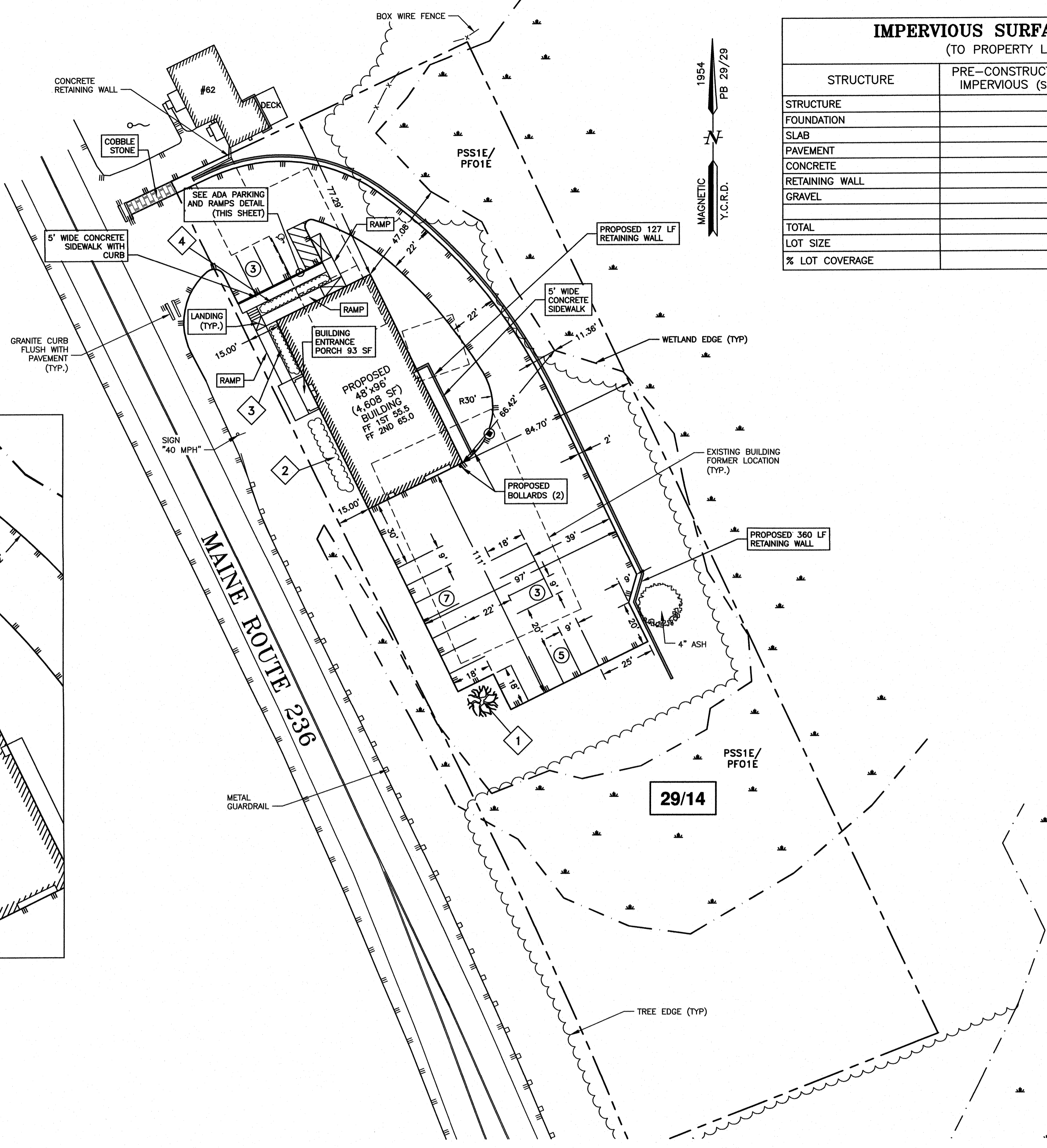




**AMBIT ENGINEERING, INC.**  
Civil Engineers & Land Surveyors  
200 Griffin Road - Unit 3  
Portsmouth, N.H. 03801-7114  
Tel (603) 430-9282  
Fax (603) 436-2315

IMPERVIOUS SURFACE AREAS (TO PROPERTY LINE)		
STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
STRUCTURE	6,649	4,701
FOUNDATION	2,284	0
SLAB	899	0
PAVEMENT	7704	16,642
CONCRETE	116	1,093
RETAINING WALL	23	487
GRAVEL	7,098	0
TOTAL	24,773	22,923
LOT SIZE	73,330	73,330
% LOT COVERAGE	33.8%	31.3%

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



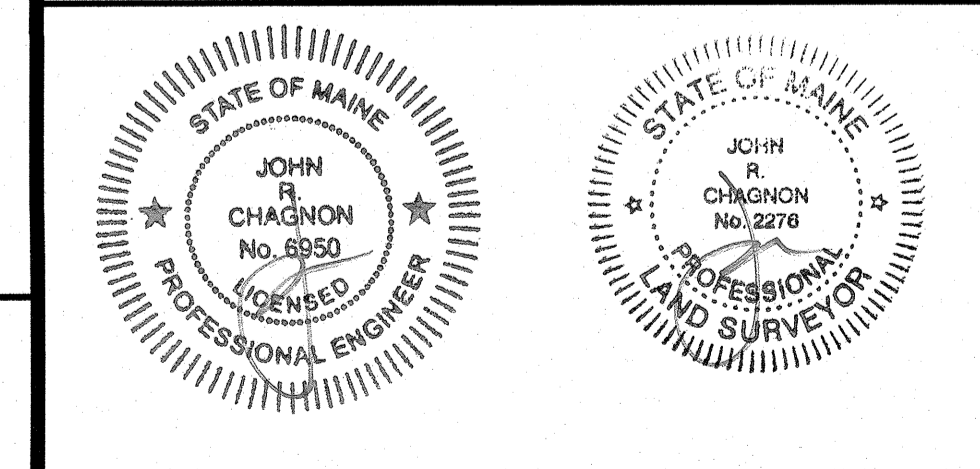
GRAPHIC SCALE  
10 0 10 20 30 40 50 FEET METERS  
**ADA PARKING AND RAMPS DETAIL**  
20 SCALE

GRAPHIC SCALE  
30 0 50 100 120 FEET METERS

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

**WASHBURN REALTY GROUP, LLC**  
60 ROUTE 236  
KITTEERY, MAINE

NO.	DESCRIPTION	DATE
2	NOTE 9, PARKING SPACES	6/20/19
1	ISSUED FOR REVIEW	6/6/19
0	ISSUED FOR COMMENT	4/26/19



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

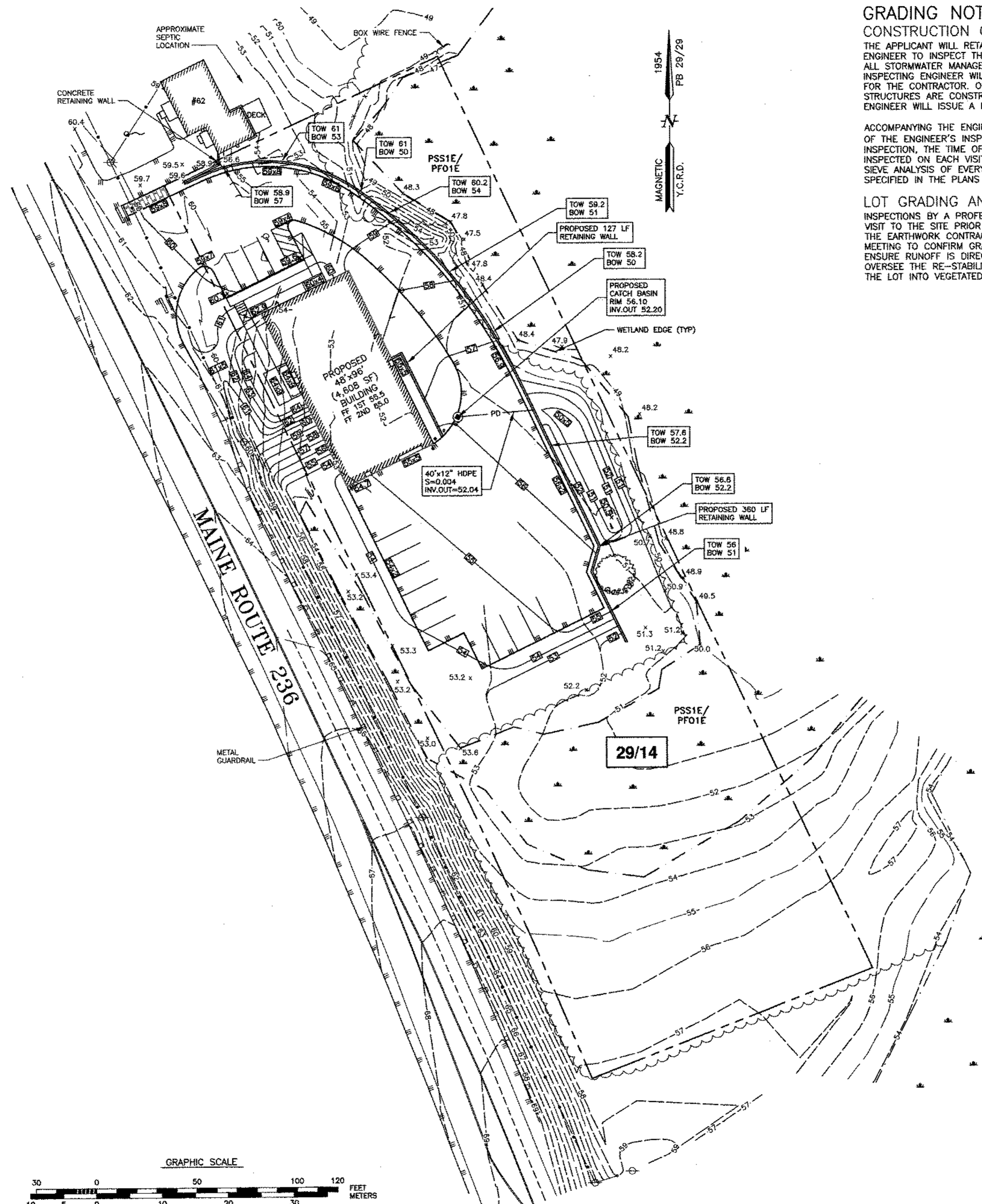
PREPARED BY:  
AMBIT ENGINEERING  
200 GRIFFIN ROAD UNIT 3  
PORTSMOUTH, N.H. 03801

SCALE 1"=30' APRIL 2019

**SITE LAYOUT PLAN**  
**C3**

J:\\_0683\JN\_3000\JN\_3010\JN\_3017\2019 Site Plan\Plans & Specs\Site\3017 Site 2019.dwg, C3\_SITE

J:\JOBS\LIN 3000's\LIN 3010's\LIN 3017\2019 Site Plan\Plans & Specs\Site\2017 Site 2019.dwg, C4 GRADING



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

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

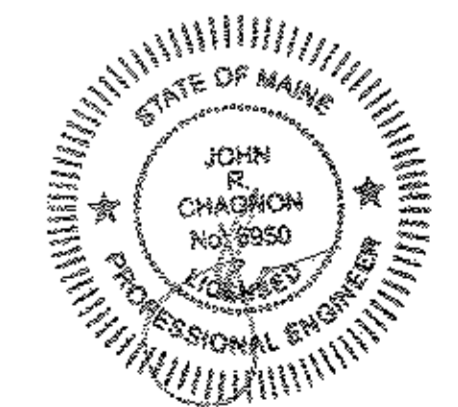
**LOT GRADING AND DRIVEWAY LOCATION:**  
 INSPECTIONS BY A PROFESSIONAL ENGINEER WILL CONSIST OF A VISIT TO THE SITE PRIOR TO CONSTRUCTION TO CONSULT WITH THE EARTHWORK CONTRACTOR AND A POST CONSTRUCTION MEETING TO CONFIRM GRADING ON LOT AND FOR DRIVEWAY TO ENSURE RUNOFF IS DIRECTED ACCORDING TO PLANS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

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

**WASHBURN REALTY GROUP, LLC**  
 60 ROUTE 236  
 KITTERY, MAINE

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



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

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

SCALE 1"=30' APRIL 2019

**DRAINAGE AND GRADING PLAN** **C4**

APPROVED BY THE KITTERY PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

