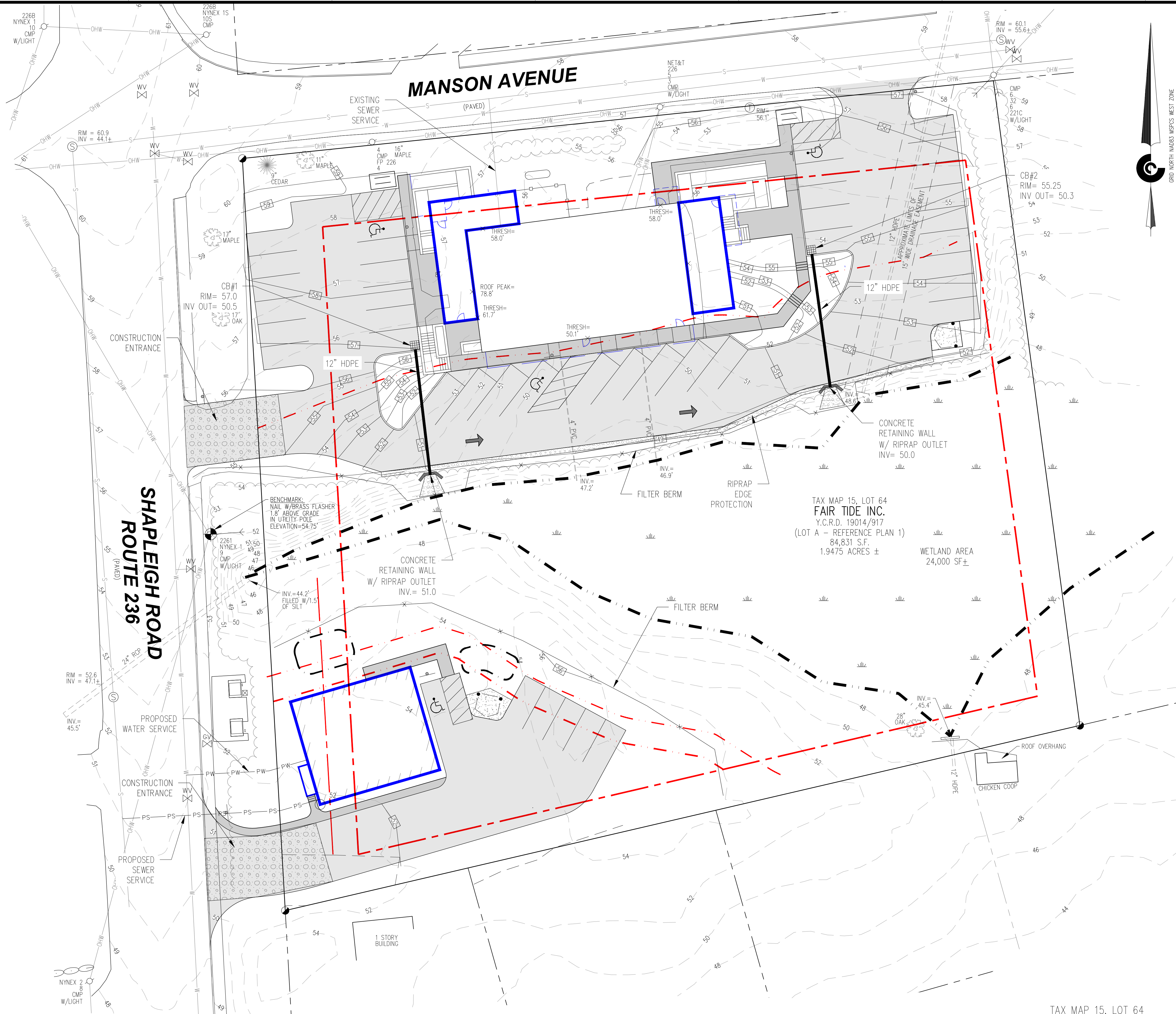


LOCATION PLAN
(NOT TO SCALE)



PREPARED FOR:
SKETCH PLAN
NOT FOR
CONSTRUCTION
11/2/2022

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

NO.	REVISIONS	INT.	DATE
1			

RECORD OWNER:
OLD YORK HISTORICAL SOCIETY
OWNER ADDRESS:
P.O. BOX 572
YORK, MAINE 03909

PROPOSED BUILDING LAYOUT
TAX MAP 15, LOT 64
22 SHAPLEIGH ROAD
KITTERY, MAINE

DATE: 11/01/2022
DRAWN BY: JAA/GRA
CHECKED BY:
APPROVED BY:

UTILITY &
EROSION CONTROL
PLAN

PROJECT NO: 21-335.00

L2

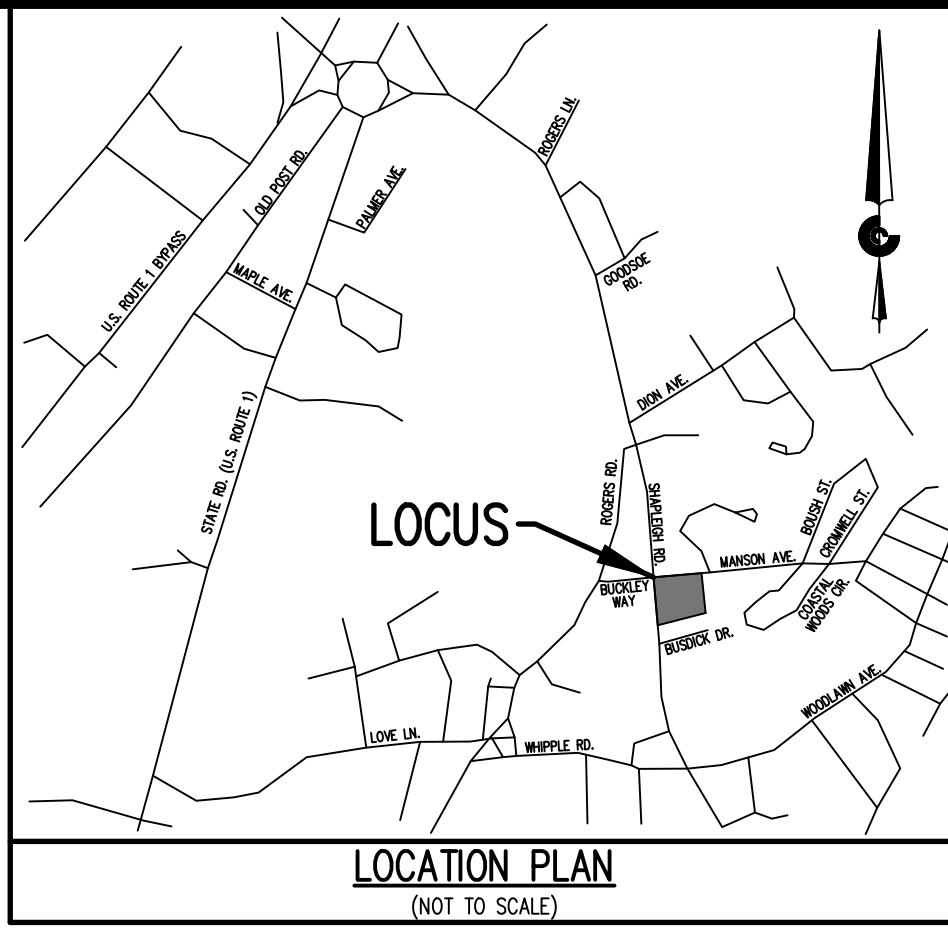
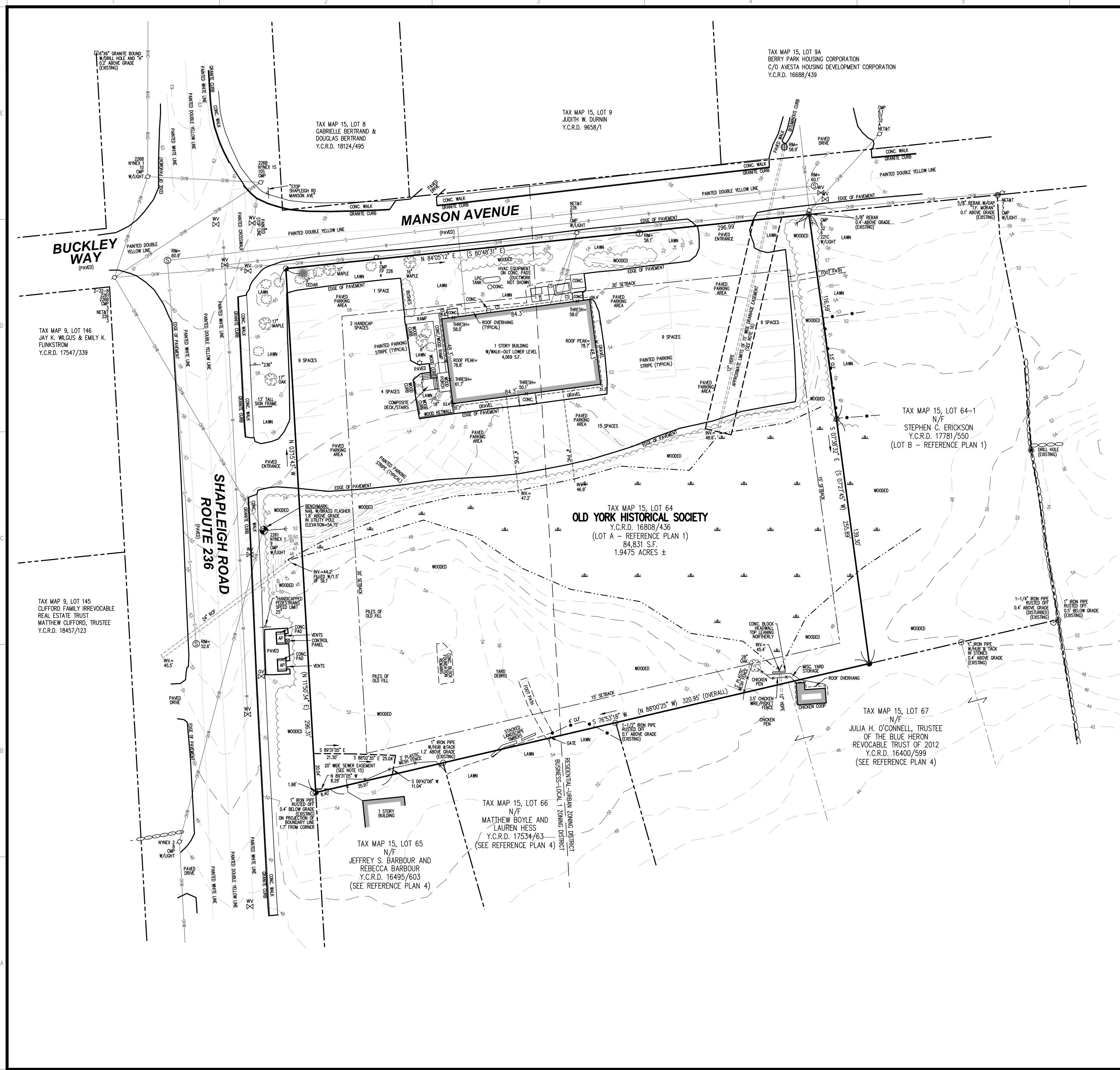
SHEET: 2 OF 3

PLAN APPROVED BY TOWN OF
KITTERY PLANNING BOARD

	CHAIR

DATE: _____

TAX MAP 15, LOT 64



TOTAL EXISTING IMPERVIOUS COVERAGE INFO

TOTAL LOT	84,831 SF
PAVEMENT	22,446 SF
BUILDING FOOTPRINT W/ OVERHANG	4,589 SF
GRAVEL (SOUTH&EAST)	515 SF
GRAVEL (NORTH)	455 SF
CONCRETE UNDER UTILITIES (NORTH)	199 SF
CONCRETE/WOOD RAMP (WEST)	191 SF
WOOD CURB (WEST)	5 SF
DECK STAIRS (WEST)	69 SF
WOOD RETAINING WALL (WEST)	11 SF
TOTAL IMPERVIOUS COVERAGE	28,688 SF
IMPERVIOUS SURFACE RATIO	28,688 SF/84,831 SF X 100% = 33.82%

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NO.	REVISIONS	INT.	DATE

RECORD OWNER:
OLD YORK HISTORICAL SOCIETY
ADDRESS:
P.O. BOX 312
YORK, ME 03909

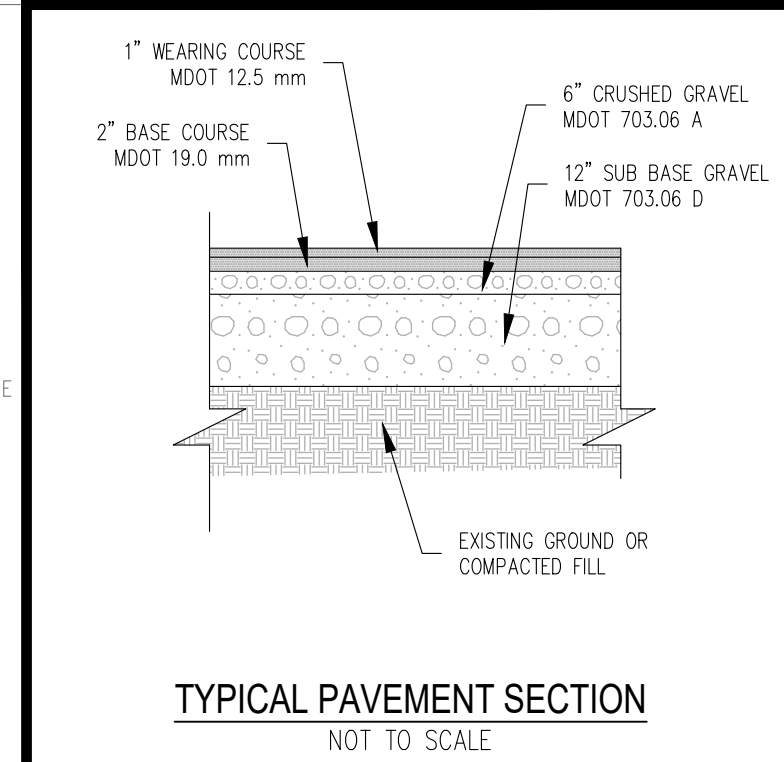
EXISTING CONDITIONS PLAN
FAIR TIDE
22 SHAPLEIGH ROAD - TAX MAP 15, LOT 64
KITTERY, YORK COUNTY, MAINE
PREPARED FOR:
CLIENT ADDRESS:
FAIR TIDE
15 STATE ROAD, KITTERY, ME 03904

1" = 30'
0' 30'

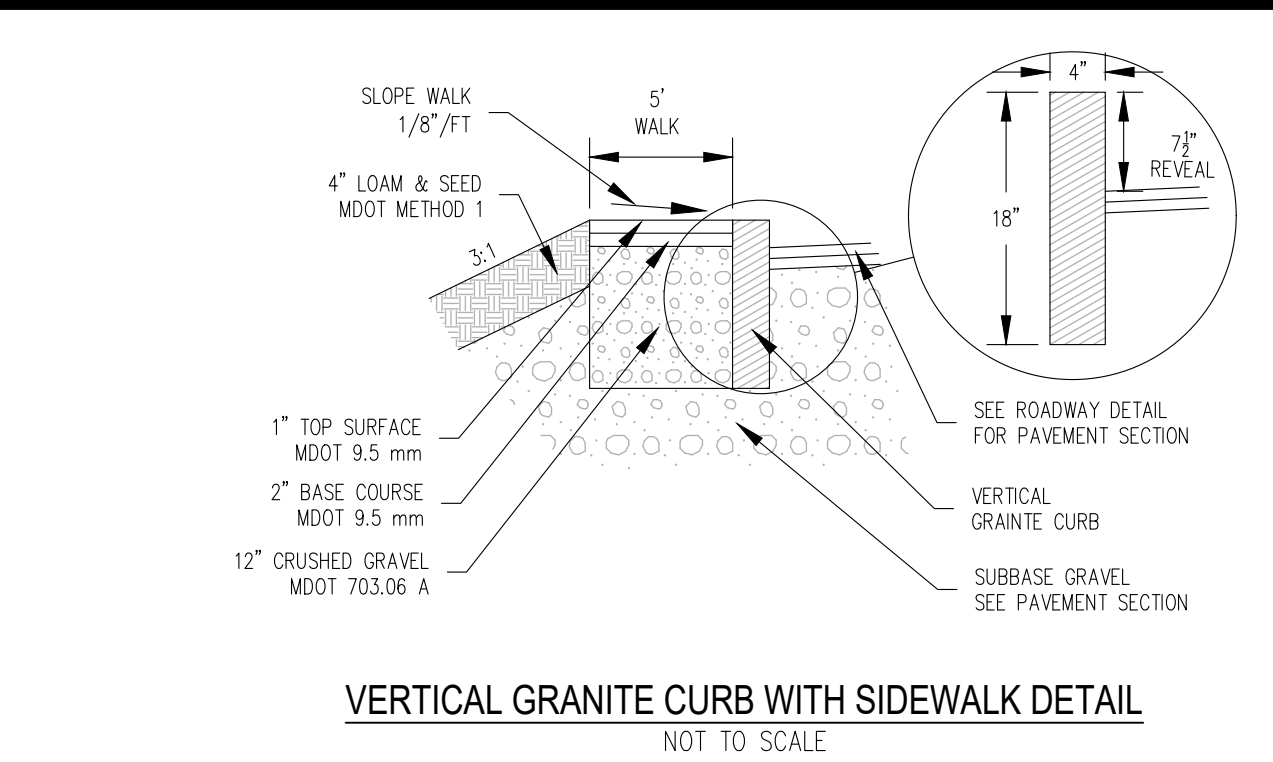
DATE: XXXXXXXXXXXX
DRAWN BY: MPP
CHECKED BY:
APPROVED BY:

EXISTING SITE PLAN
PROJECT NO: 2133500

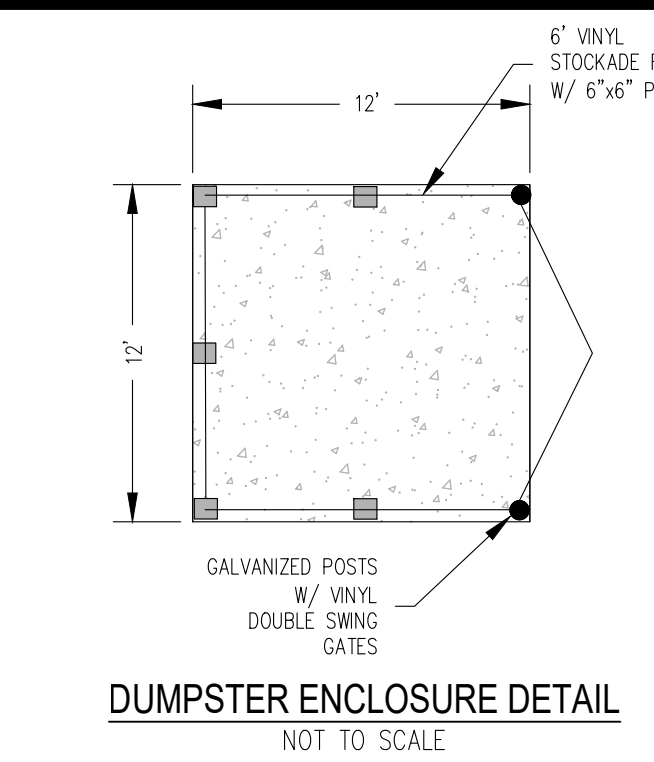
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SHEET: 1 OF 1



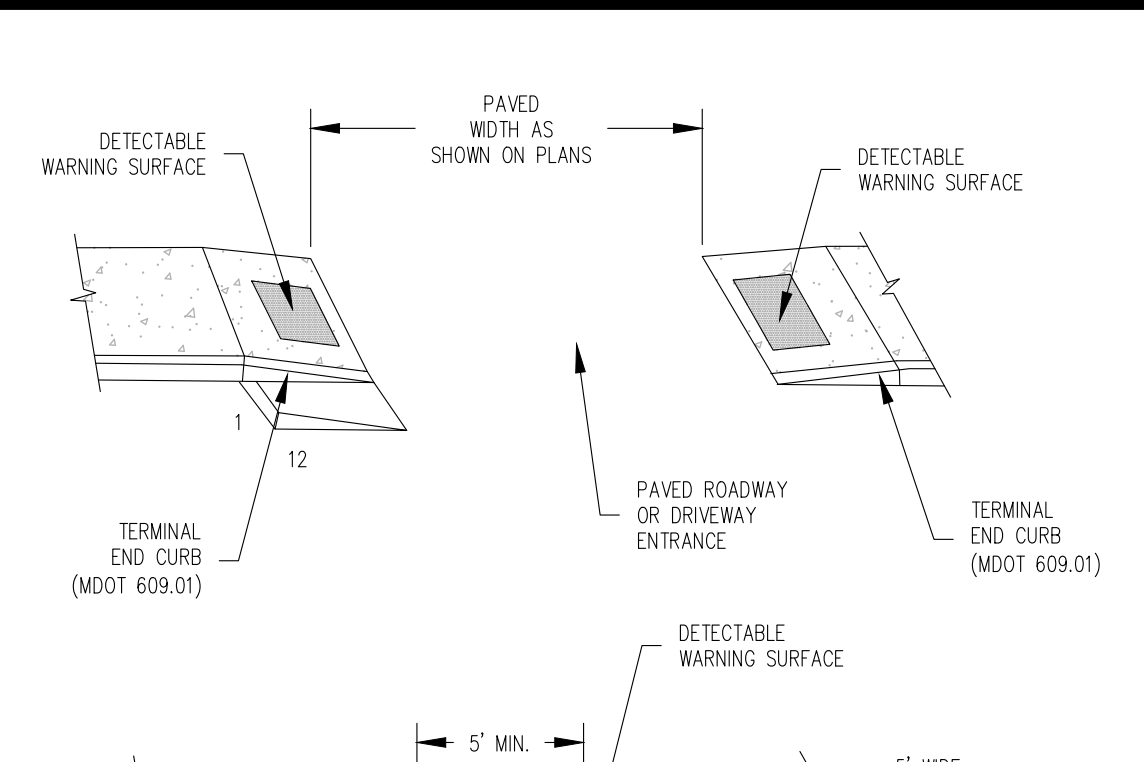
TYPICAL PAVEMENT SECTION
NOT TO SCALE



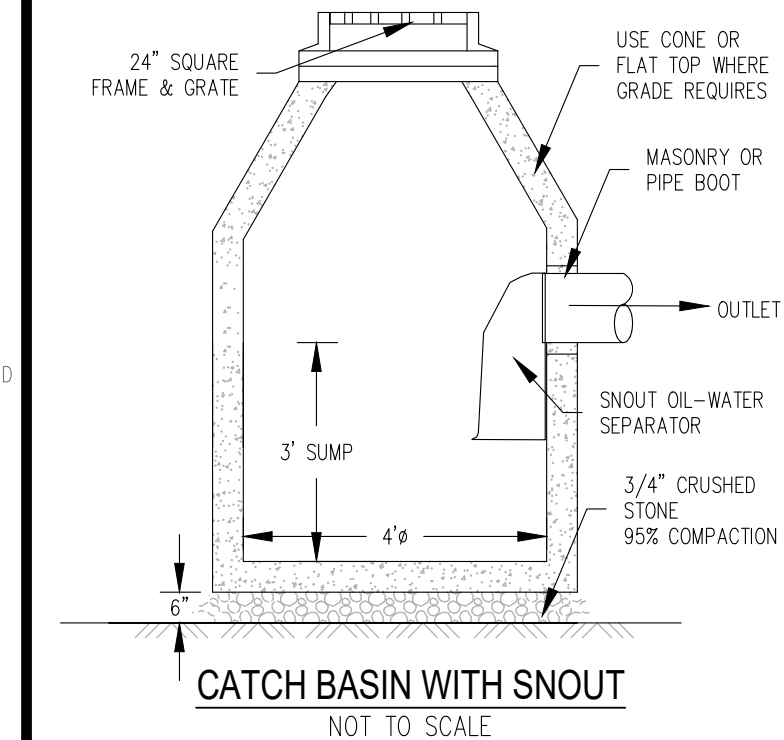
VERTICAL GRANITE CURB WITH SIDEWALK DETAIL
NOT TO SCALE



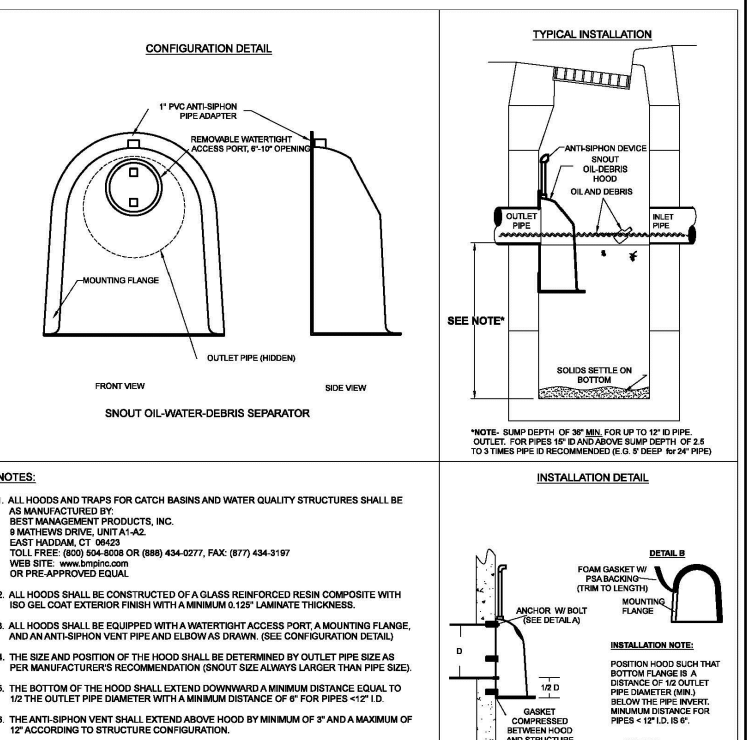
DUMPSTER ENCLOSURE DETAIL
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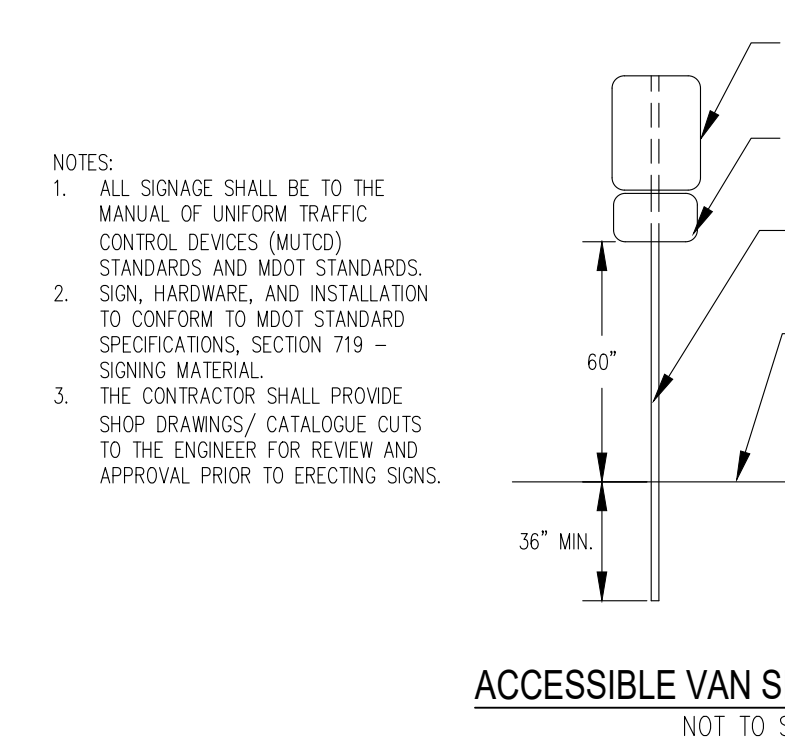
TYPICAL SIDEWALK RAMP
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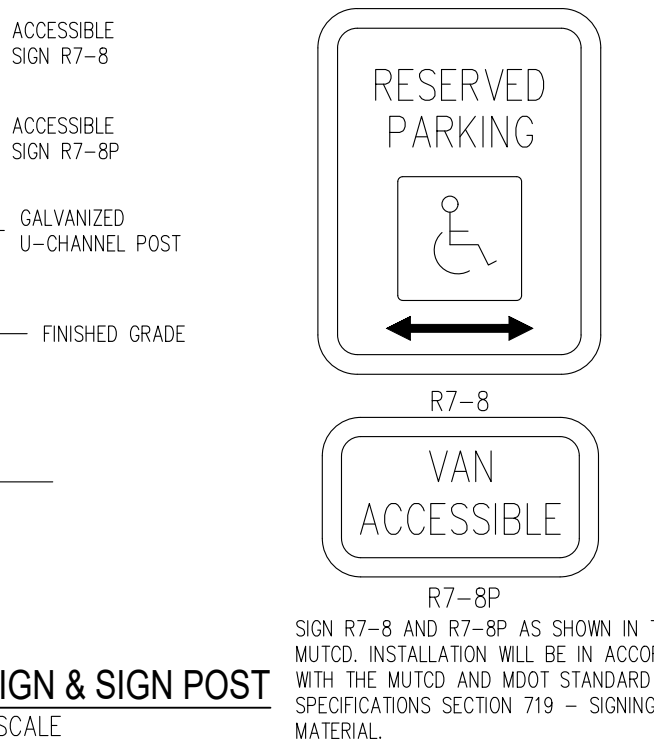
CATCH BASIN WITH SNOUT
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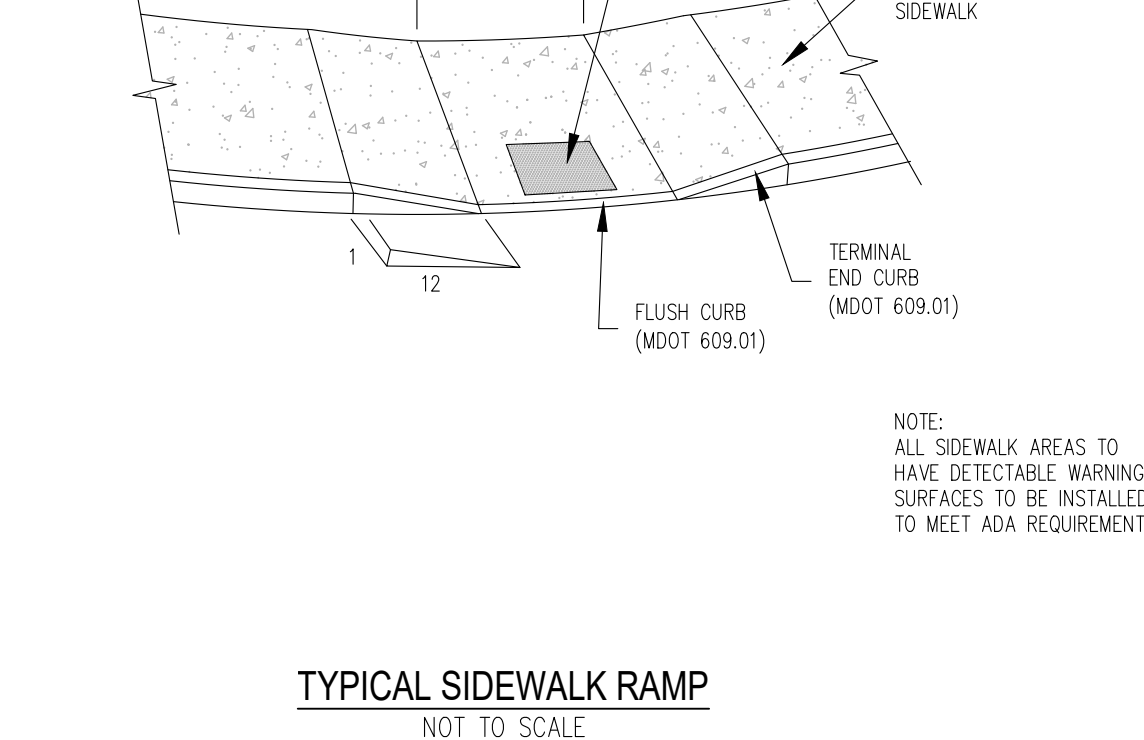
HOOD SPECIFICATION FOR
CATCH BASINS AND
WATER QUALITY STRUCTURES



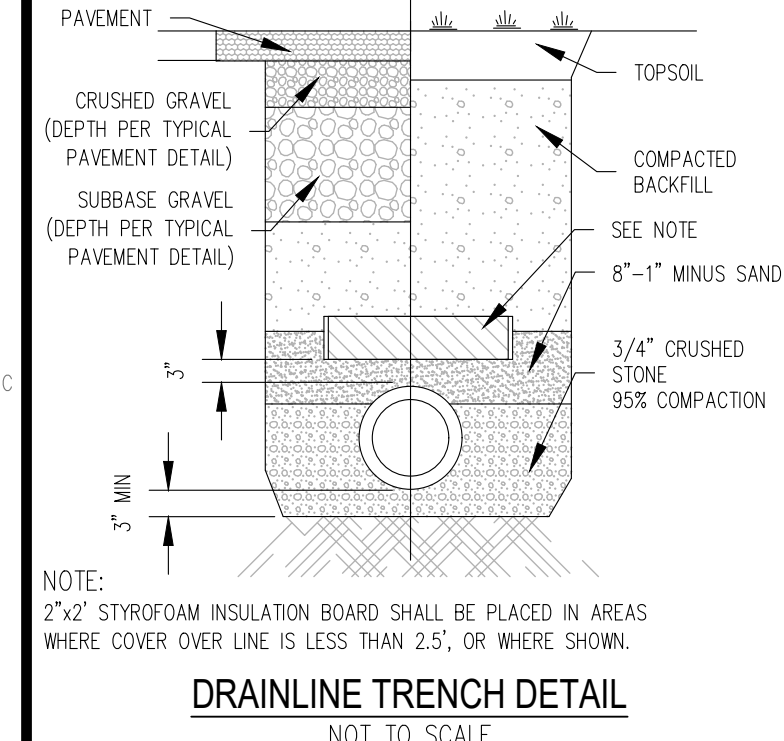
ACCESSIBLE VAN SIGN & SIGN POST
NOT TO SCALE



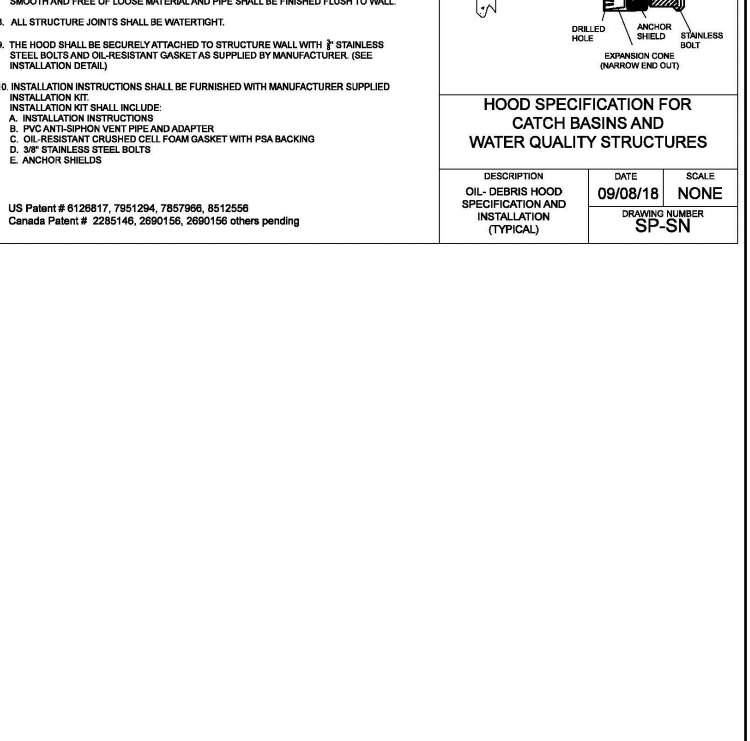
R7-8P
SIGN R7-8 AND R7-8P AS SHOWN IN THE
MUTCD. INSTALLATION WILL BE IN ACCORDANCE
WITH THE MUTCD AND MUTCD STANDARD
SPECIFICATIONS SECTION 719 - SIGNING
MATERIAL.



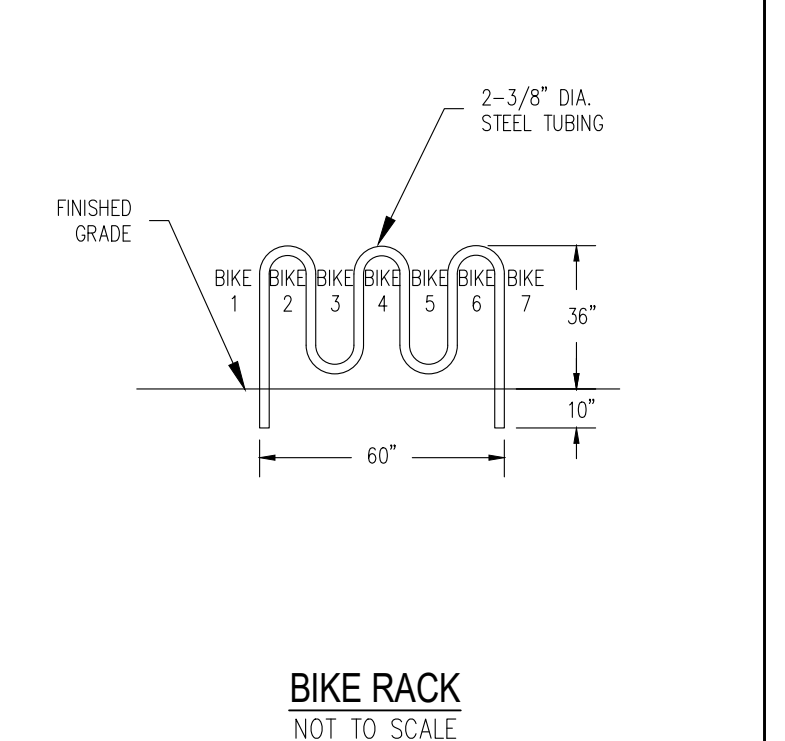
TYPICAL SIDEWALK RAMP
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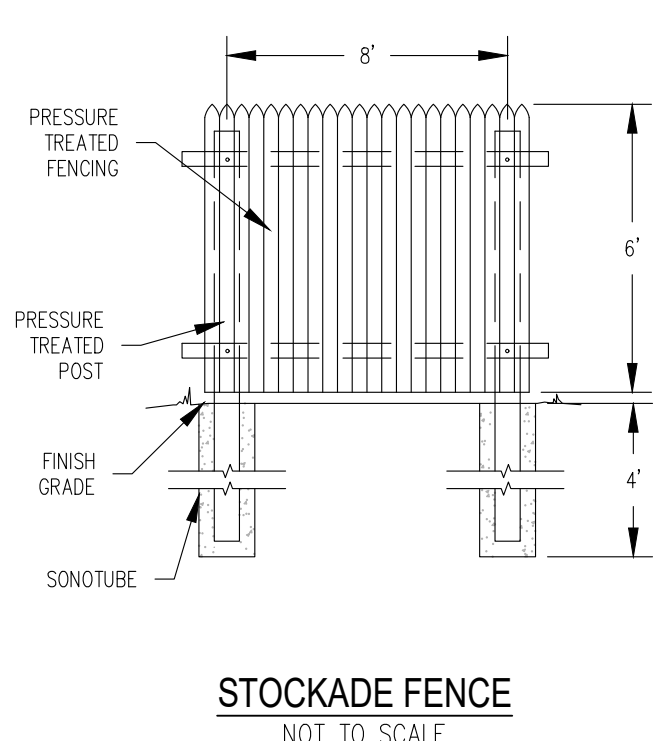
DRAINLINE TRENCH DETAIL
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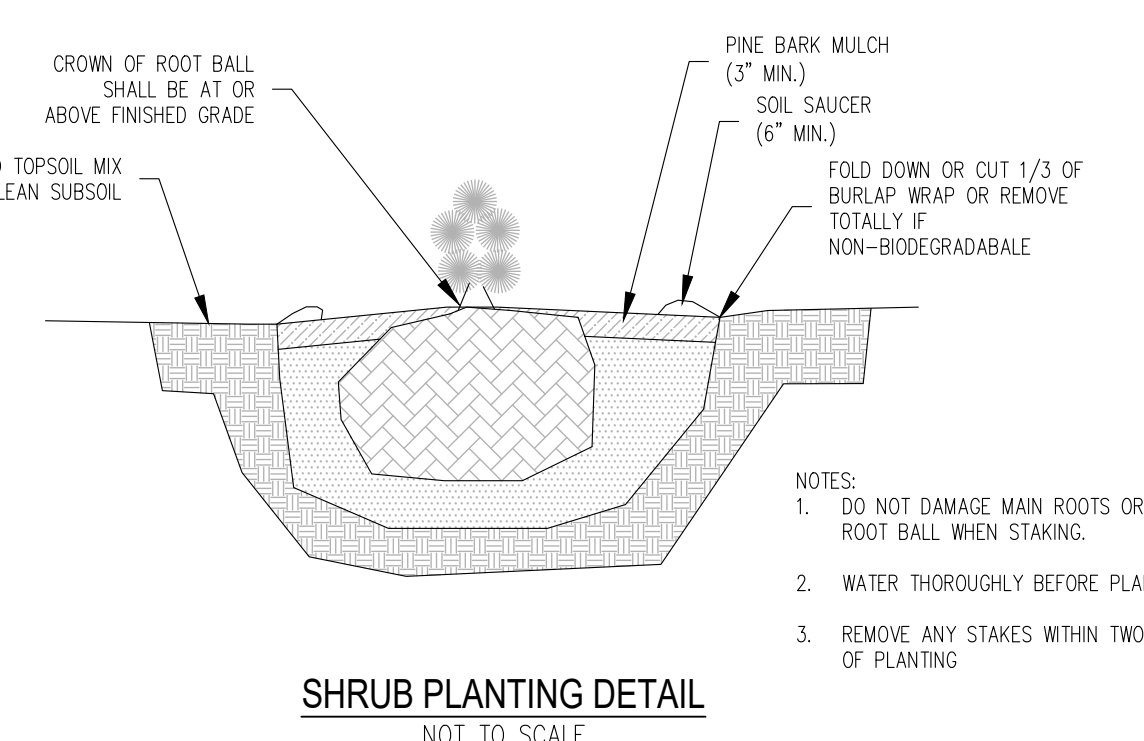
HOOD SPECIFICATION FOR
CATCH BASINS AND
WATER QUALITY STRUCTURES



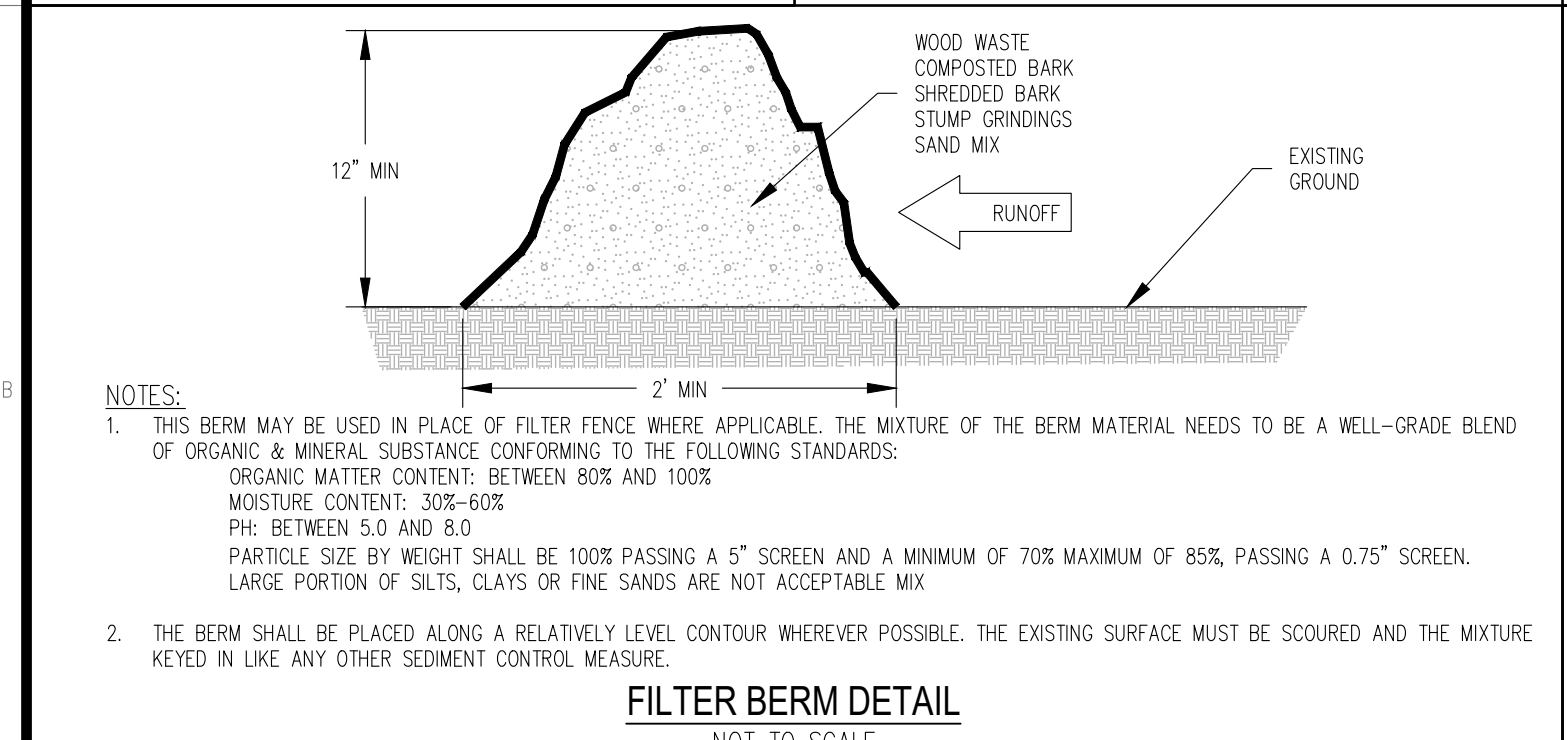
BIKE RACK
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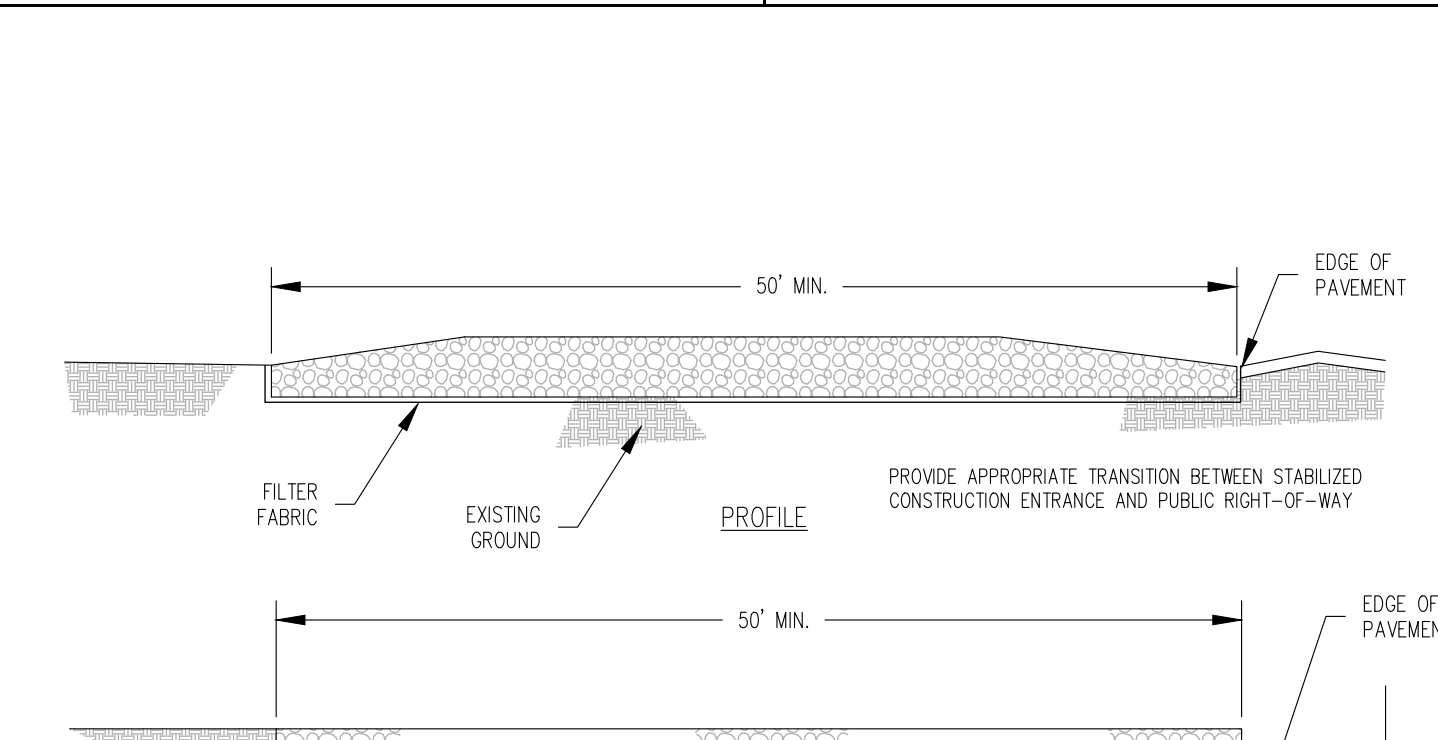
STOCKADE FENCE
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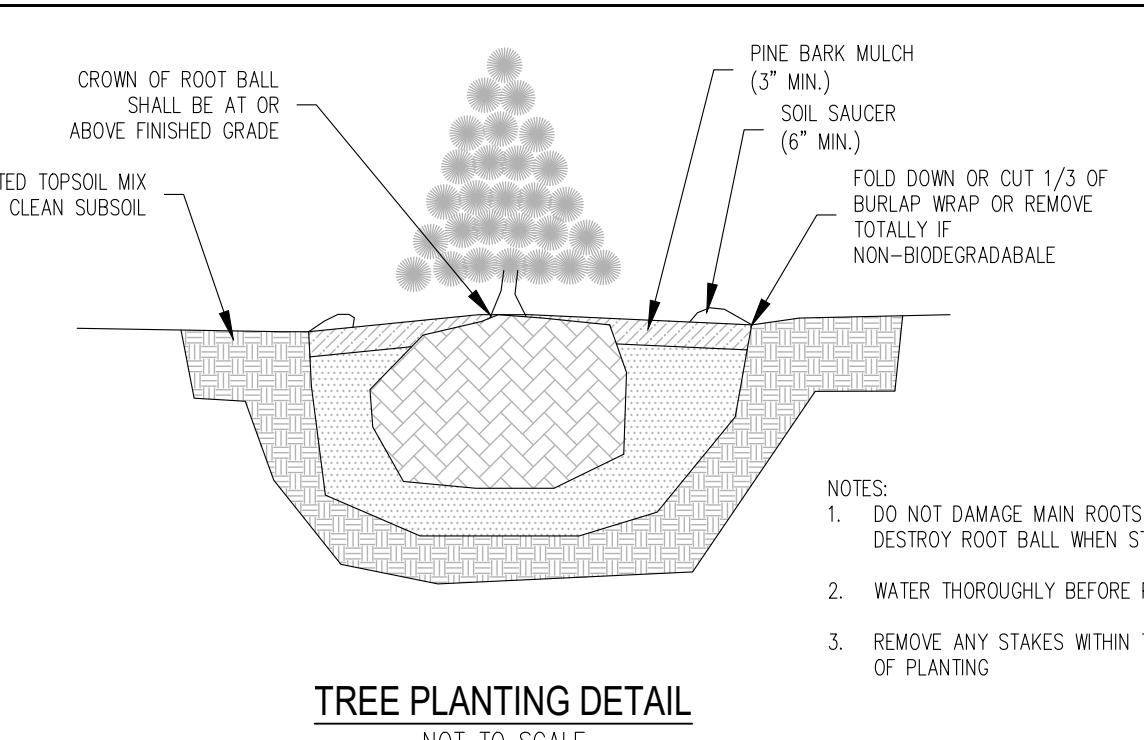
SHRUB PLANTING DETAIL
NOT TO SCALE



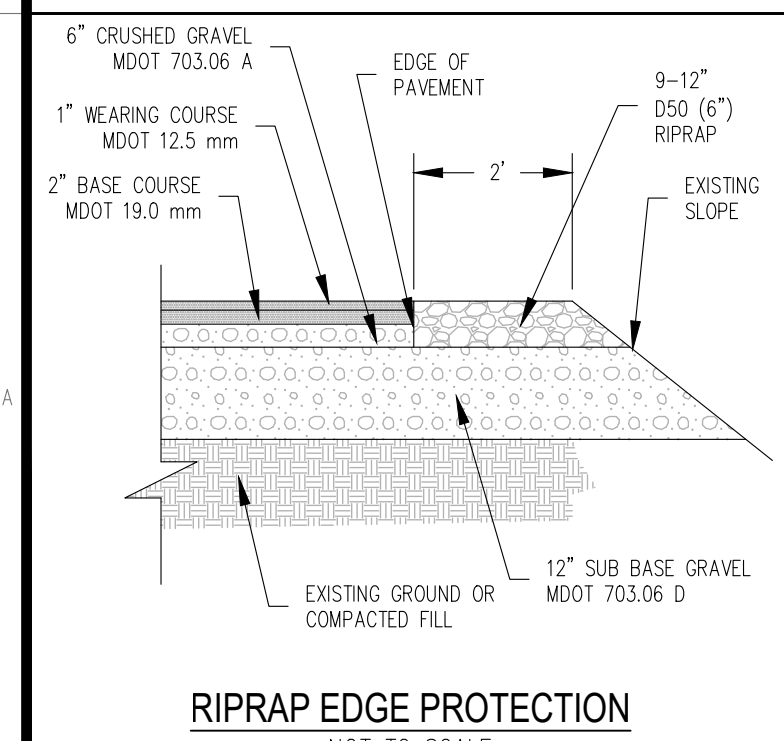
FILTER BERM DETAIL
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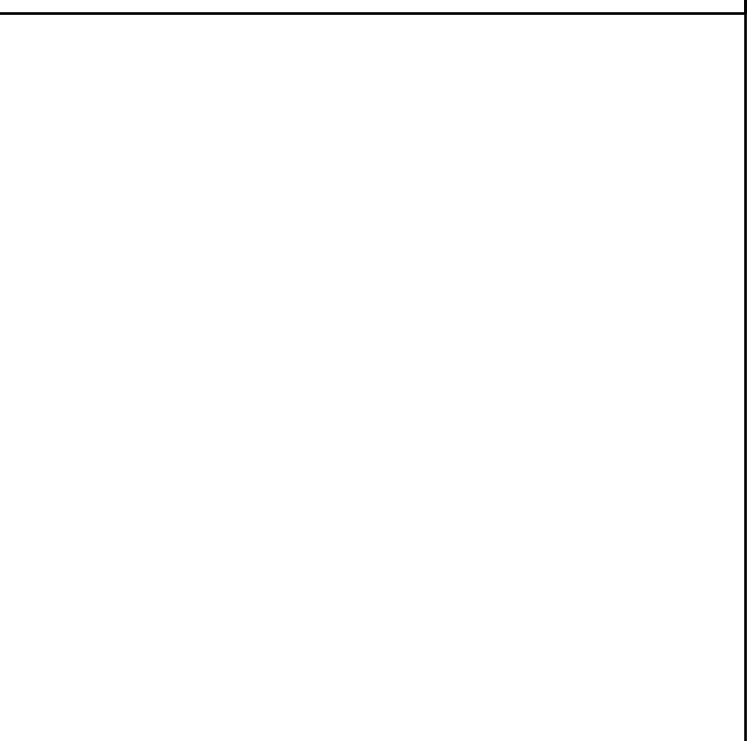
STABILIZED CONSTRUCTION ENTRANCE
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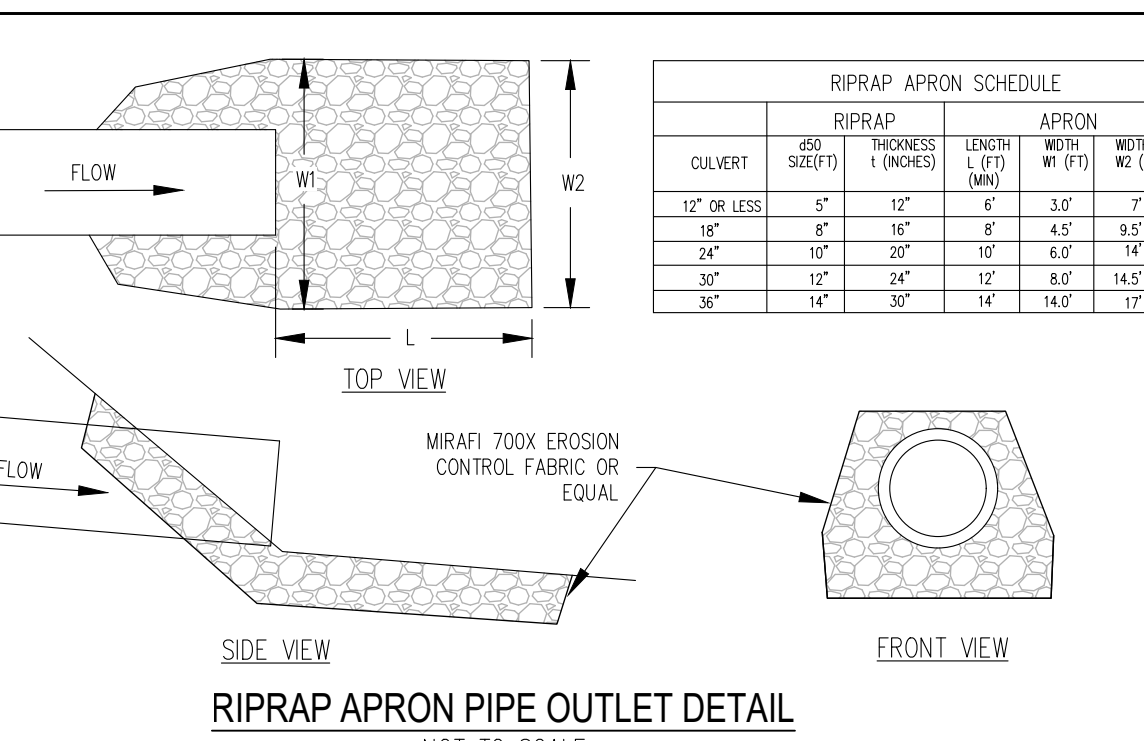
TREE PLANTING DETAIL
NOT TO SCALE



RIPRAP EDGE PROTECTION
NOT TO SCALE



OULVERT (INCHES)	RIPRAP		APRON	
	THICKNESS (INCHES)	LENGTH (FT)	WIDTH (FT)	WIDTH (FT)
12" OR LESS	5"	12'	6'	7'
14"	8"	16'	8'	9.5'
24"	10"	20'	10'	14'
30"	12"	24'	12'	14.5'
36"	14"	30'	14'	17'



RIPRAP APRON PIPE OUTLET DETAIL
NOT TO SCALE

EROSION AND SEDIMENT CONTROL PRACTICES

- NO SOIL SHALL BE DISTURBED DURING THE PERIOD OF MARCH 1 THROUGH APRIL 15, NOR DURING ANY OTHER PERIOD WHEN SOILS ARE SATURATED DUE TO RAIN OR SNOW MELT.
- DISTURBED SOILS SHALL BE STABILIZED WITHIN ONE (1) WEEK FROM THE TIME IT WAS LAST ACTIVELY WORKED USING TEMPORARY OR PERMANENT MEASURES SUCH AS PLACEMENT OF RIPRAP, MULCH OR EROSION CONTROL BLANKET, OR OTHER COMPARABLE MEASURES.
- HAY OR STRAW MULCH SHALL BE APPLIED AT A RATE OF AT LEAST ONE (1) BALE PER 500 SQUARE FEET (1-2 TONS PER ACRE).
- IF MULCH IS LIKELY TO BE REMOVED DUE TO TO STEEP SLOPES OR WIND, IT SHALL BE ANCHORED WITH NETTING, PEG OR TWINE, OR OTHER SUITABLE METHOD AND SHALL BE MAINTAINED UNTIL A CATCH OF VEGETATION IS ESTABLISHED OVER THE ENTIRE DISTURBED AREA.
- IN ADDITION TO PLACEMENT OF RIPRAP, MULCH OR EROSION CONTROL BLANKETS, ADDITIONAL STEPS SHALL BE TAKEN WHERE NECESSARY IN ORDER TO PREVENT SEDIMENTATION OF THE WATER. EVIDENCE OF SEDIMENTATION INCLUDES VISIBLE GULLY EROSION, DISCOLORATION OF WATER BY SUSPENDED PARTICLES AND SLUMPING OF BANKS, SILT FENCES, STAKED HAY BALES AND OTHER SEDIMENTATION CONTROL MEASURES, WHERE PLANNED FOR, SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF WORK, BUT SHALL ALSO BE INSTALLED WHEREVER NECESSARY DUE TO SEDIMENTATION.
- MULCH OR OTHER TEMPORARY MEASURES SHALL BE MAINTAINED UNTIL THE SITE IS PERMANENTLY STABILIZED WITH VEGETATION OR OTHER PERMANENT CONTROL MEASURES AFTER WHICH TEMPORARY MEASURES WILL BE REMOVED.
- PERMANENT RE-VEGETATION OF ALL DISTURBED AREAS, USING NATIVE PLANT MATERIAL WHEN POSSIBLE, SHALL OCCUR WITHIN 30 DAYS FROM THE TIME THE AREAS WERE LAST ACTIVELY WORKED, OR FOR FALL AND WINTER ACTIVITIES, BY JUNE 15, EXCEPT WHERE PRECLUDED BY THE TYPE OF ACTIVITY (E.G. RIRRAP, ROAD SURFACES, ETC.). THE VEGETATIVE COVER SHALL BE MAINTAINED.
- DISPOSAL OF COLLECTED DEBRIS MUST BE IN CONFORMANCE WITH MAINE SOLID WASTE LAW, TITLE 38 MRSA SECTION 1301 ET. SEQ.
- LIME AND FERTILIZER APPLICATION RATES SHALL NOT EXCEED THE FOLLOWING:

GROUND LIMESTONE: 3 TONS/ACRE (130 LBS./1000 S.F.)
FERTILIZER, 10-10-10 OR EQUIVALENT: 600 LBS./ACRE (14 LBS./1000 S.F.)

FERTILIZER SHALL NOT BE APPLIED BEFORE START OF THE GROWING SEASON NOR AFTER SEPTEMBER 30. FERTILIZED AREAS SHALL BE MULCHED TO REDUCE OFF-SITE TRANSPORT OF NUTRIENTS UNTIL USED BY VEGETATIVE GROWTH.

SEEDING MIXTURE AND SCHEDULE:

- SPREAD TOPSOIL UNIFORMLY 6" DEEP OVER AREAS TO BE RECLAIMED. THE FOLLOWING SEED MIXTURE SHALL BE USED:
- LAWNS:
- | | |
|---------------------|---------------------|
| KENTUCKY BLUEGRASS | 1.60 LBS./1000 S.F. |
| PERENNIAL RYE GRASS | 0.40 LBS./1000 S.F. |
| TOTAL | 2.00 LBS./1000 S.F. |

APPLY LIME AND FERTILIZER AS SPECIFIED UNDER THE EROSION AND SEDIMENTATION CONTROL NOTES. WORK INTO THE TOP (4) INCHES OF SOIL PRIOR TO SEEDING. AFTER SEEDING, APPLY MULCH HAY AS SPECIFIED ON FLAT AREAS AND NOT EXPOSED TO WIND, THE MULCH WILL BE ANCHORED BY WETTING DOWN. IN OTHER AREAS, JUTE NETTING SHALL BE USED FOR ANCHORAGE. THE ABOVE SEEDING SCHEDULE IS APPLICABLE IF SEEDING DURING THE GROWING SEASON (APRIL 15 TO JUNE 15 AND AUGUST 30 TO SEPTEMBER 30). BETWEEN JUNE 15 AND AUGUST 30, SEEDING WILL BE DELAYED UNTIL AUGUST 30. IF SOIL IS DISTURBED BETWEEN OCTOBER 1 AND NOVEMBER 1, DELAY SEEDING UNTIL NOVEMBER 1. AFTER NOVEMBER 1 AND BEFORE A SNOW COVER FORMS, THE SAME PROCEDURE WILL BE FOLLOWED EXCEPT THE SEED RATE WILL BE DOUBLED. AFTER SNOW COVER AND BEFORE APRIL 15, SEEDING WILL BE DELAYED UNTIL APRIL 15. HAY MULCH WILL BE APPLIED AT A RATE OF 150 LBS./1000 SQUARE FEET. THIS WILL BE ANCHORED BY NON-ASPHALTIC TACKIFIER SPRAYED ON LAWNS AND JUTE NETTING IN DRAINAGE WAYS AND OTHER AREAS.

UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONTACT OSG&E (1-888-344-7233) FOR LOCATION OF ALL EXISTING UTILITIES.



PREPARED FOR:
SKETCH PLAN
NOT FOR
CONSTRUCTION
11/2/2022

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P.O. Box 100
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03908
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NO.	REVISIONS	INT.	DATE
1			

RECORD OWNER:
OLD YORK HISTORICAL SOCIETY
OWNER ADDRESS:
P.O. BOX 574
KITTEERY, MAINE 03909

PROPOSED BUILDING LAYOUT
TAX MAP 15, LOT 64
22 SHAPLEIGH ROAD
KITTEERY, MAINE

PREPARED FOR:
FAIR TIDE, INC.
125 STATE ROAD KITTEERY, MAINE 03904

1"=20'
0' 20'

DATE: 11/01/2022
DRAWN BY: JAA/GRA
CHECKED BY:
APPROVED BY:

CONSTRUCTION
DETAILS

PROJECT NO: 21-335.00

L3

SHEET: 3 OF 3