

TOWN OF KITTERY

200 Rogers Road, Kittery, ME 03904 Telephone: (207) 475-1323 | Fax: (207) 439-6806 Visit us: www.kitteryme.gov/planning-board

Planning Board Meeting January 25, 2024

ITEM 3—3 Walker Street—Major Site Plan — Preliminary Review

Action: Hold public hearing, Approve plan or continue review. Eric Weinrieb, on behalf of owner/applicant 3 Walker Street LLC, is proposing to redevelop an existing structure into a 1,500 sq ft. mixed-use building consisting of two floors of office space and a third floor with a residential unit located on the property of 3 Walker Street, Map 4 Lot 99, in the Mixed-Use Kittery Foreside Zone.

PROCESS SUMMARY

REQ'D	ACTION	COMMENTS	STATUS
NO	Sketch Plan Acceptance/Approval	12/8/22	Accepted
YES	Planning board determination of completeness	12/14/23	Accepted
NO	Site Visit	1/8/24	Held
YES	Public Hearing	Scheduled for 1/25/24	Pending
YES	Preliminary Plan Approval	Scheduled for 1/25/24	Pending
YES	Final Plan Review and Decision		TBD

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.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.

OTHER PERMITS AND REQUIREMENTS

- State Fire Marshal NFPA #13 fire protection system approval.
- DEP construction permitting and site review.
- Coordination with MDOT regarding Walker Street re-design project.

PROJECT INTRODUCTION

This is the second preliminary review for a proposed 3-story mixed-use building on the property of 3 Walker Street, located in the Kittery Foreside and directly abutting the Kittery Dance Hall, Lil's Restaurant, and other commercial businesses located in 5-12 Wallingford Square. The property currently contains a vacant 2-story building previously used as a single-family dwelling and office space. The project proposes to demolish the property and construct a mixed-used building containing dwellings and office space. The portion of the lot behind the proposed building would provide snow storage and 4 parking spaces, with all other parking requirements met with an off-site agreement.

The planning board accepted a sketch plan for this property in December 2022. During the sketch review, the applicant originally planned to provide retail or restaurant space on first floor; the applicant has decided instead to strictly provide office space and one single apartment unit.

The planning board accepted the preliminary site plan application as complete on 12/14/23, then scheduled a site walk for 1/8/24 and a public hearing to be held on 1/25/24. Since plan acceptance, the applicant has expressed interest in adding two affordable housing units on the ground floor by utilizing the new density bonuses implemented by the recently passed local LD 2003 ordinance. This would mean the development now proposed 2 floors of office space and 3 residential units.

The applicant has submitted a housing narrative and architecture plan for the affordable housing units. A third-party engineer review completed by CMA has found 0 issues with the proposed development. **After holding the public hearing, staff suggest preliminary approval for this application.**

WAIVERS REQUESTED

- 1. Drainage pipe minimums: The applicant is requesting a modification to the drainage pipe minimum size from 12 inches to 6 inches. The applicant claims 12 inches is an excessive size for the proposed development.
- 2. Flat roof design standards: The applicant is looking for relief on the zone's building design standards to allow a partially flat roof with an integrated roof deck and solar canopy structure. The roof design is responding to its context by utilizing a mansard on the dance hall side of the building and then the dormered/flat roof on the other sides facing the square with the larger flat roof context buildings. Building design standards are not dimensional standards, meaning the planning board has full authority to grant this relief.

STAFF COMMENTS

Listed below are additional comments provided by staff in addition to general review of standards:

- 1. The sketch review was accepted on 12/8/22. After a preliminary site plan is approved, applicants have a 6-month deadline to resubmit a final site plan, or approval expires and the application must be resubmitted. Because a sketch review is optional for site plans, there is no such deadline after sketch acceptance of a site plan.
- 2. While the development did not propose enough units to trigger the affordable housing ordinance, the applicant still proposes two affordable units to accompany the market-rate unit on the third floor. The housing narrative confirms the design and quality of the affordable units will match the market rate apartment.
 - a. An affordable housing unit must be tied to either 60% or 80% of the annual median income (AMI). The housing narrative pledges to tie the affordable units to 60% AMI. Before utility deductions, the estimated rent would be:
 - i. \$1,279 a month for a studio apartment
 - ii. \$1,371 a month for a one-bedroom apartment.

- 3. Per **16.5.4.E.(2).(c),** because the development proposes more than half of their units to be affordable, the applicant receives a 20% discount on all relevant permitting fees. They also receive bonuses for housing density and parking limits, described further below.
- 4. 3 Walker directly abuts an open restaurant patio from the restaurant Lil's south of the parcel. Staff suggest swapping the proposed parking spaces with the proposed snow storage areas, to allow for contiguous green space abutting that patio.
- 5. The water main along the proposed property is 4 inches. Because the proposed development will require a sprinkler system, the Kittery Water District suggested a fire flow test to ensure adequate capacity. A fire flow test has been performed, and the applicant will work with KWD to ensure the utility design is fully approved.
- 6. A Flood Insurance Rate Map has been provided, showing the proposed development is completely out of any identified flood hazard area.
- 7. MDOT is planning a sidewalk development project along Wentworth Street. Included in this packet is an email from project manager Brian Keezer confirming the applicant and property owners have been in contact with DOT staff. MDOT plans to send the project out to bid in November and is assuming construction will begin Spring 2024 (if a suitable contractor is chosen within that timeframe).
- 8. Trash will be stored inside, as stated on the site plan.
- 9. Originally, the development proposed a front yard setback of 2.6 feet. Excluding exceptions on certain streets, the front yard setback in the MU-KF zone is 10 feet. Per §16.1.8.B.(6), the front yard setback for an existing nonconforming building need not be greater than the average of the setback distances of the buildings on the lots "next to thereto on either side". The site plan calculates the average front yard setback of the abutting lots to be 3.2 feet, which the proposed building appears to meet.

PROJECT ANALYSIS

Staff reviewed the application and provided materials and have provided their determination on the requirements and standards below. All requirements that have not been met or require further discussion are highlighted.

Code Ref.	§16.4 Land Use Zone Standards			
	Standard	Determination		
§16.4.25.B/C.	Permitted/Special Exception Uses	The proposed uses are permitted in the MU-KF Zone.		
§16.4.25.D.(2).(a).	Minimum lot area per dwelling unit: 5,000 sq ft. NOTE: if the applicant is proposing 50% or more units as affordable, this minimum is reduced to 2,000 sq ft. Any fractional unit above ½ is rounded up	With a lot size of 5,289 sq ft, 2.6 dwellings (rounded up to 3) are allowed on the property. The applicant submitted a housing narrative confirming more than 50% of the dwellings would be affordable. The standard appears to be satisfied.		

§16.4.25.D.(2).(b).	Lot size: 5,000 sq ft. minimum	It appears the standard is satisfied.
§16.4.25.D.(2).(c).	Street frontage: no minimum	It appears the standard is satisfied.
§16.4.25.D.(2).(d).	Front setback: 10 ft minimum if not along Government Street or Wallingford Square NOTE: Per §16.1.8.B.(6) a building setback from the street line "need not be greater than the average of the setback distances of the buildings on the lots next thereto on either side.	The average setback of the adjacent lots appears to be 3.2 feet, which the proposed building now matches. The standard appears to be satisfied.
		The existing conditions survey states the front yard setback is 0 feet. This is an error and should be corrected in future revisions of the plan.
§16.4.25.D.(2).(e).	Rear and side setbacks: 10 ft minimum.	The proposed development maintains the 10' setback on one side and reduces nonconformance to the 10' setback on another side. It appears the standard is satisfied.
§16.4.25.D.(2).(g).	Building height: 40 ft maximum	It appears the standard is satisfied.
§16.4.25.D.(2).(i).	Building coverage: 60% maximum	It appears the standard is satisfied
§16.4.25.D.(2).(j).	Open space: 40% minimum	The proposed development reduces the site's nonconformance to the open space minimum. The standard appears satisfied.
§16.4.25.D.(3).	Building footprint maximum: 1,500 square feet. NOTE: if development is replacing a building existing on the lot as of April 1, 2005, the development can match the existing footprint. Width of the new building as measured	It appears the standard is satisfied

	parallel to the front lot line may not be greater than the width of the pre-existing building.	
§16.4.25.D.(4).	Special design standards must be met for projects that expand the existing building footprint and volume in 2005 by more than 30%.	The applicant is requesting relief on a building design standard prohibiting flat roofs. Otherwise, building design standards appear to be satisfied.
§16.4.25.D.(7).	 Total off-street parking requirements: 2 spaces for 3 residential units 7 spaces for the two office floors. Minus 3 spaces as part of nonresidential credit (see below) Total 6 spaces required. NOTE: the proposed development is exempt for up to 3 required off-street parking spaces (3 spaces for each separate non-residential use) NOTE: Because more than 50% of the proposed housing is affordable, parking minimums for the dwellings are reduced to 2 spaces for every 3 units 	The plan proposes 4 spaces on-site, and an off-site agreement for the remaining 3 spaces. The applicant appears to exceed this standard.
Code Ref.	§16.5 Performance Standards	
Code Rei.	Standard	Determination
§16.5.10	Essential Services	All utilities in the plan are proposed to be underground. The standard appears to be satisfied. A fire flow test has been performed. The applicant will work with the Water District to ensure adequate water lines for the required sprinkler system. Utility installation will be in coordination with MDOT sidewalk project.

§16.5.25	Sprinkler Systems are required in all buildings of 3 stories or more and must meet NFPA standards	Kittery Water District has sufficient capacity for sprinkler systems. Approval will be determined by State Fire Marshal.
§16.5.27	Street Standards	MDOT is currently in the process of installing sidewalks along Wentworth St. The proposed development will coordinate with MDOT to ensure utility installation does not impair state project.
Code Ref.	§16.7.10 Preliminary Site Plan R	equirements
Code Rei.	Standard	Determination
§16.7.10.C.(4).(a-i).	 Paper plan sheets no smaller than 11" x 17" Scale of drawing no greater than 1 inch = 30 feet Code block in right-hand corner Standard boundary survey of existing conditions Compass with arrow pointing true north Locus map of property Vicinity map and aerial photograph Surveyed acreage of parcel(s), rights-ofway, wetlands, and amount of street frontage Names and addresses of owners of record abutting property 	Provided
§16.7.10.C.(4).(j).	Existing conditions survey including all identified structures, natural resources, rights-of-way, and utilities located on and within 100 feet of the property.	Provided
§16.7.10.C.(4).(k).	 Proposed development area including: Location and detail of proposed structures and signs Proposed utilities including power, water, and sewer. Sewage facilities type and placement. Domestic water source Lot lines, rights-of-way, and street alignments Road and other paved area plans Existing and proposed setbacks 	Provided

	 Storage areas for waste or hazardous materials Topographic contours of existing contours and finished grade elevations Locations and dimensions of artificial features such as pedestrian ways, sidewalks, curb cuts, driveways, fences, retaining walls, 	
§16.7.10.C.(4).(I).	Natural features or site elements to be preserved.	Provided
§16.7.10.C.(4).(m).	Identified property encumbrances.	Provided
§16.7.10.C.(4).(n).	Kittery Water District approval letter.	Provided
§16.7.10.C.(4).(0).	Erosion and sedimentation control plan.	Provided
§16.7.10.C.(4).(p).	Stormwater management plan and drainage analysis.	Provided
§16.7.10.C.(4).(q).	Soil survey.	Provided
§16.7.10.C.(4).(r).	Vehicular traffic report.	Provided
§16.7.10.C.(4).(s).	Traffic impact analysis.	Estimated trips do not trigger a traffic impact analysis.
§16.7.10.C.(4).(t).	Test pit analysis.	Not applicable
§16.7.10.C.(4).(u).	Approval letter from Town sewage.	Provided
§16.7.10.C.(4).(v).	Evaluation of development by Technical Review Committee department heads.	Provided
§16.7.10.C.(4).(w).	Additional submissions as required:	None requested at this time

DISCUSSION, NEXT STEPS, AND RECOMMENDATIONS

The purpose of a public hearing is to gather feedback from abutters, residents, and interested parties that may identify potential conflicts or suggestions to the proposed development. Engineer peer-review has found no issues, and all outstanding issues remaining are minor enough to allow preliminary approval at this time. The Technical Review Committee has also confirmed that the addition of the two affordable units does not affect capacity of site utilities. After holding the hearing, staff suggest the planning board discuss the feedback gathered by the public and discuss the proposed building design relief.

RECOMMENDED MOTIONS

Below are recommended motions for the Board's use and consideration:

Motion to approve the application as complete

Move to approve the preliminary site plan by Eric Weinrieb, on behalf of owner/applicant 3 Walker Street LLC.



Civil Site Planning Environmental Engineering

133 Court Street Portsmouth, NH 03801-4413

November 22, 2023

Mazim Zakian, Town Planner Town of Kittery 200 Rogers Road Kittery, Maine 03904

Re: Site Re-Development

Map 4 Lot 99 3 Walker Street Kittery, Maine

Dear Mr. Zakian,

On behalf of the applicant, 3 Walker Street, LLC, c/o Lane Cheney, Altus Engineering (Altus) is respectfully submitting a Preliminary Site Plan Review application for property located at 3 Walker Street. The redevelopment project will raze the existing structure, which has fallen into disrepair and proposes constructing a mixed-use building consisting of two levels of office space and a residential unit on the third level with site amenities.

If you have any questions or need additional information, please contact us. Thank you for your time and consideration. We look forward to presenting this project at the December 14th Planning Board meeting.

Sincerely,

ALTUS ENGINEERING

Eric D. Weinrieb, P.E.

President

RMB/edw/5401.00a Cover.ltr.docx

Enclosures

ecopy: Lane Cheney, 3 Walker Street, LLC

Brandon Holden, Winter Holden Architecture

Tel: (603) 433-2335 E-mail: Altus@altus-eng.com

Preliminary Site Plan Review Application

Site Re-Development

Tax Map 4, Lot 99 3 Walker Street Kittery, Maine

November 22, 2023

Prepared For:

3 Walker Street, LLC

c/o Lane Cheney 76 Exeter, Street Newmarket NH 03857 (603) 502-8232

Prepared By:

Altus Engineering

133 Court Street Portsmouth, NH 03801 Phone: (603) 433-2335



Letter of Authorization

3 Walker Street, LLC, hereby authorizes Altus Engineering, LLC, Doucet Survey, LLC, and Winter Holben Design, LLC to represent us in all matters concerning the engineering, surveying and architecture, and related permitting of improvements to the property located at 3 Walker Street in Kittery, Maine on Assessors Map 4, Lot 99. This authorization shall include any signatures required for Federal, State and Municipal permit applications.

Signature

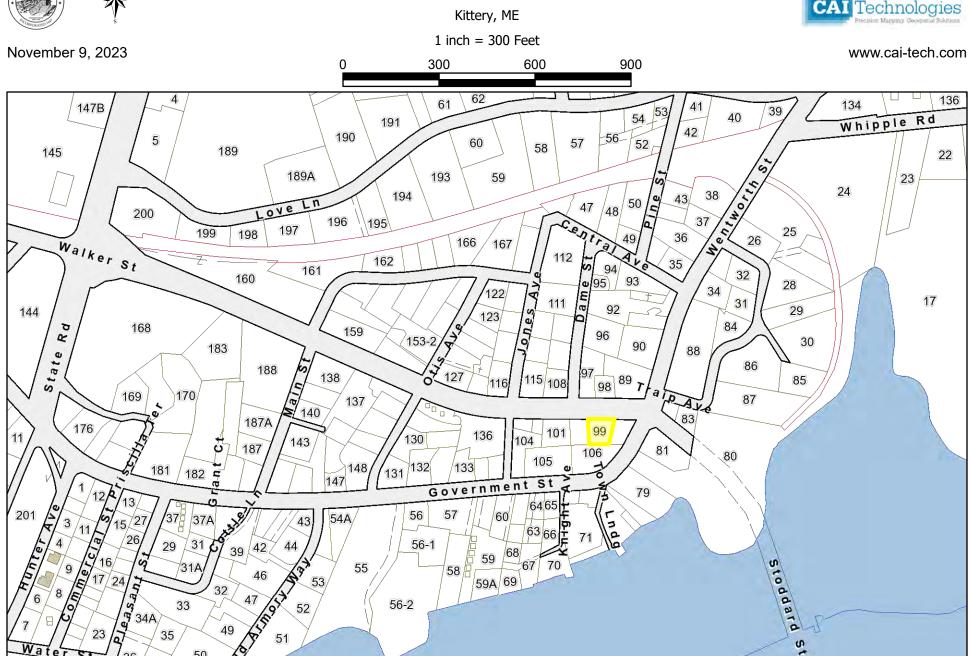
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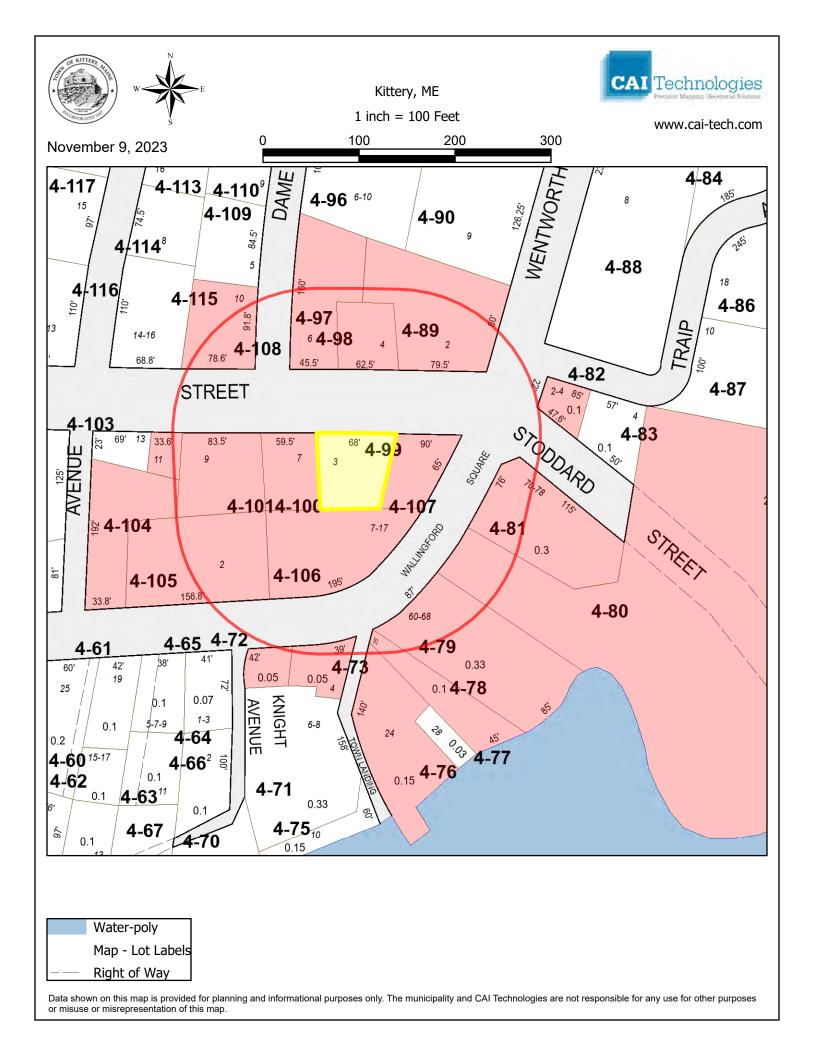
Vicinity Plan





Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.







Subject Property:

Parcel Number: 4-99 Mailing Address: 3 WALKER STREET LLC 3 WALKER

CAMA Number: 4-99 STREET LLC
Property Address: 3 WALKER STREET 76 EXETER ROAD

NEWMARKET, NH 03857

Abutters:

11/9/2023

Parcel Number: 4-100 Mailing Address: THE DANCE HALL THE DANCE HALL

CAMA Number: 4-100 PO BOX 691

Property Address: 7 WALKER STREET KITTERY, ME 03904

Parcel Number: 4-101 Mailing Address: MURPHY TR, AMY E DUTTON MURPHY

CAMA Number: 4-101 TR, AMY E DUTTON
Property Address: 9 WALKER STREET 420 RICHARDS AVENUE
PORTSMOUTH, NH 03801

Parcel Number: 4-102 Mailing Address: PARADIS, PAUL J PARADIS, PAUL J

CAMA Number: 4-102 11 WALKER STREET 11 WALKER STREET KITTERY, ME 03904

Parcel Number: 4-104 Mailing Address: SECOND CHRISTIAN SOCIETY SECOND

CAMA Number: 4-104 CHRISTIAN SOCIETY
Property Address: GOVERNMENT STREET 33 GOVERNMENT STREET

KITTERY, ME 03904-1652

Parcel Number: 4-105 Mailing Address: STUDIO VERTE LLC STUDIO VERTE LLC

CAMA Number: 4-105 172 PEPPERRELL ROAD

Property Address: 2 GOVERNMENT STREET KITTERY POINT, ME 03905-5122

Parcel Number: 4-106 Mailing Address: WALLINGFORDKITTERY, LLC

CAMA Number: 4-106 WALLINGFORDKITTERY, LLC

Property Address: 7-17 WALLINGFORD SQUARE 7 WALLINGFORD SQUARE UNIT 102

KITTERY, ME 03904

Parcel Number: 4-107 Mailing Address: INHABITANTS OF KITTERY

CAMA Number: 4-107 INHABITANTS OF KITTERY
Property Address: WALLINGFORD SQUARE 200 ROGERS ROAD

roperty Address: WALLINGFORD SQUARE 200 ROGERS ROAD KITTERY, ME 03904-1428

Parcel Number: 4-108 Mailing Address: WALKER LLC WALKER LLC CAMA Number: 4-108 PO BOX 170998

CAMA Number: 4-108 PO BOX 170998
Property Address: 10 WALKER STREET BOSTON, MA 02117

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Parcel Number: 4-72 Mailing Address: GOLINI ENTERPRISES LLC GOLINI CAMA Number: 4-72 ENTERPRISES LLC

Property Address: WALLINGFORD SQUARE 1 GOVERNMENT STREET

KITTERY, ME 03904-1653

Parcel Number: 4-73 Mailing Address: JEST REALTY LLC

CAMA Number: 4-73 23 RANDOM ROAD
Property Address: 4 WALLINGFORD SQUARE BEDFORD, NH 03110





150 foot Abutters List Report

Kittery, ME November 09, 2023

4-76 Parcel Number: **CAMA Number:**

4-76

24 WALLINGFORD SQUARE Property Address:

CRAWFORD TR, BETTY L CRAWFORD Mailing Address:

TR, BETTY L

510 US ROUTE 1

KITTERY, ME 03904-5507

Parcel Number: 4-78

CAMA Number: 4-78

Property Address: TOWN LANDING

Mailing Address: INHABITANTS OF KITTERY

INHABITANTS OF KITTERY

200 ROGERS ROAD KITTERY, ME 03904-1428

Parcel Number: 4-79

CAMA Number: 4-79 Property Address: 60-68 WALLINGFORD SQUARE

Mailing Address: 60-68 WALLINGFORD SQUARE LLC 60-

68 WALLINGFORD SQUARE LLC

C/O LORI DAWSON 17 MADBURY ROAD

STE 120

DURHAM, NH 03824

Parcel Number: 4-80 CAMA Number:

4-80

Property Address: WALLINGFORD SQUARE

Mailing Address: UNITED STATES OF AMERICA UNITED

STATES OF AMERICA

300 WESTGATE CENTER DRIVE

HADLEY, MA 01035

Parcel Number: 4-81 CAMA Number:

Property Address: 70-78 WALLINGFORD SQUARE

WALLINGFORD RENTALS LLC Mailing Address:

WALLINGFORD RENTALS LLC

5 MELANIES COURT KITTERY, ME 03904

Parcel Number: 4-82

CAMA Number:

4-82

Mailing Address:

BRIDGE, SCOTT BRIDGE, SCOTT

165 CENTRAL ROAD RYE, NH 03870

Property Address: 2-4 WENTWORTH STREET

Parcel Number: 4-89 4-89 CAMA Number:

Property Address: 2 WALKER STREET

Property Address: 4 WALKER STREET

Mailing Address:

KITTERY ART ASSOCIATION KITTERY

ART ASSOCIATION

PO BOX 44

KITTERY POINT, ME 03905

Parcel Number: 4-97

CAMA Number: 4-97

Property Address: 6 WALKER STREET

Mailing Address:

GILBRIDE, KENNETH G WALKER 6-8

PO BOX 170998 BOSTON, MA 02117

Parcel Number: 4-98

11/9/2023

CAMA Number:

4-98

Mailing Address:

VALHOS, NICHOLAS G WALKER 6-8 LLC

PO BOX 170998

BOSTON, MA 02117





Civil Site Planning Environmental Engineering

133 Court Street Portsmouth, NH 03801-4413

November 22, 2023

Subject: Site Re-Development

Map 4 Lot 99 3 Walker Street Kittery, Maine

Dear Abutter:

This letter is to notify you that 3 Walker Street, LLC is submitting an application to the Town of Kittery Planning Board for property located at 3 Walker Street. The redevelopment project will raze the existing structure, which has fallen into disrepair and proposes constructing a mixed-use building consisting of two levels of office space and a residential unit on the third level with site amenities.

Plans are available for public review at the Planning Department in the Kittery Town Hall at 200 Rogers Road. Also, you may track the application's progress by reviewing Planning Board meeting dates, agendas and minutes on the internet. Please go to internet address www.kitteryme.org and on the left hand side of the web page, click on "Agendas and Meetings" and then on the appropriate date.

Otherwise you may contact the Town Planning Department at 207-475-1323.

Sincerely,

Ronald M. Beal, P.E. Project Engineer

Ra 02 M 8

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CERTIFIED MAIL

Tel: (603) 433-2335 E-mail: Altus@altus-eng.com

60-68 WALLINGFORD SQUARE 60-68 WALLINGFORD SQUARE C/O LORI DAWSON 17 MADBURY ROAD STE 120 DURHAM, NH 03824

SECOND CHRISTIAN SOCIETY SECOND CHRISTIAN SOCIETY 33 GOVERNMENT STREET KITTERY, ME 03904-1652

BRIDGE, SCOTT BRIDGE, SCOTT 165 CENTRAL ROAD RYE, NH 03870 STUDIO VERTE LLC STUDIO VERTE LLC 172 PEPPERRELL ROAD KITTERY POINT, ME 03905-5122

CRAWFORD TR, BETTY L CRAWFORD TR, BETTY L 510 US ROUTE 1 KITTERY, ME 03904-5507

THE DANCE HALL THE DANCE HALL PO BOX 691 KITTERY, ME 03904

GILBRIDE, KENNETH G WALKER 6-8 LLC PO BOX 170998 BOSTON, MA 02117 UNITED STATES OF AMERICA UNITED STATES OF AMERICA 300 WESTGATE CENTER DRIVE HADLEY, MA 01035

GOLINI ENTERPRISES LLC GOLINI ENTERPRISES LLC 1 GOVERNMENT STREET KITTERY, ME 03904-1653 VALHOS, NICHOLAS G WALKER 6-8 LLC PO BOX 170998 BOSTON, MA 02117

INHABITANTS OF KITTERY INHABITANTS OF KITTERY 200 ROGERS ROAD KITTERY, ME 03904-1428 WALKER LLC WALKER LLC PO BOX 170998 BOSTON, MA 02117

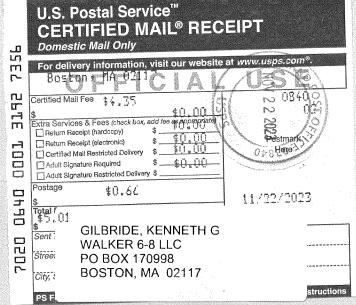
JEST REALTY LLC JEST REALTY LLC 23 RANDOM ROAD BEDFORD, NH 03110 WALLINGFORD RENTALS LLC WALLINGFORD RENTALS LLC 5 MELANIES COURT KITTERY, ME 03904

KITTERY ART ASSOCIATION KITTERY ART ASSOCIATION PO BOX 44 KITTERY POINT, ME 03905 WALLINGFORDKITTERY, LLC WALLINGFORDKITTERY, LLC 7 WALLINGFORD SQUARE UNIT 102 KITTERY, ME 03904

MURPHY TR, AMY E DUTTON MURPHY TR, AMY E DUTTON 420 RICHARDS AVENUE PORTSMOUTH, NH 03801

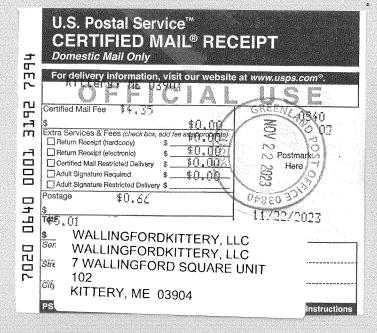
PARADIS, PAUL J PARADIS, PAUL J 11 WALKER STREET KITTERY, ME 03904





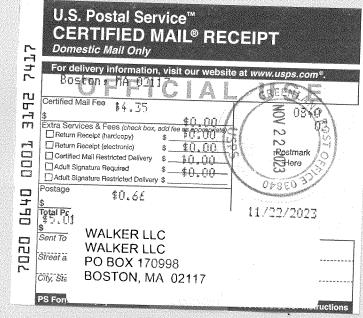


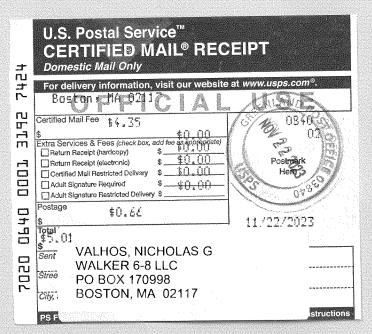
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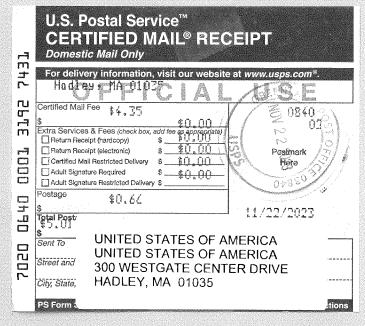






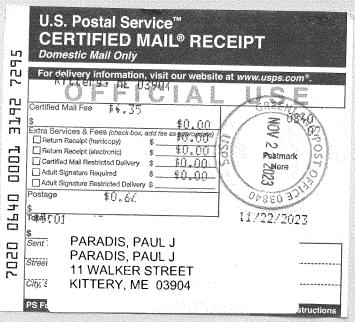


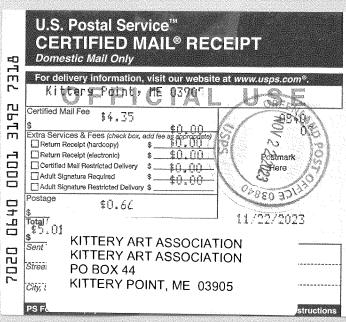


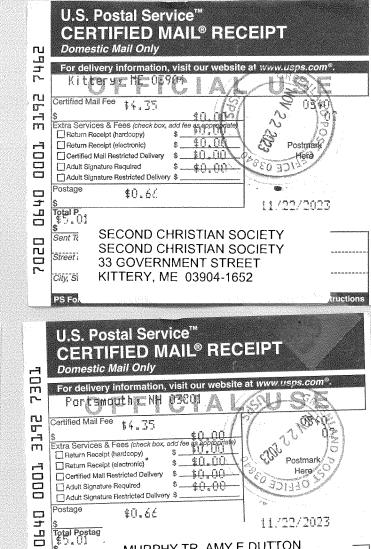












Total Postag

Street and A

City, State, 2

PS Form 38

Sent To





MURPHY TR, AMY E DUTTON

MURPHY TR, AMY E DUTTON

420 RICHARDS AVENUE

PORTSMOUTH, NH 03801

DLN: 1002240208579

MUNICIPAL QUITCLAIM DEED

TOWN OF KITTERY, a municipality organized under the laws of Maine, located in Kittery, York County, Maine, for consideration paid, releases to 3 WALKER STREET LLC, a New Hampshire limited liability company, with a mailing address of 76 Exeter Road, Newmarket, New Hampshire, 03857, the real property located in Kittery, York County, Maine, more particularly bounded and described as follows:

Being a certain lot or parcel of land, together with any buildings thereon, situated on Walker Street in the Town of Kittery, and being more particularly bounded and described as follows:

Beginning at a concrete post which is set in the ground at said Walker Street at intersection of land now or formerly of Constitutional Aid Society, and thence running in a general southerly direction by said land now or formerly of the Constitutional Aid Society to a granite post which is set in the ground at land now or formerly of the Kittery Masonic Temple Association; thence turning and running in general westerly direction by said land now or formerly of the said Kittery Masonic Temple Association, to a hub at land now or formerly of the Kittery Grange Building Corporation; thence turning and running in a general northerly direction, by said land now or formerly of the said Kittery Grange Building Corporation, to said Walker Street; thence turning and running in a general easterly direction, by said Walker Street, to a concrete post and the point of beginning.

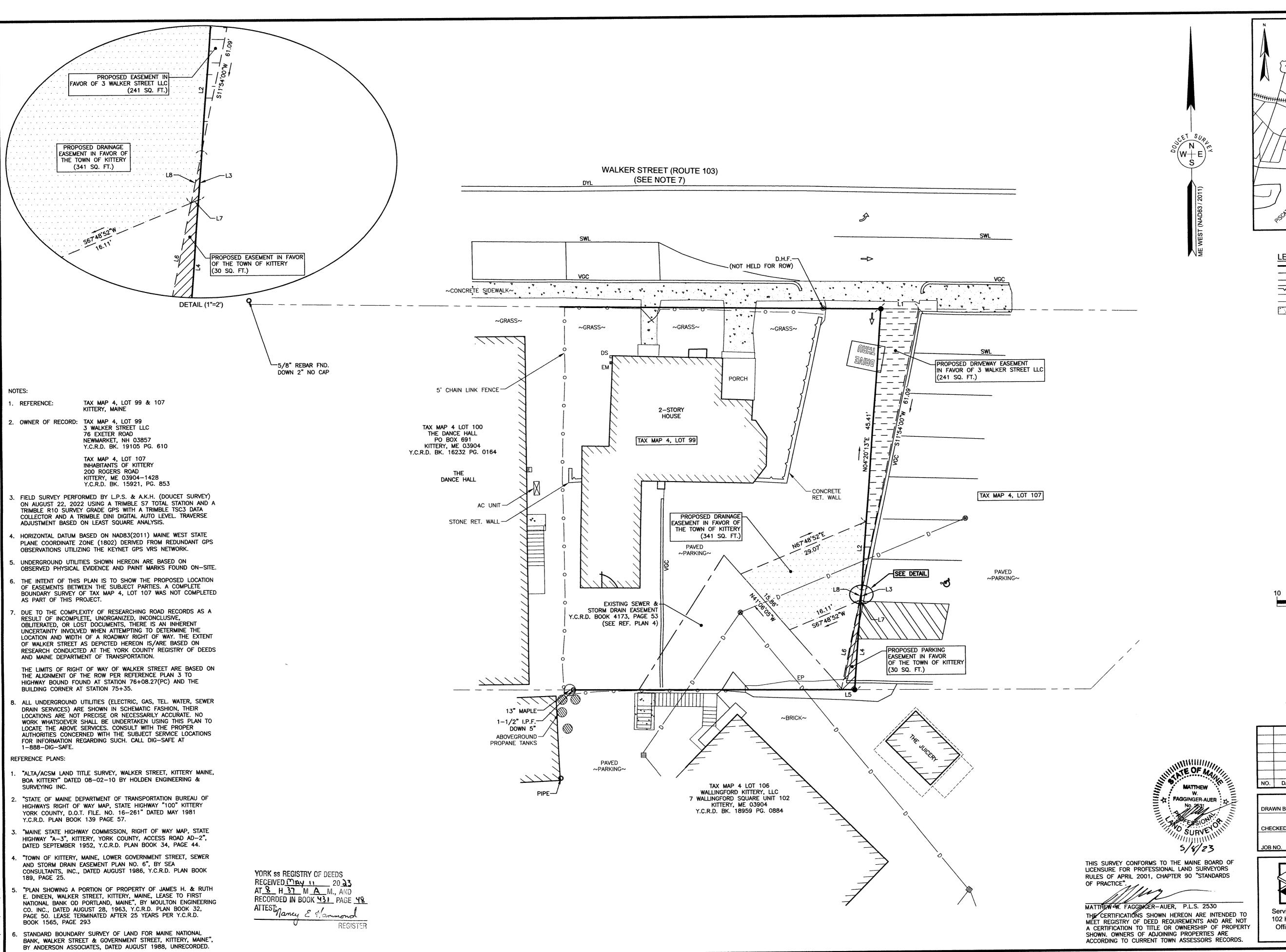
EXCEPTING, however, that portion of the premises taken during 1953 on said Walker Street for highway purposes.

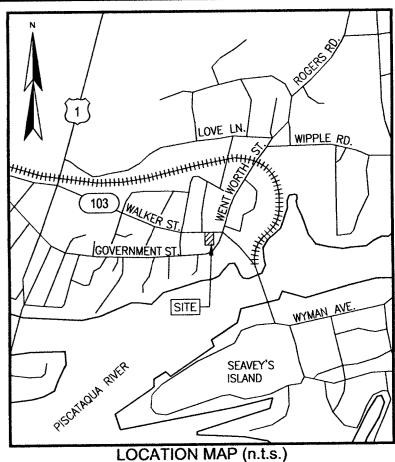
Meaning and intending to convey and hereby conveying the same premises granted by Kimberly E. Sylvester, Personal Representative of the Estate of Diana T. Sylvester, to Town of Kittery, dated July 30, 2020, and recorded in the York County Registry of Deeds in <u>Book 18331, Page 565</u>.

The property herein conveyed (the "<u>Property</u>") is expressly SUBJECT TO the perpetual restriction, and the grantee, for itself, and its successors and assigns (collectively, the "<u>Grantee</u>"), forever, covenant that the Property shall not be used, or allowed to be used for surface parking, provided, however, surface parking ancillary to the approved development of the Property shall be permitted. This restriction and covenant runs with, binds and burdens the

land herein conveyed. This restriction and covenant shall be specifically enforceable by the Town.

The said Town of Kittery has caused this is Kendra Amaral, Town Manager, duly authorized,	nstrument to be signed in its corporate name by this day of _September 2022.
WITNESS:	TOWN OF KITTERY
An W	By:
	Kendra Amaral, Town Manager Duly authorized
STATE OF MAINE NEW HAMPSHIRE COUNTY OF YORK ROCKING HAM	SEPT 1 ,2022
Then personally appeared the above-named of Kittery, and acknowledged the foregoing instructions and the free act and deed of Town of Kit	d Kendra Amaral, Town Manager of the Town ment to be her free act and deed in her said tery.
	Before me,
WINDS HEREN	my
COMMISSION EXPIRES MARCH 23, 2027	Notary Public/Maine Attorney-at-law
COMMISSION EXPIRES MARCH 23, 2027	Print Name:
The state of the s	Commission Expires:
ARY PUBLISHED	(Affix notarial seal)





- EXISTING LOT LINE ---- PROPOSED EASEMENT LINE ----- EXISTING EASEMENT LINE RETAINING WALL
O - CHAIN LINK FENCE ----- D------ DRAIN LINE CONCRETE

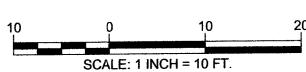
5/8" REBAR W/ID CAP TO BE SET CATCH BASIN ELECTRIC METER ACCESSIBLE PARKING SPACE

DYL

DOWN SPOUT DOUBLE YELLOW LINE EDGE OF PAVEMENT RETAINING WALL

RET. WALL SWL VGC ROW SINGLE WHITE LINE VERTICAL GRANITE CURB RIGHT OF WAY

LINE TABLE LINE BEARING DISTANCE S89'09'00"E 8.05' L2 N04'20'13"E 14.65' L3 | S04'20'13"W | 2.11' L4 | S04°20'13"W | 19.14' N89'34'47"W 2.85' L6 N11'54'00"E 19.35' L7 S67'48'52"W 0.34'



L8 N11'54'00"E 2.28'

EASEMENT PLAN

3 WALKER STREET LLC (TAX MAP 4 LOT 99) AND

INHABITANTS OF KITTERY (TAX MAP 4, LOT 107) WALKER STREET / ME ROUTE 103

DESCRIPTION DATE

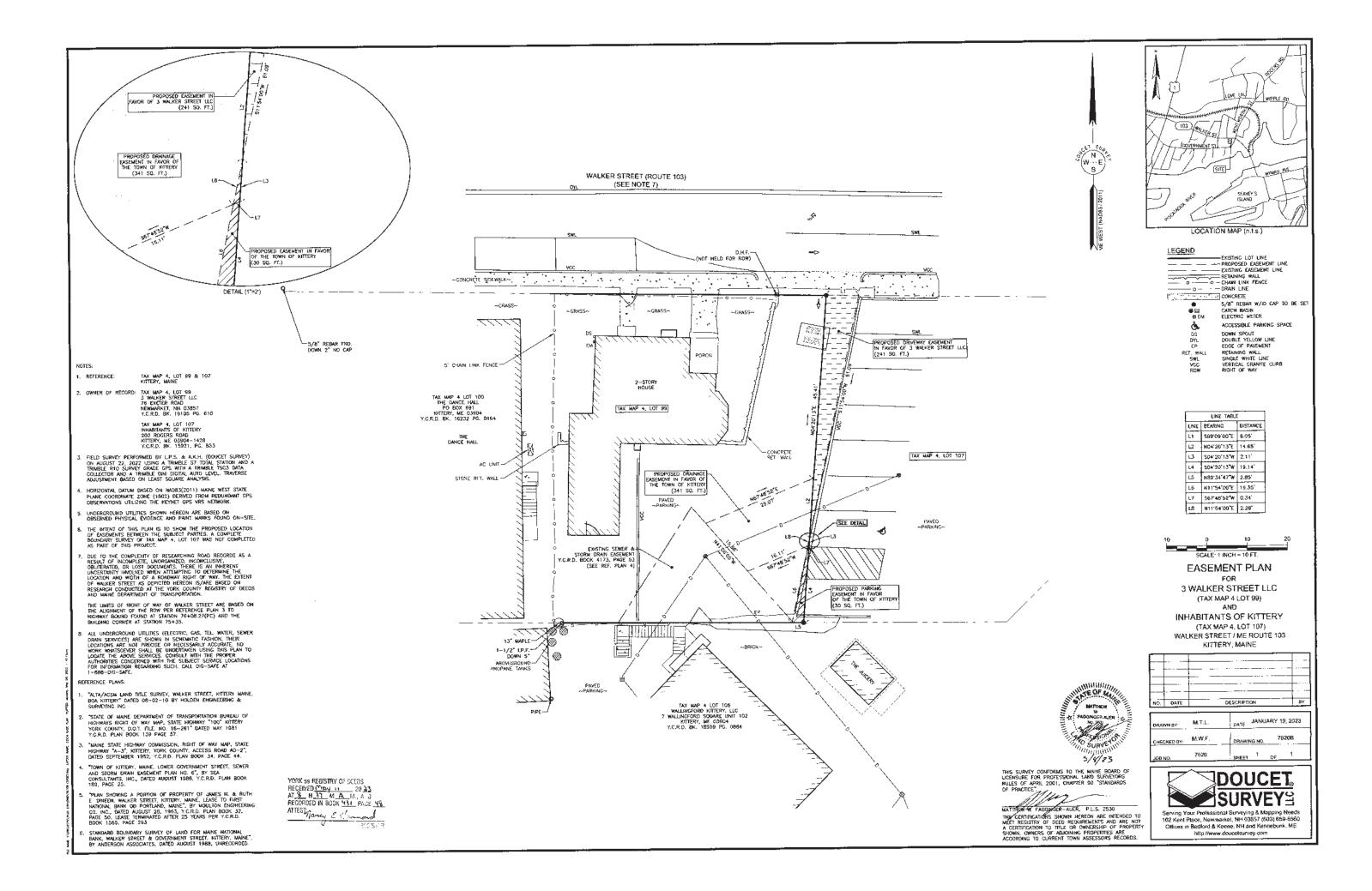
KITTERY, MAINE

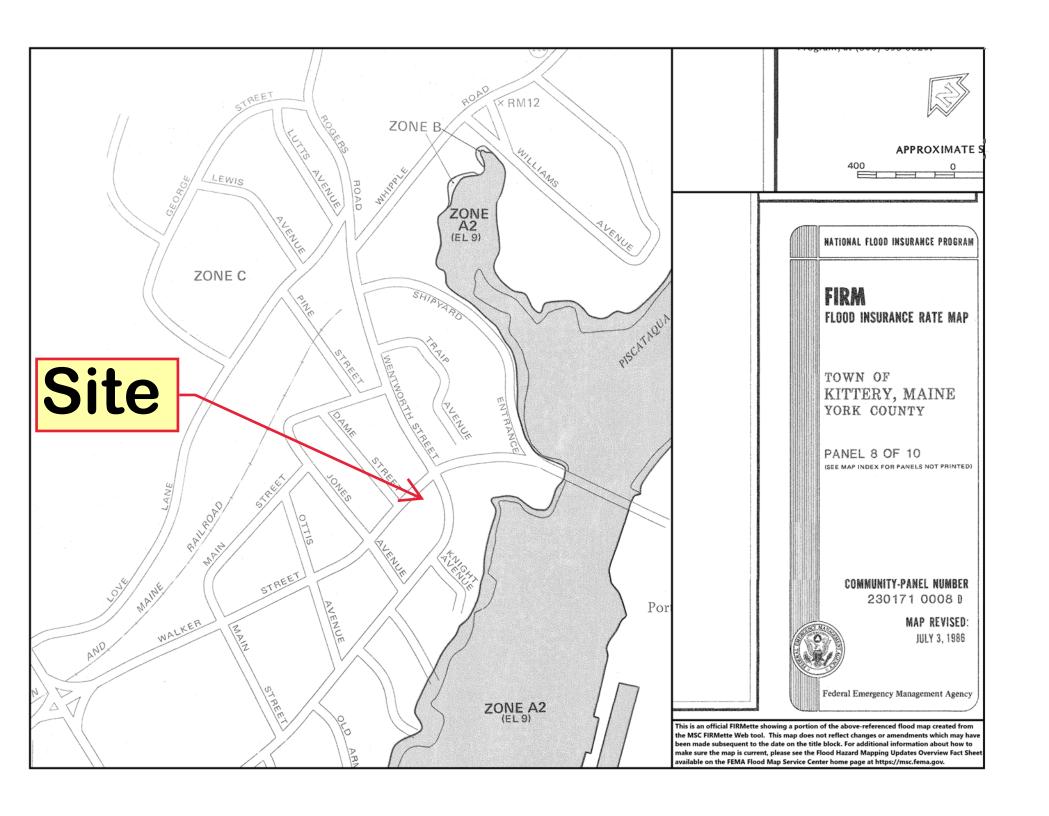
DATE: JANUARY 19, 2023 DRAWN BY: M.T.L. CHECKED BY:

7620B DRAWING NO. 7620



Serving Your Professional Surveying & Mapping Needs 102 Kent Place, Newmarket, NH 03857 (603) 659-6560 Offices in Bedford & Keene, NH and Kennebunk, ME http://www.doucetsurvey.com







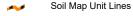
MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons



Soil Map Unit Points

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

▲ Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Saline Spot
Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Stony Spot

Very Stony Spot

Spoil Area

Wet Spot

Other

Special Line Features

Water Features

Δ

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20.000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: York County, Maine Survey Area Data: Version 22, Sep 5, 2023

Soil map units are labeled (as space allows) for map scales 1:50.000 or larger.

Date(s) aerial images were photographed: Jun 19, 2020—Sep 20, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Soil Map—York County, Maine 3 Walker Street, Kittery, Maine

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ur	Urban land	2.2	100.0%
Totals for Area of Interest	Totals for Area of Interest		100.0%

Site Re-Development

3 Walker Street Kittery, Maine

Traffic Generator Summary

November 22, 2023

(Institute of Transportation Engineers, Parking Generation Manual, 5th Edition).

Section 712 – Small Office Building – residential traffic Peak hour per 1,000 s.f, 2.58 trips per day

Road Name	Quantity	Peak hour ADT
Residences	1	2
2,200 s.f. total	2.2	6
Total		8

Site Re-Development

3 Walker Street Kittery, Maine

Traffic Generator Summary

November 22, 2023

(Institute of Transportation Engineers, Parking Generation Manual, January 2019, 5th Edition).

Section 712 – Small Office Building – residential traffic Peak hour per 1,000 s.f, 2.58 trips per day

Road Name	Quantity	Peak hour ADT
Residences	1	2
2,200 s.f. total	2.2	6
Total		8

Small Office Building (712)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

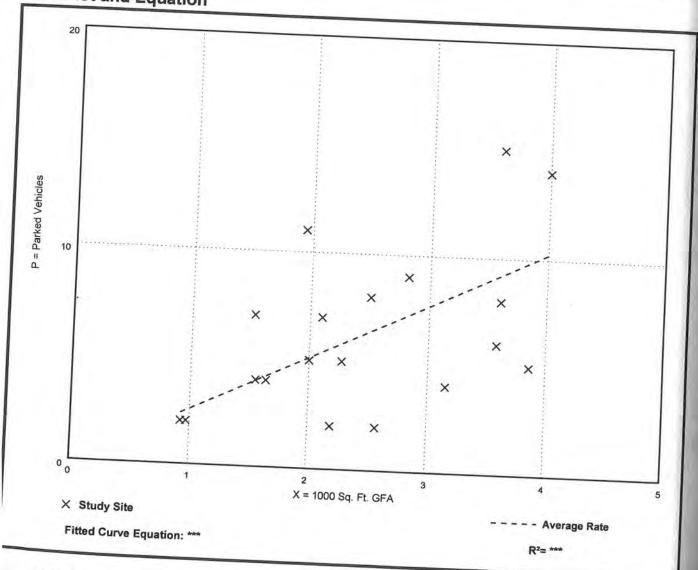
Peak Period of Parking Demand: 10:00 a.m. - 5:00 p.m.

Number of Studies: 19 Avg. 1000 Sq. Ft. GFA: 2.5

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation
2.56	0.78 - 5.66	2.12 / 4.17		

Data Plot and Equation



Peak

Data I

P = Parked Vehicles

Avi



TOWN OF KITTERY, MAINE

SEWER DEPARTMENT

200 Rogers Road, Kittery, ME 03904

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

November 21, 2023

Re: Treatment Plant Capacity-Acceptance letter

3 Walker Street Kittery, ME 03904

This letter is to confirm the acceptance of sanitary sewer discharge for the proposed Project at 3 Walker Street in the Town of Kittery Maine. The sewer system (piping and pumping stations) and the treatment plant will have the capacity and ability to handle the discharge flow requiring treatment and disposal.

This project must follow all specifications in accordance with design and performance standards set by the Kittery Sewer Department found in Title 13 of the Town Code.

Before the connection to the Kittery Sewer line, you will need to obtain a sewer permit from the Town of Kittery and pay all Impact and Entrance fees.

During the engineering and construction process plans may change, if they do, consideration for acceptance may change. Please notify me of any changes in design or construction.

If you have further questions or concerns, please contact me.

Sincerely,

Timothy Babkirk Town of Kittery

Superintendent of Sewer Services

1-207-439-4646

tbabkirk@kitteryme.org

John C. Perry, President James E. Golter, Treasurer Robert A. Gray, Clerk Michael H. Melhorn, Trustee Carla J. Robinson, Trustee



Michael S. Rogers, Superintendent Carl B. Palm, Assistant Superintendent Melissa J. Locke, Office Manager

OFFICE OF

KITTERY WATER DISTRICT

17 State Road Kittery, ME 03904-1565 TEL: 207-439-1128 FAX: 207-439-8549

Email: info@kitterywater.org

Kittery Planning Board 200 Rogers Road Kittery, ME 03904

November 15, 2023

Re: Proposed Redevelopment of 3 Walker Street

Dear Planning Board Members,

Please accept this letter as verification that the Kittery Water District does have the capacity to supply municipal water service to the proposed redevelopment of 3 Walker Street, Kittery.

Sincerely,

Michael S. Rogers

Michael D. Rog-

Superintendent

cc: Ronald M. Beal, P.E. - Altus Engineering



Civil Site Planning Environmental Engineering

133 Court Street Portsmouth, NH 03801-4413

November 16, 2023

Chief Robert V. Richter Kittery Police Department 200 Rogers Road Kittery, Maine 03904

Re: Site Re-Development

Map 4 Lot 99 3 Walker Street Kittery, Maine

Dear Chief Richter:

Per the requirements of the Town of Kittery <u>Land Use and Development</u> 16.10.5.2.C.12.b, this letter is to inform you of the pending Site Plan Review Application before the Planning Board. The applicant, 3 Walker Street, LLC, is submitting a Preliminary Site Plan Review application for property located at 3 Walker Street. The redevelopment project will raze the existing structure, which has fallen into disrepair and proposes constructing a mixed-use building consisting of two levels of office space and a residential unit on the third level with site amenities. Enclosed for your review is a partial set of the engineered drawings to be submitted to the Planning Board for preliminary approval.

Please review and provide a letter of evaluation to Maxim Zakian, Town Planner. Please call if you have any questions, need additional information, or would like to meet to discuss the project.

Sincerely,

Ronald M. Beal, P.E.

Project Engineer

5401.10b Dept.PD.ltr.docx

Enclosure

cc: Mazim Zakian, Town Planner

Lane Cheney, 3 Walker Street, LLC

Tel: (603) 433-2335 E-mail: Altus@altus-eng.com



Civil Site Planning Environmental Engineering

133 Court Street Portsmouth, NH 03801-4413

November 16, 2023

Chief David O'Brien Kittery Fire Department 3 Gorges Road Kittery, Maine 03904

Re: The Foreside Inn

Map 9 Lots 37 & 38

27 & 29 Wentworth Street

Kittery, Maine

Dear Chief O'Brien:

Per the requirements of the Town of Kittery <u>Land Use and Development</u> 16.10.5.2.C.12.b, this letter is to inform you of the pending Site Plan Review Application before the Planning Board. The applicant, 3 Walker Street, LLC, is submitting a Preliminary Site Plan Review application for property located at 3 Walker Street. The redevelopment project will raze the existing structure, which has fallen into disrepair and proposes constructing a mixed-use building consisting of two levels of office space and a residential unit on the third level with site amenities. Enclosed for your review is a partial set of the engineered drawings to be submitted to the Planning Board for preliminary approval.

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Sincerely,

Ronald M. Beal, P.E.

Rao MB

Project Engineer

5401.10c Dept.FD.ltr.docx

Enclosure

cc: Mazim Zakian, Town Planner

Lane Cheney, 3 Walker Street, LLC

Tel: (603) 433-2335 E-mail: Altus@altus-eng.com



Civil Site Planning Environmental Engineering

133 Court Street Portsmouth, NH 03801-4413

November 16, 2023

Mr. David Rich Commissioner of Public Works 200 Rogers Road Kittery, Maine 03904

Re: The Foreside Inn

Map 9 Lots 37 & 38

27 & 29 Wentworth Street

Kittery, Maine

Dear Mr. Rich:

Per the requirements of the Town of Kittery <u>Land Use and Development</u> 16.10.5.2.C.12.b, this letter is to inform you of the pending Site Plan Review Application before the Planning Board. The applicant, 3 Walker Street, LLC, is submitting a Preliminary Site Plan Review application for property located at 3 Walker Street. The redevelopment project will raze the existing structure, which has fallen into disrepair and proposes constructing a mixed-use building consisting of two levels of office space and a residential unit on the third level with site amenities. Enclosed for your review is a partial set of the engineered drawings to be submitted to the Planning Board for preliminary approval.

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Sincerely,

Ronald M. Beal, P.E.

Rao MB

Project Engineer

5401.10c Dept.FD.ltr.docx

Enclosure

cc: Mazim Zakian, Town Planner

Lane Cheney, 3 Walker Street, LLC

Tel: (603) 433-2335 E-mail: Altus@altus-eng.com



Civil Site Planning Environmental Engineering

133 Court Street Portsmouth, NH 03801-4413

Drainage Summary November 22, 2023

The property is located at 3 Walker Street. This redevelopment project will raze the existing structure, which has fallen into disrepair and proposes constructing a mixed-use building consisting of two levels of office space and a residential unit on the third level with site amenities. The lot area is 5,289 square feet and consists of one watershed. The runoff flows from the site via an existing catch basin into the municipal closed drainage before finally discharge into the Piscataqua River.

The proposed project will increase the green space by 100 square feet (1.89%), therefore there will be a diminutive reduction to the post-development runoff. Additionally, a new 4-foot-deep sump catch basin is proposed, which will provide stormwater pre-treatment where none currently exist. This site development will not have an adverse effect on abutting properties and infrastructure because of stormwater runoff or siltation.

rmb/5401 DS-Memo.docx

Tel: (603) 433-2335 E-mail: Altus@altus-eng.com



Pre-Development



Post-Development









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Printed 11/22/2023 Page 3

Summary for Subcatchment 1S: Pre-Development

Runoff = 0.31 cfs @ 12.09 hrs, Volume= 0.022 af, Depth> 2.14"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs Type III 24-hr 2-yr Rainfall=3.21"

	rea (sf)	CN	Description						
	1,511	74	>75% Grass cover, Good, HSG C						
	1,179	98	Roofs, HSG C						
	2,599	98	Paved park	ing, HSG C	;				
	5,289	91	91 Weighted Average						
	1,511		28.57% Pervious Area						
	3,778		71.43% Imp						
Tc	Length	Slope	,	Capacity	Description				
(min)	(feet)	(ft/ft) (ft/sec)	(cfs)					
6.0					Direct Entry,				

Summary for Subcatchment 2S: Post-Development

Runoff = 0.31 cfs @ 12.09 hrs, Volume= 0.022 af, Depth> 2.14"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs Type III 24-hr 2-yr Rainfall=3.21"

A	rea (sf)	CN	Description						
	1,611	74	>75% Grass cover, Good, HSG C						
	1,514	98	Roofs, HSG C						
	2,164	98	Paved parking, HSG C						
	5,289	91	91 Weighted Average						
	1,611		30.46% Pervious Area						
	3,678		69.54% Impervious Area						
Тс	Length	Slope	Velocity	Capacity	Description				
(min)	(feet)	(ft/ft)	(ft/sec)	(cfs)					
6.0					Direct Entry,				

Printed 11/22/2023 Page 5

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0.67 cfs @ 12.09 hrs, Volume= 0.049 af, Depth> 4.84" Runoff

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs Type III 24-hr 25-yr Rainfall=6.17"

	Α	rea (sf)	CN	Description						
		1,511	74	>75% Grass cover, Good, HSG C						
		1,179	98	Roofs, HSG C						
_		2,599	98	Paved park	ing, HSG C	,				
		5,289	91	Weighted Average						
		1,511		28.57% Pervious Area						
		3,778		71.43% Impervious Area						
	Тс	Length	Slop	,	Capacity	Description				
	(min)	(feet)	(ft/ft	(ft/sec)	(cfs)					
	6.0					Direct Entry,				

Summary for Subcatchment 1S: Pre-Development

Summary for Subcatchment 2S: Post-Development

Runoff 0.67 cfs @ 12.09 hrs, Volume= 0.049 af, Depth> 4.84"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs Type III 24-hr 25-yr Rainfall=6.17"

A	rea (sf)	CN	Description						
	1,611	74	>75% Grass cover, Good, HSG C						
	1,514	98	Roofs, HSG C						
	2,164	98	Paved parking, HSG C						
	5,289	91	91 Weighted Average						
	1,611		30.46% Pervious Area						
	3,678		69.54% Impervious Area						
Tc (min)	Length (feet)	Slope (ft/ft)	,	Capacity (cfs)	Description				
6.0	()	(1411)	(14 - 1 -)	()	Direct Entry,				

SITE RE-DEVELOPMENT

3 Walker Street Kittery, Maine 03904

Assessor's Parcel 4, Lot 99

Plan Issue Date:

November 22, 2023 Preliminary Submission

Owner/Applicant:

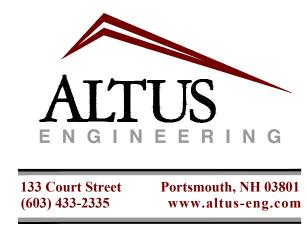
3 WALKER STREET, LLC

c/o LANE CHENEY 76 EXETER STREET NEWMARKET, NH 03857

Architect:

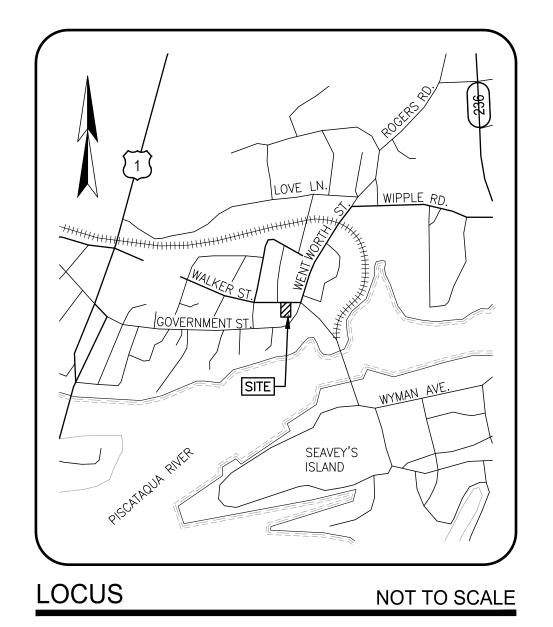


Civil Engineer:



Surveyor:





Title	heet o :	_	
	O	Rev.	Date
Site Preparation Plan Site Plan Grading and Utility Plan Detail Sheet C- Detail Sheet C- C- C- C- C- C- C- C- C- C	-1 -2 -3 -4 -5	0 0 0	11/15/23 11/22/23 11/22/23 11/22/23 11/22/23 11/22/23

××

NOTES: 1. REFERENCE: TAX MAP 4, LOT 99 3 WALKER STREET

TOTAL PARCEL AREA: 5,289 SQ. FT. (SEE NOTE 11)

KITTERY, MAINE

. OWNER OF RECORD: 3 WLAKER STREET LLC 76 EXETER ROAD NEWMARKET, NH 03857

FIELD SURVEY PERFORMED BY L.P.S. & A.K.H. (DOUCET SURVEY) ON AUGUST 22, 2022 USING A TRIMBLE S7 TOTAL STATION AND A TRIMBLE R10 SURVEY GRADE GPS WITH A TRIMBLE TSC3 DATA COLLECTOR AND A TRIMBLE DINI DIGITAL AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.

Y.C.R.D. BK. 19105 PG. 610

- HORIZONTAL DATUM BASED ON NAD83(2011) MAINE WEST STATE PLANE COORDINATE ZONE (1802) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
- VERTICAL DATUM IS BASED ON APPROXIMATE NAVD88(GEOID18) (±.2') DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
- FLOOD HAZARD ZONE:"X", PER FIRM MAP #2321710008D, DATED 7/3/1986. REVISED OCTOBER 14, 2021.
- PROPER FIELD PROCEDURES WERE FOLLOWED IN ORDER TO GENERATE CONTOURS AT 1' INTERVALS. ANY MODIFICATION OF THIS INTERVAL WILL DIMINISH THE INTEGRITY OF THE DATA, AND DOUCET SURVEY. WILL NOT BE RESPONSIBLE FOR ANY SUCH ALTERATION PERFORMED BY THE USER.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON OBSERVED PHYSICAL EVIDENCE AND PAINT MARKS FOUND ON-SITE.
- 10. THE ACCURACY OF MEASURED UTILITY INVERTS AND PIPE SIZES/TYPES IS SUBJECT TO NUMEROUS FIELD CONDITIONS. INCLUDING: THE ABILITY TO MAKE VISUAL OBSERVATIONS, DIRECT ACCESS TO THE VARIOUS ELEMENTS, MANHOLE CONFIGURATION,
- . THE BOUNDARY LINES AS SHOWN ARE A REPRESENTATION OF THE DEEDED BOUNDARIES BASED ON THE OPERATIVE RECORDS AND THE LIMITED BOUNDARY EVIDENCE FOUND IN THE FIELD, UNWRITTEN RIGHTS MAY APPLY WHERE LINES OF OCCUPATION DIFFER FROM THE BOUNDARY LINES AS SHOWN. LAND OWNER SHOULD CONSULT WITH AN ATTORNEY PRIOR TO DEVELOPMENT NEAR LINES OF OCCUPATION.

THE WESTERLY BOUNDARY LINE WAS UNABLE TO BE DETERMINED DUE TO VAGUE DEED DESCRIPTIONS AND LIMITED BOUNDARY MONUMENTS FOUND IN THE FIELD. A BOUNDARY LINE AGREEMENT WAS THE RECOMMENDED COURSE OF ACTION.

PARCEL AREA AND THE SETBACKS ALONG THE WESTERLY BOUNDARY ARE BASED ON THE EXISTING CHAIN LINK FENCE AS THE LIMITS OF OCCUPATION FOR THE SUBJECT AND ABUTTING PARCELS.

12. DUE TO THE COMPLEXITY OF RESEARCHING ROAD RECORDS AS A RESULT OF INCOMPLETE, UNORGANIZED, INCONCLUSIVE, OBLITERATED, OR LOST DOCUMENTS, THERE IS AN INHERENT UNCERTAINTY INVOLVED WHEN ATTEMPTING TO DETERMINE THE LOCATION AND WIDTH OF A ROADWAY RIGHT OF WAY. THE EXTENT OF WALKER STREET AS DEPICTED HEREON IS/ARE BASED ON RESEARCH CONDUCTED AT THE YORK COUNTY REGISTRY OF DEEDS AND MAINE DEPARTMENT OF TRANSPORTATION.

THE LIMITS OF RIGHT OF WAY OF WALKER STREET ARE BASED ON THE ALIGNMENT OF THE ROW PER REFERENCE PLAN 3 TO HIGHWAY BOUND FOUND AT STATION 76+08.27(PC) AND THE BUILDING CORNER AT STATION 75+35.

13. ALL UNDERGROUND UTILITIES (ELECTRIC, GAS, TEL. WATER, SEWER DRAIN SERVICES) ARE SHOWN IN SCHEMATIC FASHION, THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT

4. ZONE: MU-KF (MIXED USE - KITTERY FORESIDE) DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA 5,000 sq.ft. MIN. FRONTAGE MIN. FRONT SETBACK 10 ft. MIN. SIDE/REAR SETBACK 10 ft. MAX. BUILDING HEIGHT 40 ft. MAX. BUILDING COVERAGE 60%

ZONING INFORMATION LISTED HEREON IS BASED ON THE TOWN OF KITTERY ZONING ORDINANCE DATED JANUARY 24, 2022 AS AVAILABLE ON THE TOWN WEBSITE ON SEPTEMBER 11, 2023. ADDITIONAL REGULATIONS MAY APPLY, AND REFERENCE IS HEREBY MADE TO THE EFFECTIVE ZONING ORDINANCE. THE LAND OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE MUNICIPAL, STATE AND FEDERAL REGULATIONS.

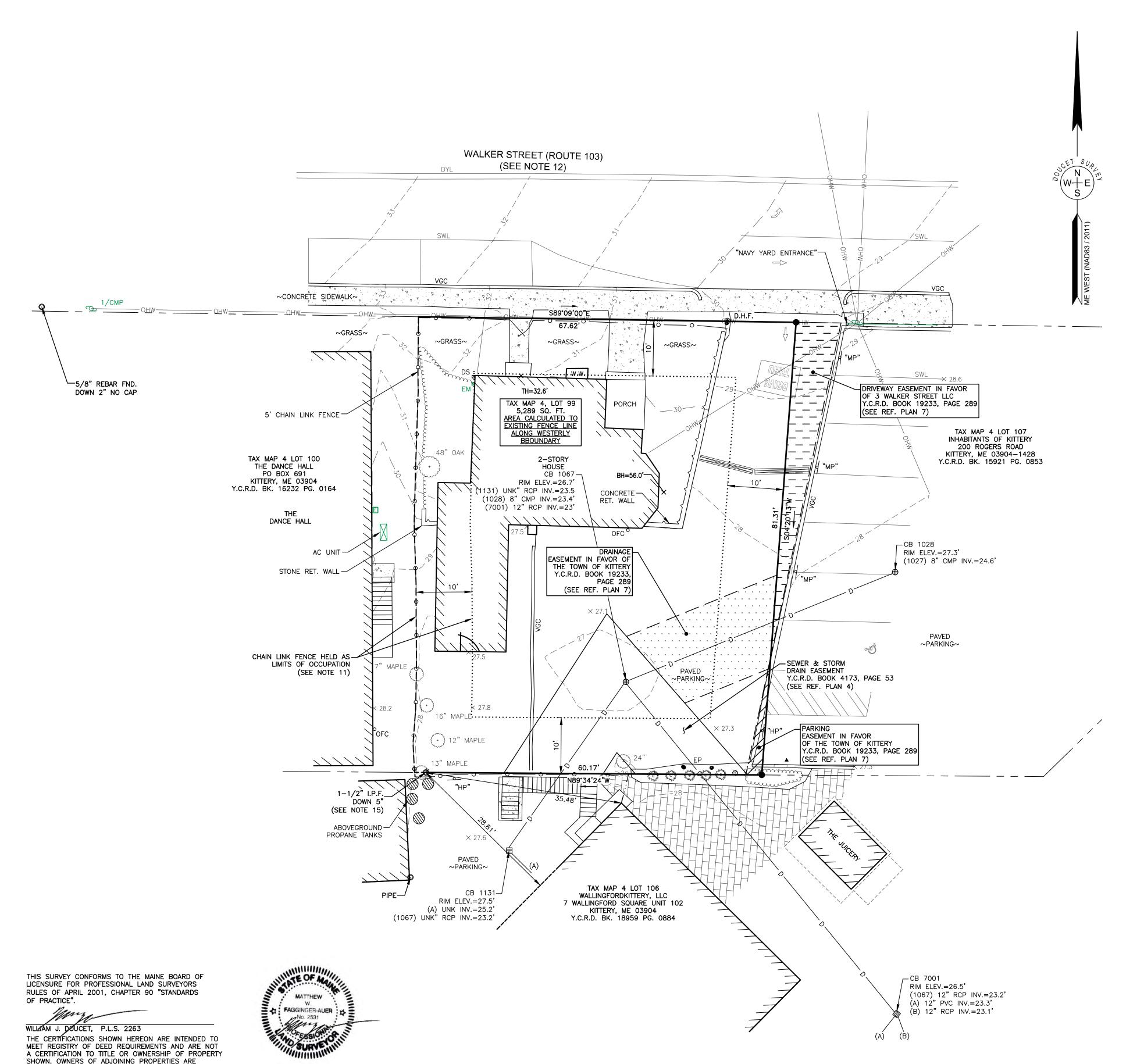
. IRON PIPE APPEARS TO BE THE BASIS FOR THE TIE DIMENSIONS SHOWN ON REFERENCE PLAN 4 AND LOCATED ON THE SOUTHERLY LOT LINE OF THE SUBJECT PARCEL. NO EVIDENCE WAS FOUND TO SUPPORT THE IRON PIPE AS THE SOUTHWEST LOT CORNER OF THE SUBJECT PARCEL.

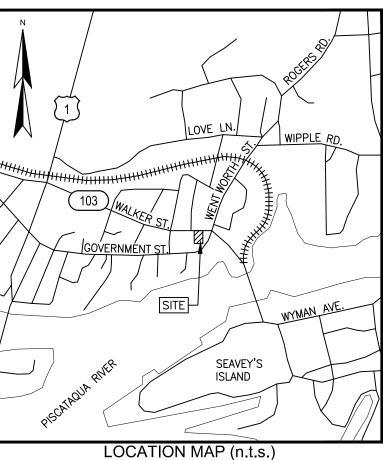
REFERENCE PLANS:

- "ALTA/ACSM LAND TITLE SURVEY, WALKER STREET, KITTERY MAINE, BOA KITTERY" DATED 08-02-10 BY HOLDEN ENGINEERING & SURVEYING INC.
- "STATE OF MAINE DEPARTMENT OF TRANSPORTATION BUREAU OF HIGHWAYS RIGHT OF WAY MAP, STATE HIGHWAY "100" KITTERY YORK COUNTY, D.O.T. FILE. NO. 16-261" DATED MAY 1981 Y.C.R.D. PLAN BOOK 139 PAGE 57.
- "MAINE STATE HIGHWAY COMMISSION, RIGHT OF WAY MAP, STATE HIGHWAY "A-3", KITTERY, YORK COUNTY, ACCESS ROAD AD-2", DATED SEPTEMBER 1952, Y.C.R.D. PLAN BOOK 34, PAGE 44.
- "TOWN OF KITTERY, MAINE, LOWER GOVERNMENT STREET, SEWER AND STORM DRAIN EASEMENT PLAN NO. 6", BY SEA CONSULTANTS, INC., DATED AUGUST 1986, Y.C.R.D. PLAN BOOK 189, PAGE 25.
- "PLAN SHOWING A PORTION OF PROPERTY OF JAMES H. & RUTH E. DINEEN, WALKER STREET, KITTERY, MAINE, LEASE TO FIRST NATIONAL BANK OD PORTLAND, MAINE", BY MOULTON ENGINEERING CO. INC., DATED AUGUST 28, 1963, Y.C.R.D. PLAN BOOK 32,
- STANDARD BOUNDARY SURVEY OF LAND FOR MAINE NATIONAL BANK, WALKER STREET & GOVERNMENT STREET, KITTERY, MAINE", BY ANDERSON ASSOCIATES, DATED AUGUST 1988, UNREORDED.
- "EASEMENT PLAN FOR 3 WALKER STREET LLC (TAX MAP 4, LOT 99) AND INHABITANTS OF KITTERY (TAX MAP 4, LOT 107), WALKER STREET/ME ROUTE 103, KITTERY, MAINE" BY DOUCET SURVEY, LLC, DATED JANUARY 19, 2023, Y.C.R.D. PLAN BOOK 431, PLAN 48.

ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

11/15/23





<u>LEGEND</u>

-EXISTING LOT LINE - MAJOR CONTOUR LINE — — — 29 — — — MINOR CONTOUR LINE RETAINING WALL RETAINING WALL
O - CHAIN LINK FENCE -----OHW-----OVERHEAD WIRE ——— D——— DRAIN LINE

CONCRETE BRICK

 \times 27.5 SPOT GRADE UTILITY POLE UTILITY POLE & GUY WIRE ⊕≣ CATCH BASIN ELECTRIC METER

BOLLARD COLUMN/SUPPORT ACCESSIBLE PARKING SPACE

DECIDUOUS TREE NA CANAL CONIFEROUS SHRUB

JERSEY BARRIER BUILDING HEIGHT ELEVATION CORRUGATED METAL PIPE DOWN SPOUT DS DOUBLE YELLOW LINE

EDGE OF PAVEMENT "HP" HANDICAP PARKING SIGN MUNICIPAL PARK SIGN NO PARKING SIGN PVC POLYVINYL CHLORIDE PIPE RCP REINFORCED CONCRETE PIPE

RETAINING WALL RET. WALL SINGLE WHITE LINE THRESHOLD ELEVATION UNK UNKNOWN VERTICAL GRANITE CURB

W.W. WING WALL (X) INVERT I.D. CONNECTION UNKNOWN



EXISTING CONDITIONS PLAN

3 WALKER STREET, LLC (TAX MAP 4 LOT 99)

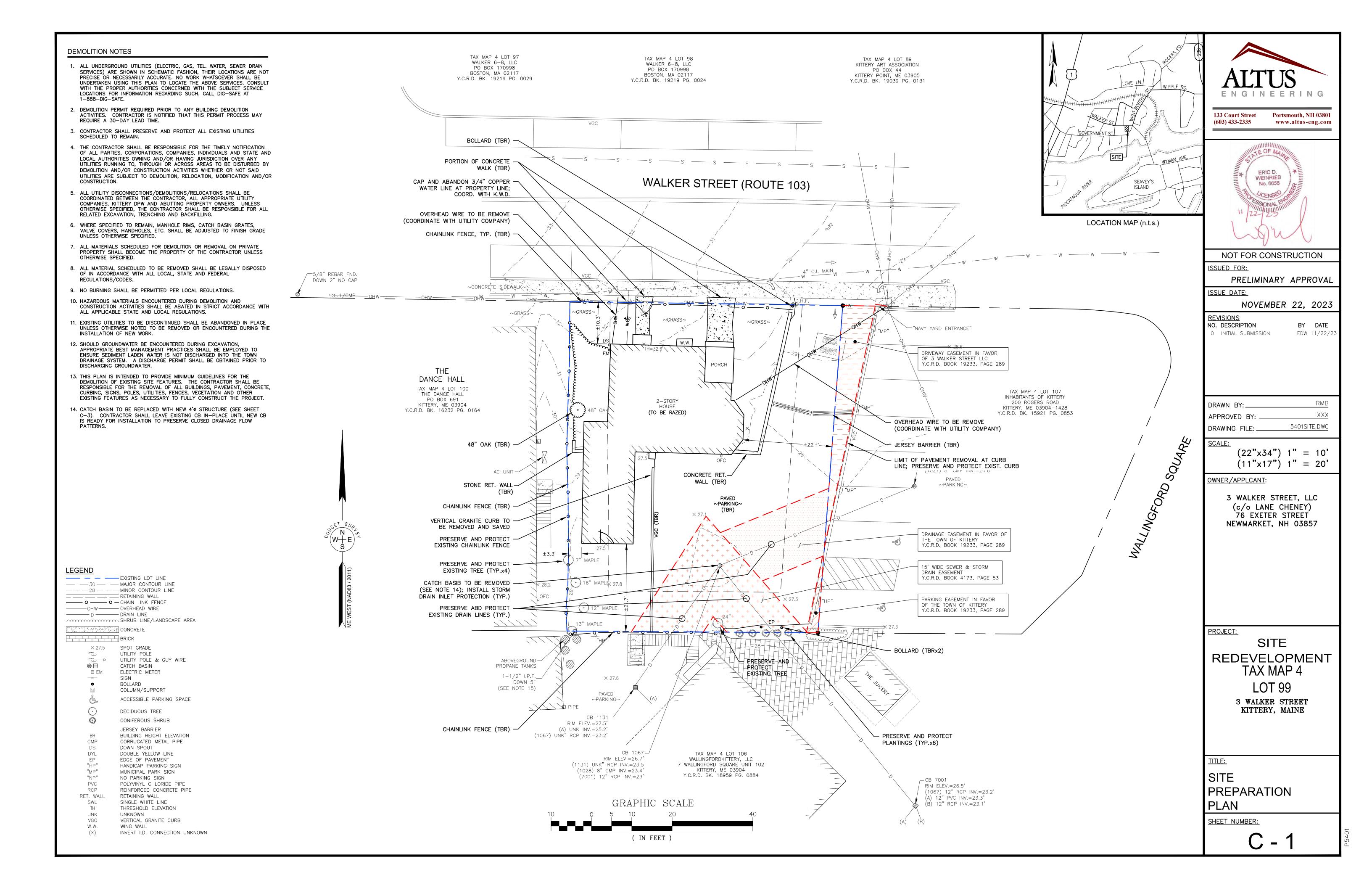
3 WALKER STREET / ME ROUTE 103 KITTERY, MAINE

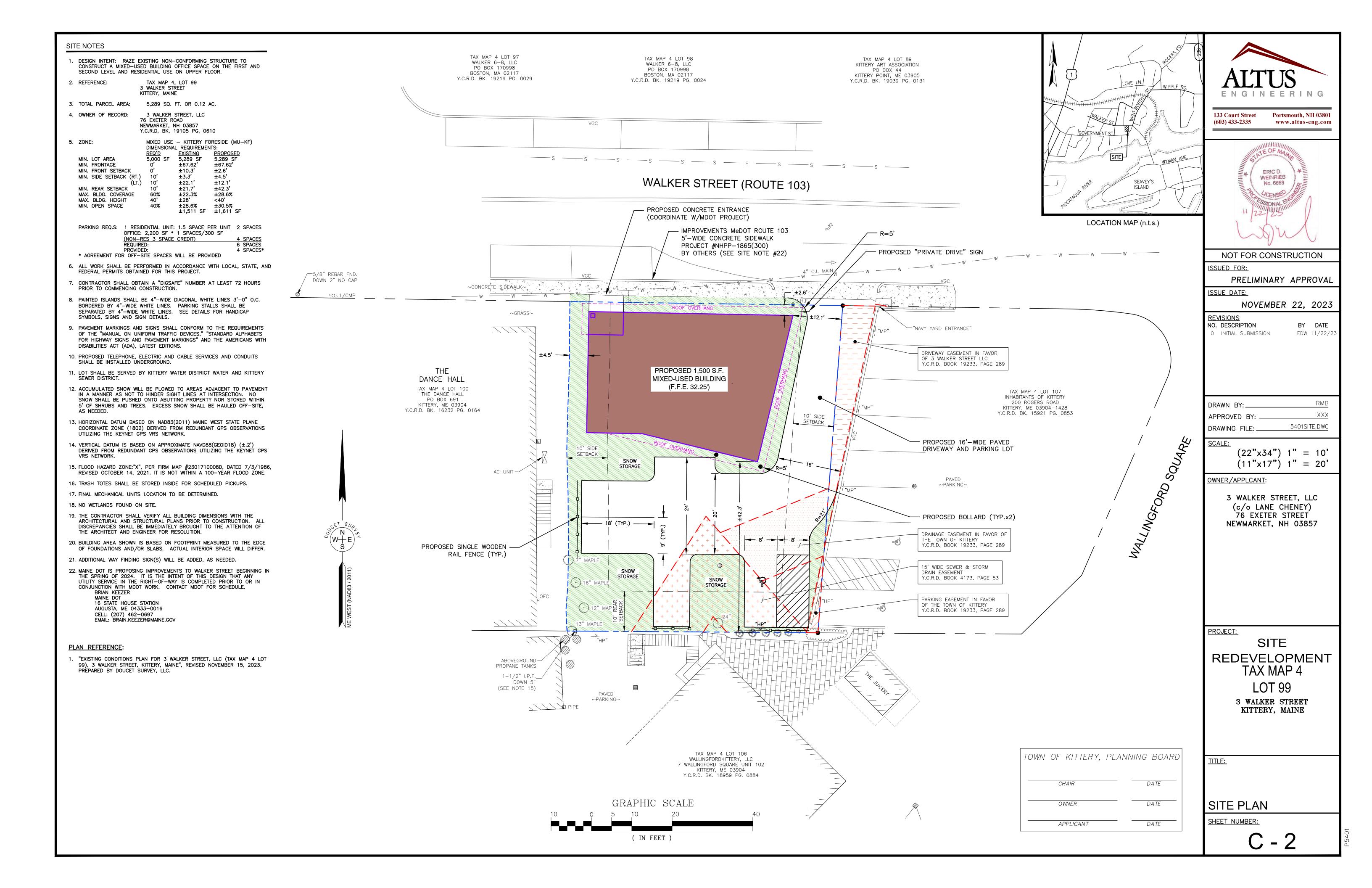
1	11/15/23	ADD CONVEYED EASEMENTS	MWF
NO.	DATE	DESCRIPTION	BY

DRAWN BY:	M.T.L.	DATE: AUGUST 25, 2022
CHECKED BY:	D.C.B.	DRAWING NO. 7620A
JOB NO.	7620	SHEET 1 OF 1



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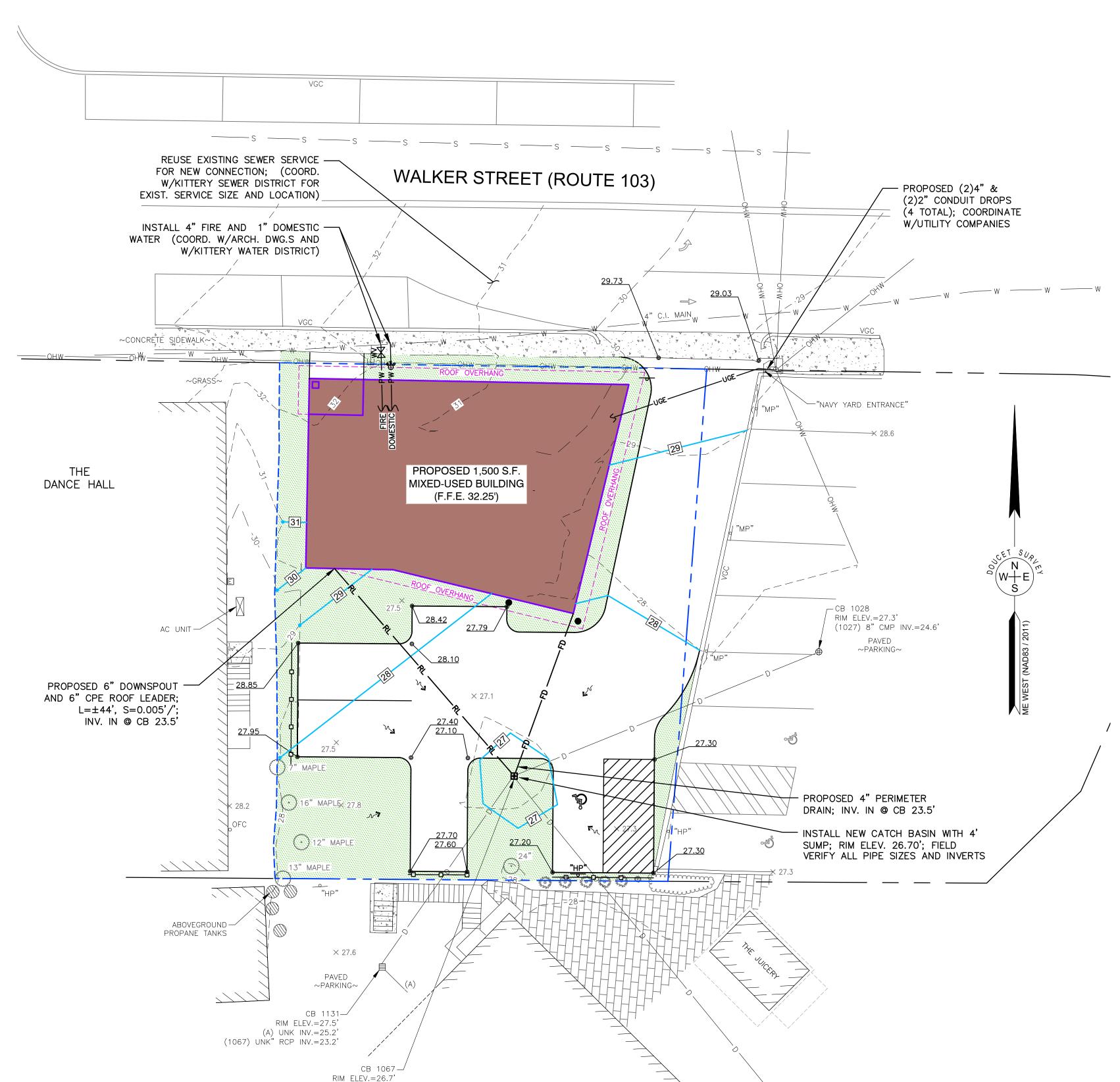


CONSTRUCTION NOTES

- 1. DO NOT BEGIN CONSTRUCTION UNTIL ALL STATE AND LOCAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.
- 2. CONTRACTOR SHALL OBTAIN A "DIGSAFE" NUMBER AT LEAST 72 HOURS

PRIOR TO COMMENCING CONSTRUCTION.

- 3. PERIMETER SEDIMENT CONTROLS AND CULVERT AND CATCH BASIN INLET PROTECTION MEASURES SHALL BE INSTALLED AFTER TREE CLEARING OPERATIONS HAVE CEASED AND BEFORE ANY STUMPING, GRUBBING OR OTHER EARTH DISTURBANCE.
- 4. NO EARTHWORK SHALL COMMENCE UNTIL ALL APPROPRIATE SEDIMENT AND EROSION CONTROL MEASURES HAVE BEEN INSTALLED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED IN GOOD WORKING ORDER FOR THE DURATION OF CONSTRUCTION AND THE SITE IS STABILIZED.
- 5. ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE TOWN OF KITTERY AND MDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
- 6. UNLESS OTHERWISE AGREED IN WRITING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING TEMPORARY BENCHMARKS (TBM) AND PERFORMING ALL CONSTRUCTION SURVEY
- 7. PRIOR TO CONSTRUCTION, FIELD VERIFY JUNCTIONS, LOCATIONS AND ELEVATIONS/INVERTS OF ALL EXISTING STORMWATER AND UTILITY LINES. PRESERVE AND PROTECT LINES TO BE RETAINED.
- 8. ALL BENCHMARKS AND TOPOGRAPHY SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATING CONSTRUCTION.
- 9. TEMPORARY INLET PROTECTION MEASURES SHALL BE INSTALLED IN ALL EXISTING AND PROPOSED CATCH BASINS WITHIN 100' OF THE PROJECT SITE WHEN SITE WORK WITHIN CONTRIBUTING AREAS IS ACTIVE OR SAID AREAS HAVE NOT BEEN STABILIZED.
- 10. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE DESIGN STANDARDS AND SPECIFICATIONS SET FORTH BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- 11. CONTRACTOR SHALL CONTROL DUST BY SPRAYING WATER, SWEEPING PAVED SURFACES, PROVIDING TEMPORARY VEGETATION, AND/OR MULCHING EXPOSED AREAS AND STOCKPILES.
- 12. ORGANIC FILTER BERMS AND/OR OTHER PERIMETER CONTROLS MAY BE USED IN LIEU OF SILT FENCE IN CERTAIN APPLICATIONS WHEN APPROVED IN WRITING BY THE ENGINEER.
- 13. THE CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO PREVENT EROSION, PREVENT SEDIMENT FROM LEAVING THE SITE AND ENSURE PERMANENT SOIL STABILIZATION.
- 14. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE SIX (6") INCHES OF LOAM, LIMESTONE, FERTILIZER, SEED, AND MULCH USING APPROPRIATE SOIL STABILIZATION TECHNIQUES. SEE LANDSCAPE PLAN FOR ADDITIONAL INFORMATION.
- 15. UPON COMPLETION OF CONSTRUCTION, ALL TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL BE REMOVED AND ANY AREAS DISTURBED BY THE REMOVAL SMOOTHED AND REVEGETATED.
- 16. PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DEWATERED SUBGRADES FOR FOUNDATIONS, PAVEMENT AREAS, UTILITY TRENCHES, AND OTHER AREAS DURING CONSTRUCTION. SUBGRADE DISTURBANCE MAY BE INFLUENCED BY EXCAVATION METHODS, MOISTURE, PRECIPITATION, GROUNDWATER CONTROL, AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT SUBGRADE DISTURBANCE. SUCH PRECAUTIONS MAY INCLUDE DIVERTING STORMWATER RUNOFF AWAY FROM CONSTRUCTION AREAS, REDUCING TRAFFIC IN SENSITIVE AREAS, AND MAINTAINING AN EFFECTIVE DEWATERING PROGRAM. SOILS EXHIBITING HEAVING OR INSTABILITY SHALL BE OVER EXCAVATED TO MORE COMPETENT BEARING SOIL AND REPLACED WITH FREE DRAINING STRUCTURAL FILL. IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER, EXPOSED SUBGRADES ARE SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN GROUND. THIS WILL LIKELY REQUIRE REMOVAL OF A FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATIONS. THE FINAL SUBGRADE ELEVATION WOULD ALSO REQUIRE AN APPROPRIATE DEGREE OF INSULATION AGAINST FREEZING.
- 17. IF SUITABLE, EXCAVATED MATERIALS SHALL BE PLACED AS FILL WITHIN UPLAND AREAS ONLY AND SHALL NOT BE PLACED WITHIN WETLANDS. PLACEMENT OF BORROW MATERIALS SHALL BE PERFORMED IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION.
- 18. BLASTING OPERATIONS, IF REQUIRED, SHALL MEET THE AIR BLAST STANDARDS OF THE MDEP RULES, CHAPTER 375.10(C)(4)(C). GROUND VIBRATION AT STRUCTURES NOT OWNED OR CONTROLLED BY THE OWNER MUST BE NO GREATER THAN THE FREQUENCY—DEPENDENT LIMITS DEFINED IN FIGURE B—1 OF APPENDIX B, U.S. BUREAU OF MINES RI 8507. FLYROCK MAY NOT LEAVE PROPERTY OWNED OR CONTROLLED BY THE OWNER OR ENTER A PROTECTED RESOURCE.
- 19. DRAINAGE PIPE SHALL BE CORRUGATED POLYETHYLENE PIPE (CPP), TYPE ADS N-12 OR HANCOR H1-Q, OR DUCTILE IRON CLASS 52 WHERE SPECIFIED
- 20. ALL CATCH BASIN, MANHOLE AND OTHER DRAINAGE RIMS SHALL BE SET FLUSH WITH OR NO LESS THAN 0.1' BELOW FINISH GRADE. ANY RIM ABOVE SURROUNDING FINISH GRADE SHALL NOT BE ACCEPTED.
- 21. UPON COMPLETION OF CONSTRUCTION, ALL DRAINAGE INFRASTRUCTURE SHALL BE CLEANED OF ALL DEBRIS AND SEDIMENT.
- 22. ALL SPOT GRADES ARE AT FINISH GRADE AND BOTTOM OF CURB WHERE APPLICABLE.
- 23. ALL ROOF DRAIN RISERS SHALL BE LOCATED IN COORDINATION WITH THE ARCHITECTURAL PLANS TO MATCH GUTTER DOWNSPOUTS. RISERS SHALL BE SET TO FINISH GRADE PLUS 1' (MIN.).
- 24. IN ORDER TO PROVIDE VISUAL CLARITY ON THE PLANS, DRAINAGE AND OTHER UTILITY STRUCTURES MAY NOT BE DRAWN TO SCALE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER SIZING AND LOCATION OF ALL STRUCTURES AND IS DIRECTED TO RESOLVE ANY POTENTIAL DISCREPANCY WITH THE ENGINEER PRIOR TO CONSTRUCTION.
- 25. WORK HOURS FOR CONSTRUCTION SHALL BE AS APPROVED BY TOWN OF KITTERY. STANDARD WORK HOURS SHALL BE 7AM TO 7PM, MONDAY SATURDAY.



GRAPHIC SCALE

(IN FEET)

(1131) UNK" RCP INV.=23.5

(1028) 8" CMP INV.=23.4" (7001) 12" RCP INV.=23"

UTILITY NOTES

- 1. THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE. CATCH BASINS, MANHOLES, WATER GATES, ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY PROVIDERS AND GOVERNMENTAL AGENCIES. AS SUCH, THEY ARE NOT INCLUSIVE AS OTHER UTILITIES AND UNDERGROUND STRUCTURES THAT ARE NOT SHOWN ON THE PLANS MAY EXIST. THE ENGINEER, SURVEYOR AND OWNER ACCEPT NO RESPONSIBILITY FOR POTENTIAL INACCURACIES IN THE PLAN AND/OR UNFORESEEN CONDITIONS. THE CONTRACTOR SHALL NOTIFY, IN WRITING, SAID AGENCIES, UTILITY PROVIDERS, TOWN OF KITTERY DPW AND OWNER'S AUTHORIZED REPRESENTATIVE AND CALL DIG SAFE AT 1 (800) DIG-SAFE AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO ANY EXCAVATION WORK.
- 2. PRIOR TO CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND FIELD VERIFY JUNCTIONS, LOCATIONS AND ELEVATIONS/INVERTS OF ALL EXISTING AND PROPOSED STORMWATER AND UTILITY LINES. CONFLICTS SHALL BE ANTICIPATED AND ALL EXISTING LINES TO BE RETAINED SHALL BE PROTECTED. ANY DAMAGE DONE TO EXISTING UTILITIES SHALL BE REPAIRED AND, IF NECESSARY, EXISTING UTILITIES SHALL BE RELOCATED AT NO EXTRA COST TO THE OWNER. ALL CONFLICTS SHALL BE RESOLVED WITH THE INVOLVEMENT OF THE ENGINEER, DPW AND APPROPRIATE UTILITIES.
- 3. ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE TOWN OF KITTERY AND MDOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE POSTING OF ALL BONDS AND PAYMENT OF ALL TAP, TIE—IN AND CONNECTION FEES.
- 5. IF REQUIRED, ALL ROAD/LANE CLOSURES OR OTHER TRAFFIC INTERRUPTIONS SHALL BE COORDINATED WITH THE KITTERY POLICE DEPARTMENT, DPW, MDOT AND ABUTTING PROPERTY OWNERS (WHERE APPROPRIATE) AT LEAST TWO WEEKS PRIOR TO COMMENCING RELATED CONSTRUCTION.
- 6. ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL CONFORM TO FEDERAL OSHA AND CITY REGULATIONS.
- 7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRENCHING, BEDDING, BACKFILL & COMPACTION FOR ALL UTILITY TRENCHING IN ADDITION TO ALL CONDUIT INSTALLATION AND COORDINATION OF ALL REQUIRED INSPECTIONS.
- 8. DETECTABLE WARNING TAPE SHALL BE PLACED OVER THE ENTIRE LENGTH OF ALL BURIED UTILITIES, COLORS PER THE RESPECTIVE UTILITY PROVIDERS.
- 9. SEE ARCHITECTURAL/MECHANICAL DRAWINGS FOR EXACT LOCATIONS & ELEVATIONS OF UTILITY CONNECTIONS AT BUILDING. COORDINATE ALL WORK WITHIN FIVE (5) FEET OF BUILDINGS WITH BUILDING CONTRACTOR AND ARCHITECTURAL/MECHANICAL DRAWINGS. ALL CONFLICTS AND DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY AND PRIOR TO COMMENCING RELATED WORK.
- 10. UTILITY PROVIDERS:
 WATER: KITTERY WATER DISTRICT, (207) 439–1128
 SEWER: KITTERY WASTEWATER, (207) 439–4646
 CABLE/INTERNET/TELECOMMS: PROVIDER PER OWNER
 ELECTRIC: CENTRAL MAINE POWER, (800) 565–3181

PROPANE: PROVIDER PER OWNER

LEGEND:

— CB 7001

RIM ELEV.=26.5'

(1067) 12" RCP INV.=23.2' (A) 12" PVC INV.=23.3'

(B) 12" RCP INV.=23.1'

32.64 ®

- 11. ALL WATER AND SEWER INSTALLATIONS SHALL BE CONSTRUCTED AND TESTED PER THE TOWN OF KITTERY'S STANDARDS AND SPECIFICATIONS. ALL OTHER UTILITIES SHALL BE TO THE STANDARDS AND SPECIFICATIONS OF THE RESPECTIVE UTILITY PROVIDERS.
- 12. WHERE WATER LINES CROSS, RUN ADJACENT TO OR ARE WITHIN 5' OF STORM DRAINAGE PIPES OR STRUCTURES, 2"—THICK CLOSED CELL RIGID BOARD INSULATION SHALL BE INSTALLED FOR FROST PROTECTION.
- 13. WHERE WATER OR SEWER LINES ARE INSTALLED WITH LESS THAT 5' OF COVER, 2"-THICK CLOSED CELL RIGID BOARD INSULATION SHALL BE INSTALLED FOR THE FULL WIDTH OF THE TRENCH FOR FROST PROTECTION.
- 14. WATER AND SANITARY SEWER LINES SHALL BE LOCATED AT LEAST 10' HORIZONTALLY FROM EACH OTHER. WHERE CROSSING, 18" MINIMUM VERTICAL CLEARANCE SHALL BE PROVIDED WITH WATER INSTALLED OVER
- 15. CONTRACTOR TO PROVIDE BOLLARDS AT SERVICE ENTRANCES PER THE SPECIFICATIONS OF THE RESPECTIVE UTILITY PROVIDERS.
- 16. CONTRACTOR TO COORDINATE WITH K.W.D. FOR THE FILING OF REQUIRED MDOT LOCATION PERMIT AND HIGHWAY OPENING PERMIT.
- 17. ELECTRICAL CONTRACTOR TO PROVIDE CONDUIT LAYOUT PLAN FOR SITE LIGHTING FIXTURES.

EXISTING CONTOUR

PROPOSED CONTOUR

PROPOSED 6" CPE ROOF LEADER

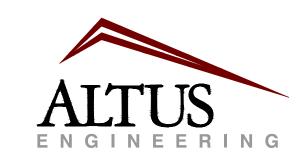
PROPOSED FOUNDATION DRAIN

PROPOSED CATCH BASIN

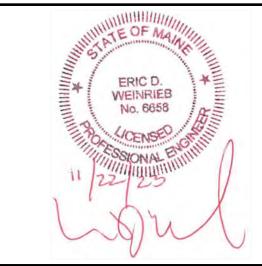
PROPOSED SPOT GRADE

PROPOSED DOMESTIC WATER

PROPOSED WATER SHUTOFF VALVE



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NOT FOR CONSTRUCTION

ISSUED FOR:

PRELIMINARY APPROVAL

BY DATE

ISSUE DATE:

NOVEMBER 22, 2023

REVISIONS
NO. DESCRIPTION

0 INITIAL SUBMISSION EDW 11/22/23

DRAWN BY: ______ RMB

APPROVED BY: ______ XXX

DRAWING FILE: _____ 5401SITE.DWG

CALE:

(22"x34") 1" = 10' (11"x17") 1" = 20'

OWNER/APPLCANT:

3 WALKER STREET, LLC (c/o LANE CHENEY) 76 EXETER STREET NEWMARKET, NH 03857

PROJECT:

SITE REDEVELOPMENT TAX MAP 4

3 WALKER STREET KITTERY, MAINE

LOT 99

TITI C.

GRADING AND UTILITY PLAN

SHEET NUMBER:

C - 3

-5401

Latitude: 043° 05' 00" N Longitude: 070° 44′ 37″ W

<u>DESCRIPTION</u>

The project consists of razing existing residences and to construct a 1,500 s.f. building with offices on first and second level and an residence on third floor. The project will be completed in a single phase.

DISTURBED AREA

The total area to be disturbed is approximately 0.1 acres for new construction of driveway and associated improvements. Prior to lot clearing and soil disturbance, sedimentation barrier shall be installed to prevent sediment leaving the lot.

SEQUENCE OF MAJOR ACTIVITIES

- 1. Install temporary erosion control measures, including silt fences and stabilized construction
- 2. Upon completion of Items 1, demo existing structures, clear and grub vegetated areas, strip and remove loam from site. Stockpile, if any remains, shall be temporarily stabilized with hay bales mulch and surrounded by a hay bale or silt fence barrier until material is removed and final grading is complete.
- Construct ditches and stabilize prior to directing flow to them. Construct drainage structures, swales & driveway base materials.
- 5. Ditches and swales with grades over 5% shall have sides and bottom reinforced with excelsion
- 6. Grade and shape lots to finish elevations.

8. When all construction activity is complete and site is stabilized, remove all hay bales, storm

check dams, silt fences and sediment that has been trapped by these devices.

NAME OF RECEIVING WATER

Stabilize disturbed areas.

Closed municipal drainage systems discharging to tidal waters of Piscatagua River.

TEMPORARY EROSION AND SEDIMENT CONTROLS AND STABILIZATION PRACTICES

All work shall be in accordance with state and local permits. Work shall conform to the practices described in the "Maine Erosion and Sediment Control BMPs, 2003" published by the Maine Department of Environmental Protection.

As indicated in the sequence of Major Activities, the hay bales and silt fences shall be installed prior to commencing any clearing or grading of the site. Structural controls shall be installed concurrently with the applicable activity. Once construction activity ceases permanently in an area, silt fences and hay bale barriers and any earth/dikes will be removed once permanent measures are established.

During construction, runoff will be diverted around the site with stabilized channels where possible. Sheet runoff from the site will be filtered through hay bale barriers, stone check dams, and silt fences. All storm drain inlets shall be provided with hay bale filters or stone check dams. Stone rip rap shall be provided at the outlets of drain pipes and culverts where shown.

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 desires vegetative cover is established. These control measures are essential to erosion prevention and also reduce costly rework of graded and shaped areas.

Temporary vegetation shall be maintained in these areas until permanent seeding is applied. Additionally, erosion sedimentation measures shall be maintained until permanent vegetation is established.

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES

- Perimeter controls shall be installed prior to earth moving operations.
- The smallest practical portion of the site will be denuded at one time and no more than be mulched in one day. All disturbed areas must be stabilized by temporary measures within 5 days of initial disturbance and stabilized by permanent measures immediately after final grading. Sediment barriers shall be installed downgradient of stockpiles and diversion swales installed
- upgradient of stockpiles to prevent movement of soil. Built—up sediment shall be removed from sedimentation barrier or other barriers when it has reached one—third the height of the tubular barrier or bale, or when "bulges" occur in sedimentation barrier.
- All diversion dikes shall be inspected and any breaches promptly repaired.
- 5. Temporary seeding and planting shall be inspected for bare spots, washouts, and unhealthy
- 6. The owner's authorized engineer shall inspect the site on a periodic basis to review compliance with the plans.
- 7. All ditches and swales shall be stabilized prior to directing runoff to them. All diversion dikes will be inspected and any breaches promptly repaired. 8. Temporary water diversion (swales, basins, etc) shall be used as necessary until areas are
- 9. Ponds and swales shall be installed early on in the construction sequence (before rough grading site).
- 10. All cut and fill slopes shall be seeded/loamed within 72 hours of achieving finished grade. 11. An area shall be considered stable if one of the following has occurred:
 - a. Base coarse gravels have been installed in areas to be paved;
 - D. A minimum of 90% vegetated growth as been established;
 - c. A minimum of 3 inches of non-erosive material such as stone of riprap has been d. Erosion control blankets have been properly installed.

B. MULCHING

<u>Application</u>

- * In sensitive areas (within 100 ft of streams, wetlands and in lake watersheds) temporary mulch shall be applied within 7 days of exposing soil or prior to any storm event. Areas, which have been temporarily or permanently seeded, shall be mulched immediately
- following seeding. * Areas which cannot be seeded within the growing season shall be mulched for over—winter
- protection and the area should be seeded at the beginning of the growing season. * Mulch anchoring should be used on slopes greater than 5% in late fall (past September 15), and over—winter (September 15 — April 15).

Type of Mulch Hay or Straw Mulches

Organic mulches, including hay and straw, shall be air-dried, free of undesirable seeds and coarse materials. Application rate shall be 2 bales (70-90 pounds) per 1000 sq. ft. or 1.5 to 2 tons (90-100 bales) per acre to cover 75 to 90 % of the ground surface. Hay mulch subject to wind blowing shall be anchored via: netting; peg and twine or tracking.

Erosion control mix shall consist primarily of organic material and shall include any of the

- following: shredded bark, stump grindings, composted bark or other acceptable products based on a similar raw source. Wood or bark chips, ground construction debris or reprocessed wood products shall not be acceptable as the organic component of the mix. It can be used as a stand—alone reinforcement:
- * On slopes 2 horizontal to 1 vertical or less. * On frozen ground or forested areas.
- * At the edge of gravel parking areas and areas under construction.

Other reinforcement BMPs (i.e. riprap) should be used:

- On slopes with groundwater seepage;
- At low points with concentrated flows and in gullies; At the bottom of steep perimeter slopes exceeding 100 feet in length;
- Below culvert outlet aprons; and
- * Around catch basins and closed storm systems.

Erosion control mix shall contain a well-graded mixture of particle sizes and may contain rocks less than 4" in diameter. Erosion control mix must be free of refuse, physical contaminants, and material toxic to plant growth. The mix composition shall meet the following standards:

- * The organic matter content shall be between 80 and 100%, dry weight basis. * Particle size by weight shall be 100% passing a 6" screen and a minimum of 70%,
- maximum of 85%, passing a 0.75" screen.
- * The organic portion needs to be fibrous and elongated. * Large portions of silts, clays or fine sands are not acceptable in the mix.

- * Erosion control mix shall not be used on slopes steeper than 2:1.
- * On slopes of 3:1 or less; 2 inches plus an additional 1/2 inch per 20 feet of slope up * On slopes between 3:1 and 2:1, 4 inch plus an additional 1/2 inch per 20 feet of slope
- up to 100 feet. The thickness of the mulch at the bottom of the slope needs to be: <3:1 slope slopes between 3:1 and 2:1
 - 2.0" <20' of slope 4.0' <60' of slope 3.0" 5.0 4.0" <100' of slope 6.0
- * It shall be placed evenly and must provide 100% soil coverage, with the soil totally

Any required repairs shall be made immediately, with additional erosion control mix placed on top of the mulch to reach the recommended thickness. When the mix is decomposed, clogged with sediment, eroded or ineffective, it shall be replaced or repaired. Erosion control mix mulch shall be left in place. If the mulch needs to be removed spread it out into the landscape.

<u>Maintenance</u>

All mulches must be inspected periodically, in particular after rainstorms, to check for rill erosion. If less than 90% of the soil surface is covered by mulch, additional mulch shall be immediately applied. Nets shall be inspected after rain events for dislocation or failure. If washouts or breakage occur, re—install the nets as necessary after repairing damage to the slope. Inspections shall take place until grasses are firmly established (95% soil surface covered with grass). Where mulch is used in conjunction with ornamental plantings, inspect periodically throughout the year to determine if mulch is maintaining coverage of the soil surface. Repair as needed.

C. TEMPORARY VEGETATION

<u>Considerations</u>

- Proper seedbed preparation and the use of quality seed are important in this practice just as in permanent seeding. Failure to carefully follow sound agronomic recommendations will often result in an inadequate stand of vegetation that provides little
- or no erosion control. * Nutrients and pesticides used to establish and maintain a vegetation cover shall be
- managed to protect the surface and ground water quality. * Temporary seeding shall be used extensively in sensitive areas (ponds and lake
- watersheds, steep slopes, streambanks, etc.). * Late fall seeding may fail and cause water quality deterioration in spring runoff events,
- other measures such as mulching shall be implemented.

<u>Specifications</u>

Seedbed Preparation Apply limestone and fertilizer according to soil test recommendations. If soil testing is not feasible on small or variable sites, or where timing is critical, fertilizer may be applied at the rate of 600 pounds per acre or 13.8 pounds per 1,000 square feet of 10-10-10(N-P20S-K20) or equivalent. Apply limestone (equivalent to 50 percent calcium plus magnesium oxide) at a rate of 3 tons per acre (138 lb. per 1,000 square feet).

- * Select seed from recommendations in enclosed table.
- * Where the soil has been compacted by construction operations, loosen soil to a depth of 2 inches before applying fertilizer, lime and seed. * Apply seed uniformly by hand, cyclone seeder, drill, cultipacker type seeder or hydroseeder (slurry including seed and fertilizer). Hydroseeding that includes mulch may be left on

Apply mulch over seeded area according to the TEMPORARY MULCHING BMP.

soil surface. Seeding rates must be increased 10% when hydroseeding.

Temporary seeding shall be periodically inspected. At a minimum, 95% of the soil surface should be covered by vegetation. If any evidence of erosion or sedimentation is apparent, repairs shall be made and other temporary measures used in the interim (mulch, filter barriers, check dams, etc.).

Temporary Seeding Rates and Dates Lb./Ac Seeding Recommended Remarks Seeding Dates Good for fall seeding. Select 112 (2.0 bu) 1-1.5 in 8/15-10/1a hardy species, such as Aroostook Rye. 80 (2.5 bu) 1-1.5 in 4/1-7/1Best for spring seeding. Oats Early fall 8/15-9/15 seeding will die when winter weather moved in, but mulch will provide protection. 4/1-7/1 Annual Ryegrass .25 in Grows quickly but is of short duration. Use where appearance is important. With mulch, seeding may be done throughout growing Sudangrass 40 (1.0 bu) .5-1 in 5/15-8/15 Good growth during hot summer periods. Perennial 40 (2.0 bu) .25 in 8/15-9/15 Good cover, longer lasting than Annual Ryegrass. Mulching will allow seeding

10/1-4/1 Temporary mulch with or MULCHING BMP and/or without dormant seeding PERMANENT VEGETATION BMP.

D. FILTERS

- <u>Tubular Sediment Barrier</u> a. To be provided by an approved manufacturer or supplier:
- b. Installed per manufacturer's specifications;
- c. Barrier shall be removed when they have served their useful purpose but not before the upslope areas has been permanently stabilized.

throughout growing season.

Refer to TEMPORARY

<u>Straw/Hay Bales</u>

- Bales shall be placed in a single row, lengthwise on the contour, with ends of adjacent bales tightly abutting one another.
- * All bales shall be either wire-bound or string-tied. Bales shall be installed so that bindings are oriented around the sides, parallel to the ground surface to prevent deterioration of the bindings.
- * The barrier shall be entrenched and backfilled. A trench shall be excavated the width of a bale and the length of the proposed barrier to a minimum depth of 4 inches. * After the bales are staked and chinked, the excavated soil shall be backfilled against the

barrier. Backfill soil shall conform to the ground level on the downhill side and shall be

- build up to 4 inches against the uphill side of the barrier. * At least two stakes or rebars driven through the bale shall securely anchor each bale. The first stake in each bale shall be driven toward the previously laid bale to force the bales together. Stakes or re-bars shall be driven deep enough into the ground to
- securely anchor the bales. * The gaps between bales shall be chinked (filled by wedging) with hay to prevent water from escaping between the bales.

Organic Filter Berm NOT PERMITTED ON THIS SITE

- ediment barriers shall be installed along the down gradient side of proposed ground cance areas prior to any construction activities.
- barrier must be placed along a relatively level contour.

<u>aintenance</u>

- Hay bale barriers, sedimentation barriers and filter berms shall inspected immediately after each rainfall and at least daily during prolonged rainfo They shall be repaired immediately if there are any signs of erosion or sedimentation below them. If there are signs of undercutting at the center or the edges of the barrier, or impounding of large volumes of water behind them, sediment barriers shall be replaced with a temporary
- check dam. Should the fabric on a sedimentation by or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier still is necessary
- the fabric shall be replaced pro-
- Sediment deposits should be removed when deposits reach approximately one third (1/3)the height of the bar
- * Filter berms should be reshaped as needed. * Any sediment deposits remaining in place after the sedimentation rier or filter barrier equired shall be dressed or removed to conform to the existing grade,
- and seeded nal stone may have to be added to the construction stabilized entranc riers, stone lined swales, etc., periodically to maintain proper function of the

E. PERMANENT SEEDING

- 1. Bedding stones larger than $1\frac{1}{2}$ ", trash, roots, and other debris that will interfere with seeding and future maintenance of the area should be removed. Where feasible, the soil should be tilled to a depth of 6" to prepare a seedbed and mix fertilizer (refer to Landscape Drawings and Specifications) into the soil.
- 2. Fertilizer (refer to Landscape Drawings and Specifications) lime and fertilizer should be applied evenly over the area prior to or at the time of seeding and incorporated into the soil. Kinds and amounts of lime and fertilizer should be based on an evaluation of soil tests.

- 3. Seed Mixture (See Landscape Drawings for additional information): 3.1. Lawn seed mix shall be a fresh, clean new seed crop. The Contractor shall furnish a dealer's guaranteed statement of the composition of the mixture and the percentage of purity and germination of each variety.
- 3.2. Seed mixture shall conform to landscape specifications 4. Sodding — sodding is done where it is desirable to rapidly establish cover on a disturbed area. Sodding an area may be substituted for permanent seeding procedures anywhere on site. Bed preparation, fertilizing, and placement of sod shall be performed according to the S.C.S. Handbook. Sodding is recommended for steep sloped areas, areas immediately adjacent to sensitive water courses, easily erodible soils (fine sand/silt), etc.

A dewatering plan shall be implemented to address excavation de-watering following heavy rainfall events or where the excavation may intercept the groundwater table during construction. The collected water needs treatment and a discharge point that will not cause downgradient erosion and offsite sedimentation or within a resource.

All dewatering discharge locations shall be located on relatively flat ground at least 75' from streams and 25' from wetlands. The contractor shall utilize "Dirtbags", erosion control mix berms, or similar methods for filtration of dewatering and shall conform to the Maine Erosion and Sediment Control BMPs.

Placement of "Dirtbags" shall be located such that they can be removed intact upon completion of construction with no discharge of silt at the site and properly disposed.

- The contractor shall be responsible for installing, monitoring, maintaining, repairing, replacing and removing all of the erosion and sedimentation controls or appointing a qualified subcontractor to do so. Maintenance measures will be applied as needed during the entire construction cycle. immediately following any significant rainfall, and at least once a week, a visual inspection will be made of all erosion and sedimentation controls as follows:
- sedimentation barrier shall be inspected and repaired. Sediment trapped behind these barriers shall be excavated when it reaches a depth of 6" and redistributed to areas undergoing final
- 2. Construction entrance shall be visually inspected and repaired as needed. Any areas subject to rutting shall be stabilized immediately. If the voids of the construction entrance become filled with mud, more crushed stone shall be added as needed. The public roadway shall be swept should mud be deposited/tracked onto them.

STANDARDS FOR STABILIZING SITES FOR THE WINTER

- The following standards and methodologies shall be used for stabilizing the site during the winter construction period: l. Standard for the timely stabilization of disturbed slopes (any area having a grade greater than 25%) — the contractor will seed and mulch all slopes to be vegetated by September 15th. If the
- contractor fails to stabilize any slope to be vegetated by September 15th, then the contractor will take one of the following actions to stabilize the slope for late fall and winter. A. Stabilize the soil with temporary vegetation and erosion control mats: by October 1st the contractor will seed the disturbed slope with winter rye at a rate of 3 pounds per 1000 square feet and then install erosion control mats or anchored hay mulch over the seeding. The
- contractor will monitor growth of the rye over the next 30 days. B. Stabilize the slope with wood—waste compost: the contractor will place a six—inch layer of wood-waste compost on the slope by November 15th. The contractor will not use wood-waste compost to stabilize slopes having grades greater than 50% (2h:iv) or having groundwater seeps
- on the slope face. C. <u>Stabilize the slope with stone riprap</u>: the contractor will place a layer of stone riprap on the slope by November 15th. The development's owner will hire a registered professional engineer to determine the stone size needed for stability on the slope and to design a filter layer for underneath the riprap.
- 2. Standard for the timely stabilization of disturbed soils by September 15th the contractor will seed and mulch all disturbed soils on the site. If the contractor fails to stabilize these soils by this date, then the contractor will take on of the following actions to stabilize the soil for late fall
- A. Stabilize the soil with temporary vegetation: by October 1st the contractor will seed the disturbed soil with winter rye at a seeding rate of 3 pounds per 1000 square feet, lightly mulch the seeded soil with hay or straw at 75 pounds per 1000 square feet, and anchor the mulch with plastic netting. The contractor will monitor growth of the rye over the next 30 days. If the rye fails to grow at least three inches or fails to cover at least 75% of the disturbed soil before November 1, then the contractor will mulch the area for over—winter protection as described in item iii of this
- B. Stabilize the soil with sod: the contractor will stabilize the disturbed soil with properly installed sod by October 1st. proper installation includes the contractor pinning the sod onto the soil with wire pins, rolling the sod to guarantee contact between the sod and underlying soil, and watering the
- sod to promote root growth into the disturbed soil. C. Stabilize the soil with mulch: by November 15th the contractor will mulch the disturbed soil by spreading hay or straw at a rate of at least 150 pounds per 1000 square feet on the area so that no soil is visible through the mulch. Immediately after applying the mulch, the contractor will anchor the mulch with netting or other method to prevent wind from moving the mulch off the

Winter inspections shall be preformed after, each rainfall, snowstorm or thawing and at least once a week. All areas within 75 feet of a protected natural resource must be protected with a double row of sediment barrier.

EROSION CONTROL REMOVAL

- An area is considered stable if it is paved or if 90% growth of planted seeds is established. once an area is considered stable, the erosion control measures can be removed as follows: 1. <u>sedimentation barrier</u>: sedimentation barrier shall be disposed of legally and properly off—site. all
- removed and relocated off-site. 2. <u>Stabilized Construction Entrance</u>: The stabilized construction entrance shall be removed once the compacted roadway base in in place. Stone and sediment from the construction entrance shall be redistributed to an area undergoing grading or removed and relocated offsite.

sediment trapped behind these controls shall be distributed to an area undergoing final grading or

3. <u>Miscellaneous:</u> Once all the trapped sediments have been removed from the temporary sedimentation devices the disturbed areas must be regraded in an aesthetic manner to conform to the surrounding topography. Once graded these disturbed areas must be loamed (if necessary), fertilized, seeded and mulched in accordance with the rates previously stated. The above erosion controls must be removed within 30 days of final stabilization of the site.

Conformance with this plan and following these practices will result in a project that complies with the state regulations and the standards of the natural resources protection act, and will protect water quality in areas downstream from the project.

INSPECTION AND MAINTENANCE NOT REQUIRE FOR THIS SITE

torm event of 0.25 inches or greater. An inspection report shall be made after each inspeg pualified inspector engaged by the Owner. The qualified inspector shall be a Profess icensed in Maine or be a Certified Professional in Erosion and Sediment Cont

x the Owner and MDEP. shall be maintained in good working order; if a repair is necessar initiated within 24 hours and completed within 72 hours.

Inspection and maintenance requirements: Inspect disturbed and impervious areas, erosion and stormwater control measures, areas used for storage that are exposed to precipitation, and locations where vehicles enter or exit the site. Inspect these areas at least once a week as well as before and after a 0.5 inches or greater storm event and prior to completion of permanent stabilization measures. A person with knowledge of erosion and stormwater control, including the standards in the Maine Construction General Permit and any departmental companion document t the MCGP, must conduct the inspection. must be identified in the inspection log. best management practices (BMPs) need to odified or if additional BMPs are necessary, implementation must be completed within 🗽 days and prior to any storm event (rainfall) All measures must be maintained in effec tive operating condition until areas area permanently

Inspection Log (report): A log (report) must be kept summarizing the scope of the inspection, name(s) and qualifications of the personnel making the inspection, the date(s) of the inspection, and major observations relating to operation of erosion and sedimentation controls and pollution prevention measures Major observations must include BMPs that need maintenance, BMPs that failed to operate as designed or proved inadequate for a particular location, nd locations(s) wher are needed. For each BMP requiring maintenance, BMP needing additional replacement, and eding additional BMPs, note in the inspection log the correct action taken and when it The log must be made accessible to the department staff and a copy must ided upon request. The permittee shall retain a copy of the log for a period of at vears from the completion of the permanent stabilization

Spill prevention: Controls must be used to prevent pollutants from construction and waste materials stored onsite, including storage practices to minimize exposure of the materials to stormwater and appropriate spill prevention, containment, and response planning implementation. The contractor and owners need to take care with construction and waste materials such that contaminates do not enter the stormwater. The storage of materials such as paint, petroleum products, cleaning agents and the like are to be stored in watertight containers. The use of the products should be in accordance with manufacturer recommendations. When fueling equipment, including snowblowers and lawnmowers, have oil absorbent pads available below the fueling. Refueling of small engines by the owner should occur in the garage or on a paved surface. Any spill or release of toxic or hazardous substances must be reported to the department. For oil spills, call 1-800-482-0777 which is available 24 hours a day. For spills of toxic or hazardous material, call 1-800-452-4664 which is available 24 hours a day. For more information, visit the department's website at: HTTP:/WWW.MAINE.GOV/DEP/SPILLS/EMERGSPILLRESP/

- 2. Groundwater protection: Protection of the groundwater is required by the contractor and owner. During construction, liquid petroleum products and other hazardous materials with the potential to contaminate groundwater may not be stored or handled in areas of the site draining to an infiltration area. An "infiltration area" is any area of the site that by design or as a result of soils, topography, and other relevant factors accumulates runoff that infiltrates into the soil. Petroleum products should be stored in manufactured cans designed for the purpose. Dikes, berms, sumps, and other forms of secondary containment that prevent discharge to groundwater may be used to isolate portions of the site for the purposes of storage and handling of these materials. Spill preventions procedures should be followed.
- stormwater must provide adequate pre-treatment of stormwater prior to discharge of stormwater to the infiltration area, or provide treatment within the infiltration area, in order to prevent accumulation of fines, reductions in infiltration rate, and consequent flooding and destabilization.

standard established by 39 M.R.S.A. §465-C(1). Any project proposing infiltration of

noticeable erosion of soils or fugitive dust emissions during or after construction. Oil may not be used for dust control. Note: Dewatering a stream without a permit from the department violates state water quality

3. Fugitive sediment and dust: Actions must be taken to ensure that activities do not result in

- standards and the Natural Resources Protection Act. 4. Debris and other materials: Litter, construction debris, and construction chemicals exposed to stormwater must be prevented from becoming a pollutant source. Construction materials and construction debris should be covered to prevent rainwater from washing contaminants off the site. Any fertilizers, cleaning products, herbicides should be protected from the weather and used in accordance with manufacturers recommendations.
- Note: Any contaminants that are washed off the site by rainwater is a violation of the Clean Waters Act. To prevent these materials from becoming a source of pollutants, construction activities related to a project may be required to comply with applicable provisions of rules related to solid, universal, and hazardous waste, including, but not limited to, the Maine Solid Waste and Hazardous Waste Management Rules; Maine Hazardous Waste Management Rules; Maine Oil Conveyance and Storage Rules; and Maine Pesticide requirements.
- 5. Trench or foundation dewatering: Trench dewatering is the removal of water from trenches, foundations, coffer dams, ponds, and other areas within the construction area that retain water after excavation. In most cases the collected water is heavily silted and hinders correct and safe construction practices. The collected water removed from the ponded area, either through gravity or pumping, must be spread through natural wooded buffers or removed to areas that are specifically designed to collect the maximum amount of sediment possible, like a cofferdam
- sedimentation basin. Avoid allowing the water to flow over disturbed areas of the site. Note: For guidance on dewatering controls, consult the Maine Erosion and Sediment Control BMPs, published by the Maine Department of Environmental Protection.

Discharges from firefighting activities

• Uncontaminated groundwater or spring water

Uncontaminated excavation dewatering

- 6. Non-stormwater discharges: Identify and prevent contamination by non-stormwater discharges. Where allowed non-stormwater discharges exist, they must be identified and steps should be taken to ensure the implementation of appropriate pollution prevention measures for the non-stormwater component(s) of the discharge. Authorized non-stormwater discharges are:
 - Fire hydrant flushings Vehicle washwater if detergents are not used and washing is limited to the exterior of vehicles (engine, undercarriage, and transmission washing is prohibited • Dust control runoff in accordance with permit conditions
 - Routine external building washdown, not including surface paint removal, that does not involve detergents
 - Pavement washwater (where spills/leaks of toxic or hazardous materials have not occurred, unless all spilled material had been removed) if detergents are not used • Uncontaminated air conditioning or compressor condensate

Foundation or footer drain—water where flows are not contaminated

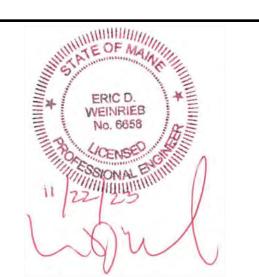
- Potable water sources including waterline flushings 7. Unauthorized non-stormwater discharges: Identify and prevent contamination from discharges that is mixed with a source of non-stormwater, other than those discharges in compliance with 6.
- Unauthorized non-stormwater discharges are: • Wastewater from the washout or cleanout of concrete, stucco, paint, form release oils, curing compounds or other construction materials;
- Fuels, oils, or other pollutants used in vehicle and equipment operations and maintenance; Soaps, solvents or detergents used in vehicle and equipment wash; Toxic or hazardous substances from a spill or other release.

Allowable non-stormwater discharges cannot be authorized under this permit unless they are directly related to and originate from a construction site or dedicated support activity.

This project has a written erosion control plan and stormwater maintenance plan. Modifications to the plan must be approved by the Town. Maintenance of stormwater treatment and control systems must occur regularly. The stormwater

maintenance report provides inspection details and time lines for doing the inspections and reporting to

Portsmouth, NH 03801 133 Court Street (603) 433-2335 www.altus-eng.com



NOT FOR CONSTRUCTION ISSUED FOR:

PRELIMINARY APPROVAL

BY DATE

EDW 11/22/23

XXX

5401SITE.DWG

ISSUE DATE: NOVEMBER 22, 2023

Note: Lack of appropriate pollutant removal BMPs may result in violations of the groundwater quality RMB

DRAWING FILE: __

DRAWN BY:.

APPROVED BY: ___

<u>REVISIONS</u>

NO. DESCRIPTION

) INITIAL SUBMISSION

 $(22"\times34")$ 1" = 10' (11"x17") 1" = 20'

OWNER/APPLCANT:

3 WALKER STREET, LLC (c/o LANE CHENEY) 76 EXETER STREET NEWMARKET, NH 03857

PROJECT:

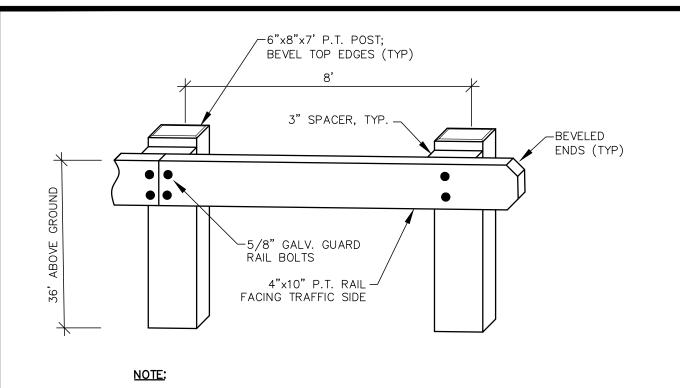
SITE REDEVELOPMENT TAX MAP 4 LOT 99

3 WALKER STREET KITTERY, MAINE

TITLE:

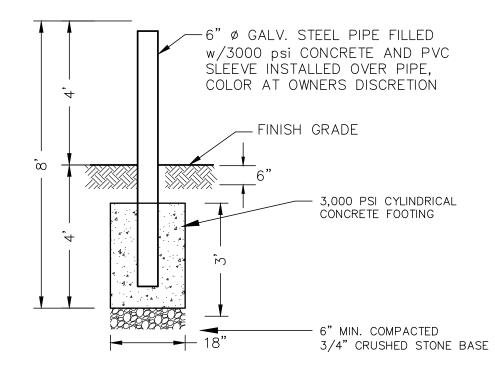
DETAIL SHEET

SHEET NUMBER:

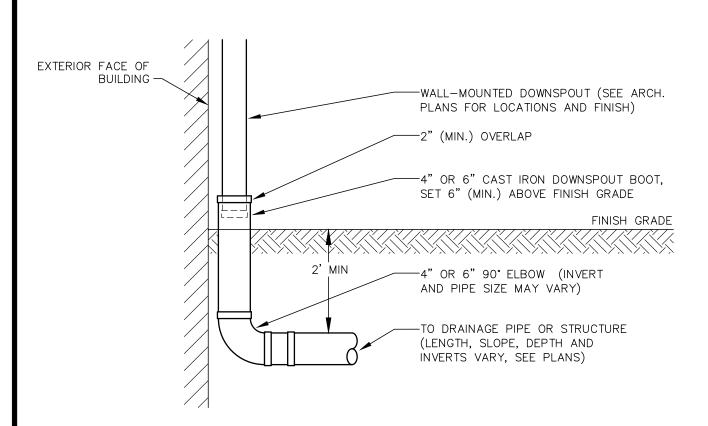


FENCE BY GC/AAA FENCE COMPANY, DOVER, NH, TEL. (800) 660-0833 OR APPROVED EQUAL

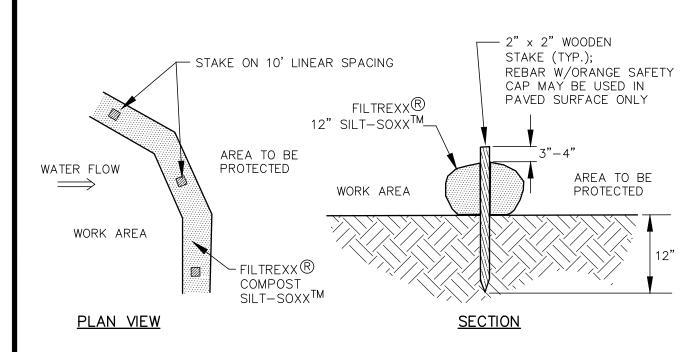
SINGLE RAIL WOOD BARRIER NOT TO SCALE



BOLLARD NOT TO SCALE



EXTERIOR ROOF DRAIN CONNECTION NOT TO SCALE

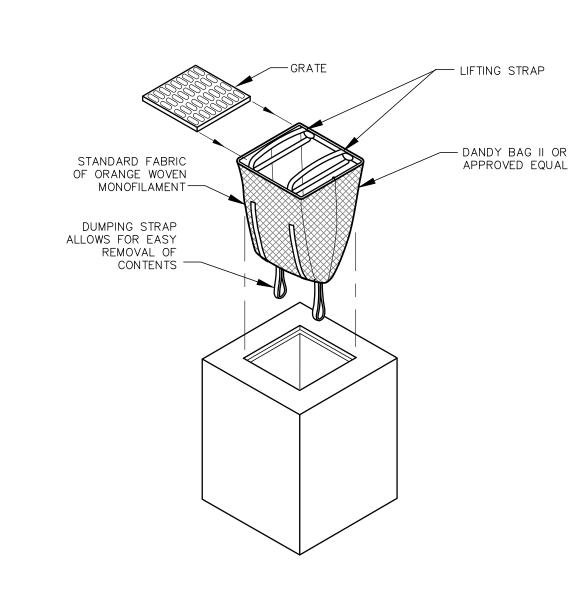


SILTSOXX MAY BY USED IN PLACE OF SILT FENCE OR OTHER SEDIMENT BARRIERS.

2. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS 3. SILTSOXX COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE

REQUIREMENTS OF THE SPECIFIC APPLICATION. 4. ALL SEDIMENT TRAPPED BY SILTSOXX SHALL BE DISPOSED OF PROPERLY.

TUBULAR SEDIMENT BARRIER NOT TO SCALE



INSTALLATION AND MAINTENANCE:

INSTALLATION: REMOVE THE GRATE FROM CATCH BASIN. IF USING OPTIONAL OIL ABSORBENTS; PLACE ABSORBENT PILLOW IN UNIT. STAND GRATE ON END. MOVE THE TOP LIFTING STRAPS OUT OF THE WAY AND PLACE THE GRATE INTO CATCH BASIN INSERT SO THE GRATE IS BELOW THE TOP STRAPS AND ABOVE THE LOWER STRAPS. HOLDING THE LIFTING DEVICES, INSERT THE GRATE INTO THE INLET.

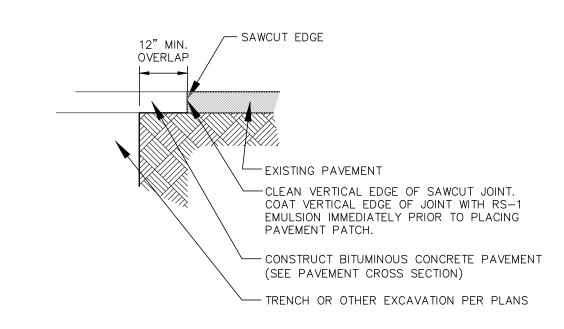
MAINTENANCE: REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM VICINITY OF THE UNIT AFTER EACH STORM EVENT. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE CATCH BASIN INSERT. IF THE CONTAINMENT AREA IS MORE THAN 1/3 FULL OF SEDIMENT, THE UNIT MUST BE EMPTIED. TO EMPTY THE UNIT, LIFT THE UNIT OUT OF THE INLET USING THE LIFTING STRAPS AND REMOVE THE GRATE. IF USING OPTIONAL ABSORBENTS; REPLACE ABSORBENT WHEN NEAR SATURATION.

UNACCEPTABLE INLET PROTECTION METHOD:

A SIMPLE SHEET OF GEOTEXTILE UNDER THE GRATE IS NOT ACCEPTABLE.

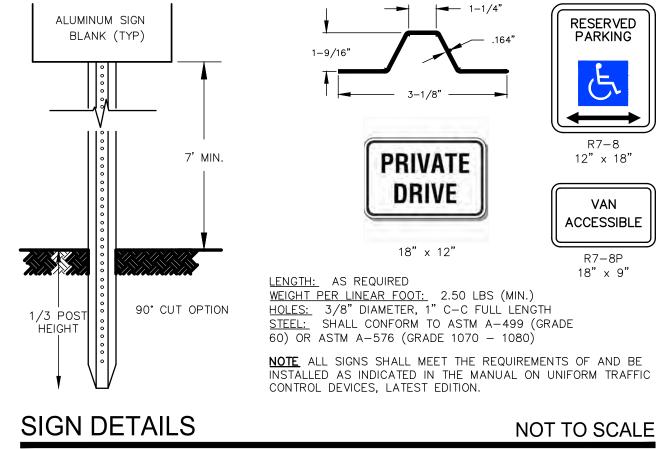
STORM DRAIN INLET PROTECTION

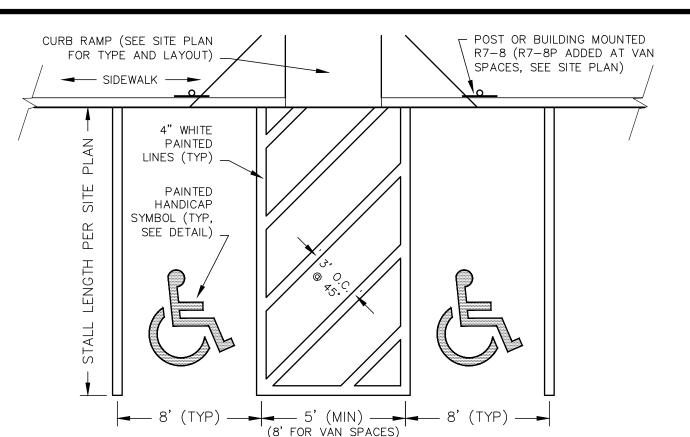
NOT TO SCALE



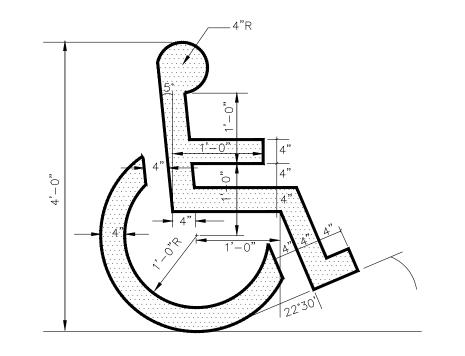
TYPICAL PAVEMENT SAWCUT

NOT TO SCALE





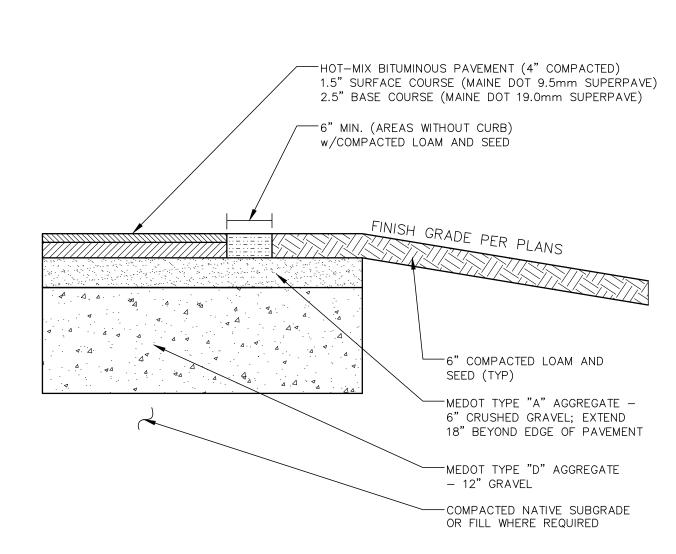
HANDICAP PARKING STALL LAYOUT NOT TO SCALE



1. SYMBOL TO BE PAINTED IN ALL HANDICAPPED ACCESSIBLE SPACES IN WHITE PAINT (BLUE-PAINTED SQUARE BACKGROUND OPTIONAL).

PAINTED HANDICAP SYMBOL

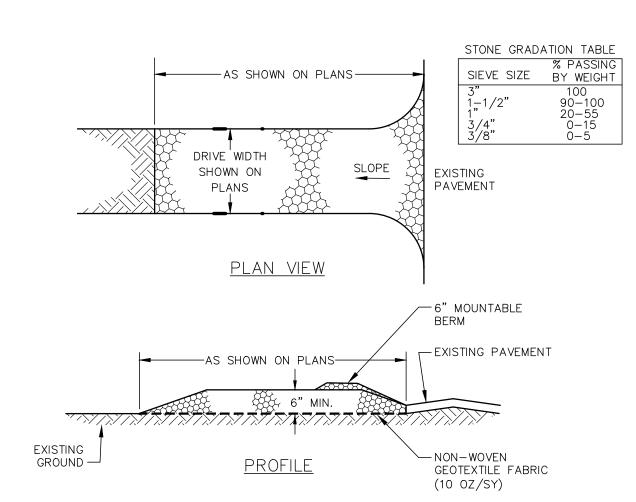
NOT TO SCALE



- 1. PROJECT GEOTECHNICAL REPORT MAY REQUIRE A DIFFERENT PAVEMENT CROSS SECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR READING AND FOLLOWING ALL RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. IN THE EVENT THAT THE REPORT AND CIVIL PLANS DIFFER, THE MORE STRINGENT SPECIFICATION SHALL APPLY.
- 2. ALL EXISTING FILL, BURIED ORGANIC MATTER, CLAY, LOAM, MUCK, AND/OR OTHER QUESTIONABLE MATERIAL SHALL BE REMOVED FROM BELOW ALL PAVEMENT, SHOULDERS AND UNDERGROUND PIPING/UTILITIES TO DEPTHS RECOMMENDED IN GEOTECHNICAL REPORT.
- 3. SUBGRADE SHALL BE PROOFROLLED A MINIMUM OF 6 PASSES WITH A 10-TON VIBRATORY COMPACTOR OPERATING AT PEAK RATED FREQUENCY OR BY MEANS APPROVED BY THE ENGINEER.
- 4. FILL BELOW PAVEMENT GRADES SHALL BE GRANULAR BORROW COMPACTED PER MDOT REQUIREMENTS.
- 5. SITEWORK CONTRACTOR SHALL COORDINATE GEOTECHNICAL ENGINEERING INSPECTIONS WITH THE CONSTRUCTION MANAGER PRIOR TO PLACING GRAVELS.
- 6. TACK COAT SHALL BE APPLIED BETWEEN SUCCESSIVE LIFTS OF ASPHALT.
- 7. THE BITUMINOUS PAVEMENT SHALL BE COMPACTED TO 92 TO 97 PERCENT OF ITS THEORETICAL MAXIMUM DENSITY AS DETERMINED BY ASTM D-2041. THE BASE AND SUBBASE MATERIALS SHOULD BE COMPACTED TO AT LEAST 95 PERCENT OF THEIR MAXIMUM DRY DENSITIES AS DETERMINED BY

SITE PAVEMENT CROSS SECTION

NOT TO SCALE

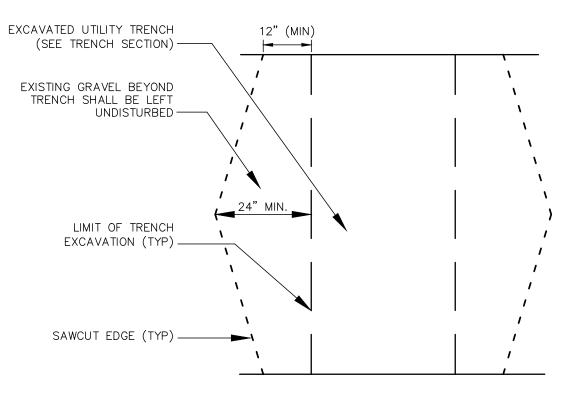


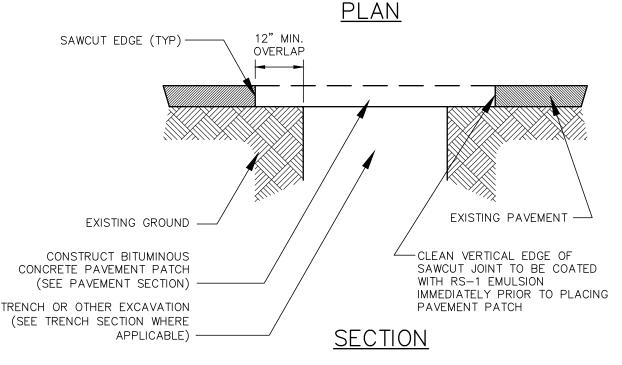
CONSTRUCTION SPECIFICATIONS

- STONE SIZE 2" to 3" DIA. CRUSHED STONE
- 2. <u>LENGTH</u> DETAILED ON PLANS (50 FOOT MINIMUM).
- 3. <u>THICKNESS</u> SIX (6) INCHES (MINIMUM).
- <u>WIDTH</u> FULL DRIVE WIDTH UNLESS OTHERWISE SPECIFIED.
- 5. <u>FILTER FABRIC</u> MIRAFI 600X OR EQUAL APPROVED BY ENGINEER.
- SURFACE WATER CONTROL ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
- MAINTENANCE THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- 9. STABILIZED CONSTRUCTION EXITS SHALL BE INSTALLED AT ALL ENTRANCES TO PUBLIC RIGHTS-OF-WAY, AT LOCATIONS SHOWN ON THE PLANS, AND/OR WHERE AS DIRECTED BY THE

STABILIZED CONSTRUCTION EXIT

NOT TO SCALE



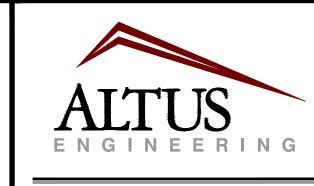


<u>NOTES</u>

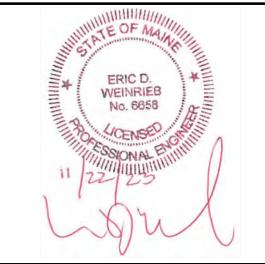
- 1. MACHINE CUT EXISTING PAVEMENT
- 2. ALL TEMPORARY, DAMAGED OR DEFECTIVE PAVEMENT SHALL BE REMOVED PRIOR TO PLACEMENT OF PERMANENT TRENCH REPAIRS.
- 3. DIAMOND PATCHES, SHALL BE REQUIRED FOR ALL TRENCHES CROSSING ROADWAY. DIAMOND PATCHES SHALL MEET MeDOT REQUIREMENTS.

TYPICAL TRENCH PATCH

NOT TO SCALE



Portsmouth, NH 03801 133 Court Street (603) 433-2335 www.altus-eng.com



NOT FOR CONSTRUCTION

ISSUED FOR:

PRELIMINARY APPROVAL

ISSUE DATE:

NOVEMBER 22, 2023

BY DATE

EDW 11/22/23

<u>REVISIONS</u> NO. DESCRIPTION O INITIAL SUBMISSION

RMB DRAWN BY: XXXAPPROVED BY:

5401SITE.DWG DRAWING FILE: SCALE:

(11"x17") 1" = 20' OWNER/APPLCANT:

> 3 WALKER STREET, LLC (c/o LANE CHENEY) 76 EXETER STREET NEWMARKET, NH 03857

(22"x34") 1" = 10'

PROJECT:

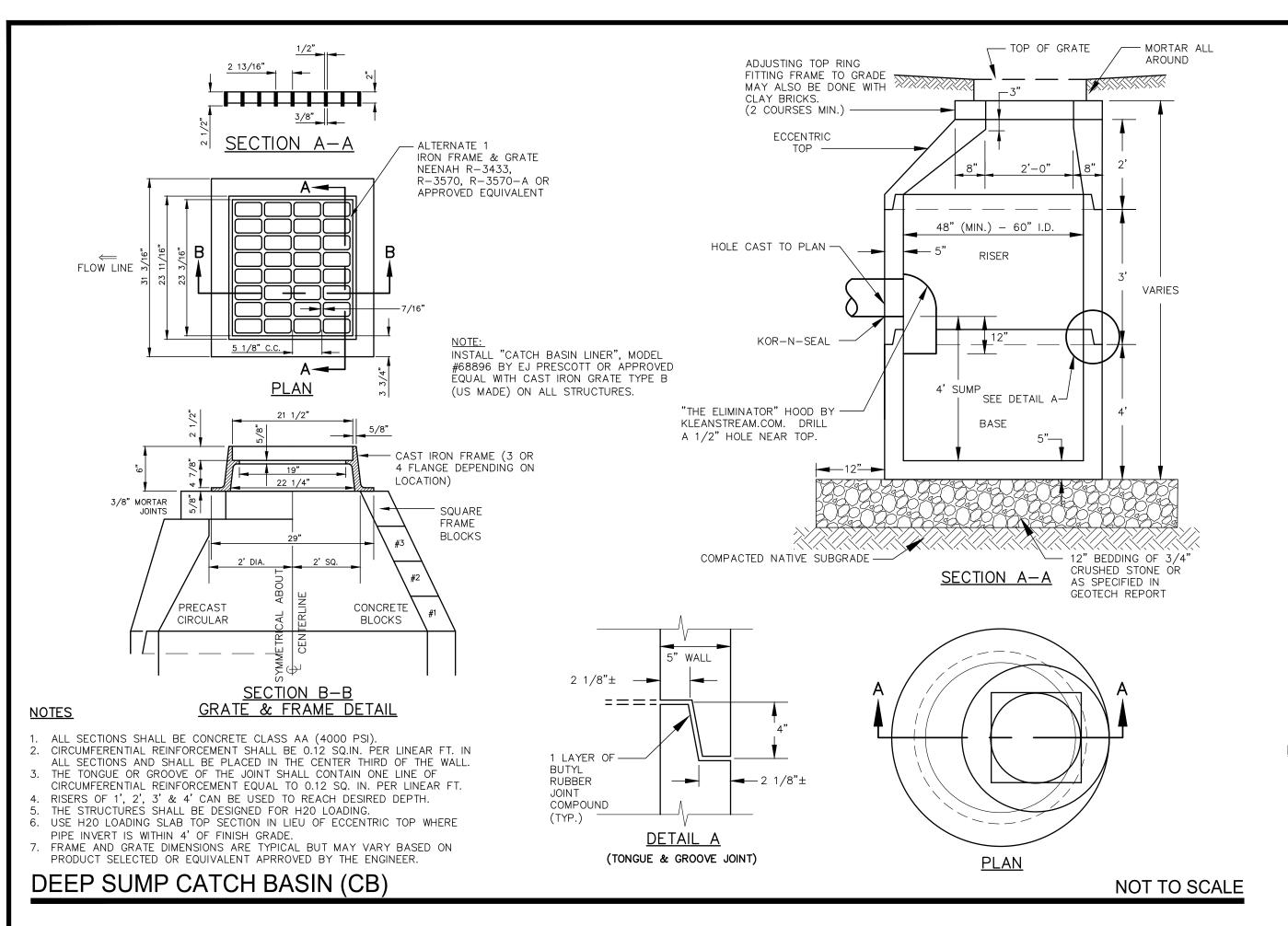
SITE REDEVELOPMENT TAX MAP 4 **LOT 99**

3 WALKER STREET KITTERY, MAINE

DETAIL SHEET

SHEET NUMBER:

C - 5



NON-PAVED AREA | PAVED AREA

غړ 12"

1. ALL CONDUIT IS TO BE SCHEDULE 40 PVC, ELECTRICAL GRADE, GRAY IN COLOR AND INSTALLED PER

STEEL CONDUIT WILL BE REQUIRED AT EACH SWEEP, UNLESS IN THE OPINION OF THE SERVICE

2. ALL 90 DEGREE SWEEPS WILL BE MADE WITH RIGID GALVANIZED STEEL WITH A MINIMUM RADIUS OF

3. BACKFILL MAY BE MADE WITH EXCAVATED MATERIAL OR COMPARABLE, UNLESS MATERIAL IS DEEMED

AND RUBBISH. ORGANIC MATERIAL SHALL NOT BE USED AS BACKFILL. BACKFILL SHALL BE IN

4. A SUITABLE PULLING STRING, CAPABLE OF 300 POUNDS OF PULL, MUST BE INSTALLED IN THE

6. TYPICAL CONDUIT SIZES ARE 3-INCH FOR SINGLE PHASE PRIMARY AND SECONDARY VOLTAGE

THAN THOSE SHOWN HERE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING SIZES, TYPES AND NUMBERS WITH EACH SERVICE PROVIDER PRIOR TO ORDERING THEM.

WITH ALL SERVICE PROVIDERS PRIOR TO THE INSTALLATION OF ANY CONDUIT.

USING PIPE STANCHIONS PLACED EVERY FIVE (5') FEET ALONG THE CONDUIT RUN.

CABLES, 4-INCH FOR THREE PHASE SECONDARY, AND 5-INCH FOR THREE PHASE PRIMARY.

CONDUIT BEFORE SERVICE PROVIDER IS NOTIFIED TO INSTALL CABLE. THE STRING SHOULD BE

BLOWN INTO THE CONDUIT AFTER THE RUN IS ASSEMBLED TO AVOID BONDING THE STRING TO THE

SHALL BE NYLON ROPE HAVING A MINIMUM TENSILE STRENGTH OF THREE HUNDRED (300#) LBS.

5. SERVICE PROVIDER SHALL BE GIVEN THE OPPORTUNITY TO INSPECT ALL CONDUIT PRIOR TO BACKFILL. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS SHOULD SERVICE PROVIDER BE UNABLE TO

HOWEVER, SERVICE PROVIDERS MAY REQUIRE DIFFERENT NUMBERS, TYPES AND SIZES OF CONDUIT THAN THOSE SHOWN HERE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDUIT

7. ROUTING OF CONDUIT, LOCATION OF MANHOLES, TRANSFORMERS, CABINETS, HANDHOLES, ETC., SHALL BE DETERMINED BY SERVICE PROVIDER DESIGN PERSONNEL. THE CONTRACTOR SHALL COORDINATE

8. ALL CONDUIT INSTALLATIONS MUST CONFORM TO THE CURRENT EDITION OF THE NATIONAL ELECTRIC SAFETY CODE, STATE AND LOCAL CODES AND ORDINANCES, AND WHERE APPLICABLE, THE NATIONAL

ELECTRIC / COMMUNICATION TRENCH NOT TO SCALE

9. UNDER A BUILDING SLAB THE CONDUIT SHALL BE ENCASED IN 8" OF CONCRETE ON ALL SIDES.

10. ALL CONDUIT TERMINATIONS SHALL BE CAPPED TO PREVENT DEBRIS FROM ENTERING CONDUIT.

ELECTRIC CODE. WHERE REQUIRED BY UTILITY PROVIDER, CONDUIT SHALL BE SUPPORTED IN PLACE

CONDUIT. A MINIMUM OF TWENTY-FOUR (24") INCHES OF ROPE SLACK SHALL REMAIN AT THE END OF EACH DUCT. PULL ROPE SHALL BE INSTALLED IN ALL CONDUIT FOR FUTURE PULLS. PULL ROPE

UNSUITABLE BY SERVICE PROVIDER. BACKFILL SHALL BE FREE OF FROZEN LUMPS, ROCKS, DEBRIS,

THE MANUFACTURER'S RECOMMENDATIONS. A 10-FOOT HORIZONTAL SECTION OF RIGID GALVANIZED

PROVIDER DESIGNER, THE SWEEP-PVC JOINT IS NOT SUBJECT TO FAILURE DURING PULLING OF THE

/3" CLEAR (MIN)

3'-7" (MIN)

51" MIN. UNDER SLAB

36 INCHES FOR PRIMARY CABLES AND 24 INCHES FOR SECONDARY CABLES.

MAGNETIC WARNING TAPE

SCH. 40

CONDUIT

CABLE. ALL JOINTS ARE TO BE WATERTIGHT.

6-INCH LAYERS AND THOROUGHLY COMPACTED.

INSTALL ITS CABLE IN A SUITABLE MANNER.

(AS REQUIRED)

(12" ABOVE EA. CONDUIT) —

SEE ROADWAY CROSS-SECTION

200

CLEAN GRANULAR BACKFILL

SELECT SAND COMPACTED TO

(ADJUST BEDDING AS SPECIFIED

95% STANDARD PROCTOR

IN GEOTECH REPORT)

MATERIAL COMPACTED AS

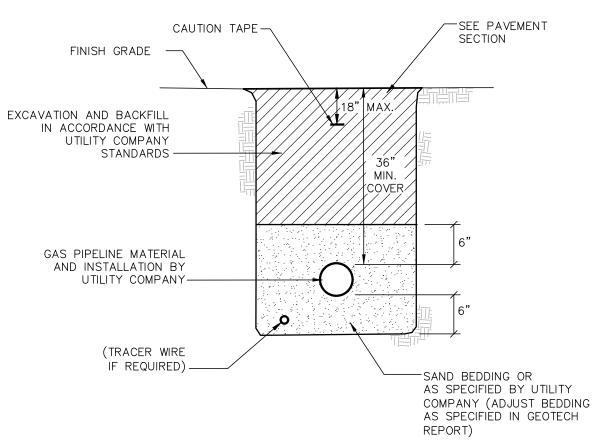
SPECIFIED

<u>SAND BLANKET/BARRIER</u>

0 - 15

SIEVE SIZE % FINER BY WEIGHT

OR BUILDING PAD DETAILS



SAND BLAN	NKET/BARRIER
SIEVE SIZE	% FINER BY WEIGHT
1/2" 200	90 - 100 0 - 15
200	0 - 13

6" COMPACTED LOAM

SURFACE TREATMENT

AND SEED OR OTHER

5' COVER (MIN) (7' COVER MAX) -

SUITABLE EXCAVATED

BACKFILL OR CLEAN

GRANULAR BACKFILL

AS SPECIFIED -

6" NOMINAL (12" IN LEDGE)

AS SPECIFIED

WATER MAIN TRENCH

- WATER MAIN

CORPORATION STOP APPROVED

BY KITTERY WATER DISTRICT

MATERIAL COMPACTED

PER PLANS -

NON-PAVED AREA I

PAVED AREA

- SEE PAVEMENT SECTION

SEE PAVEMENT SECTION

SEE PAVEMENT SECTION

CAUTION TAPE READING

"CAUTION WATER LINE

SUITABLE EXCAVATED

GRANULAR MATERIAL

STANDARD PROCTOR

TYPE "K" COPPER OR

CTS PLASTIC WATER SERVICE OR HDPE DR

11 WATER MAIN

SAND BLANKET

PIPE IN LEDGE

SAND BLANKET/BARRIER

200

PROPERTY

LINE

MIN.

6" BELOW PIPE IN

EARTH AND 12" BELOW

90 - 100

0 - 15

NOT TO SCALE

CONTRACT

WHERE SPECIFIED,

COMPACTED IN 12"

MAXIMUM DENSITY.

LIFTS TO 95%

BACKFILL MATERIAL, OR

BURIED BELOW"

- 1. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY AND PROVIDE ALL EXCAVATION, COMPACTION AND BACKFILL FOR PIPE INSTALLATION.
- 2. BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C

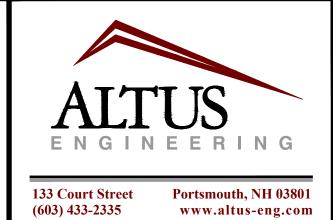
GAS TRENCH NOT TO SCALE

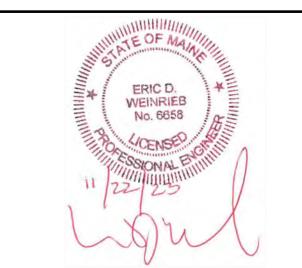
STANDARD TRENCH NOTES

- ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE: BACKFILL AS STATED IN THE
- BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC INCH SHALL BE USED.
- 3. SAND BLANKET: CLEAN SAND FREE FROM ORGANIC MATTER MEETING THE GRADATION SHOWN IN THE TRENCH DETAIL. BLANKET MAY BE REPLACED WITH BEDDING MATERIAL FOR CAST-IRON, DUCTILE IRON, AND REINFORCED CONCRETE PIPE PROVIDED THAT NO STONE LARGER THAN 2" IS IN CONTACT WITH THE PIPE AND THE GEOTEXTILE IS RELOCATED ACCORDINGLY.
- 4. SUITABLE MATERIAL: IN ROADS, ROAD SHOULDERS, WALKWAYS AND TRAVELED WAYS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, ALL WET OR SOFT MUCK, PEAT, OR CLAY, ALL EXCAVATED LEDGE MATERIAL BY THE ENGINEER, WILL NOT PROVIDE SUFFICIENT SUPPORT OR MAINTAIN THE COMPLETED SHALL BE AS DESCRIBED ABOVE, EXCEPT THAT THE ENGINEER MAY PERMIT THE USE OF TOP SOIL, LOAM, MUCK, OR PEAT, IF SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE AND PROVIDED THAT EASY ACCESS TO THE SEWER FOR MAINTENANCE AND POSSIBLE RECONSTRUCTION WILL BE PRESERVED.
- BASE COURSE AND PAVEMENT SHALL MEET THE REQUIREMENTS OF THE MAINE DEPARTMENT OF TRANSPORTATION'S LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES - DIVISION 700.
- 6. SHEETING, IF REQUIRED: WHERE SHEETING IS PLACED ALONGSIDE THE PIPE AND EXTENDS BELOW MID-DIAMETER, IT SHALL BE CUT OFF AND LEFT IN PLACE TO AN ELEVATION 1 FOOT ABOVE THE TOP OF PIPE. WHERE SHEETING IS ORDERED BY THE ENGINEER TO BE LEFT IN PLACE, IT SHALL BE CUT OFF AT LEAST 3 FEET BELOW FINISHED GRADE, BUT NOT LESS THAT 1 FOOT ABOVE THE TOP OF THE PIPE.
- 7. W = MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES. FOR PIPES GREATER THAN 15 INCHES IN NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE OUTSIDE DIAMETER (O.D.) ALSO, W SHALL BE THE PAYMENT WIDTH FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE.
- 8. FOR CROSS COUNTRY CONSTRUCTION, BACKFILL, FILL AND/OR LOAM SHALL BE MOUNDED TO A HEIGHT OF 6 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
- 9. CONCRETE FOR ENCASEMENT SHALL CONFORM TO THE MAINE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS STANDARD SPECIFICATION REQUIREMENTS FOR CLASS A (3000#) CONCRETE AS FOLLOWS:
 - CEMENT: 6.0 BAGS PER CUBIC YARD WATER: 5.75 GALLONS PER BAG CEMENT MAXIMUM SIZE OF AGGREGATE: 1 INCH CONCRETE ENCASEMENT IS NOT ALLOWED FOR PVC PIPE.
- 10. CONCRETE FULL ENCASEMENT: IF FULL ENCASEMENT IS UTILIZED, DEPTH OF CONCRETE BELOW
- 11. MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION DESIGN STANDARDS REQUIRE TEN FEET (10') SEPARATION BETWEEN WATER AND SEWER. REFER TO TOWN'S STANDARD SPECIFICATIONS FOR METHODS OF PROTECTION IN AREAS THAT CANNOT MEET THESE REQUIREMENTS.

NOT TO SCALE

NOT TO SCALE





NOT FOR CONSTRUCTION

PRELIMINARY APPROVAL

SSUED FOR:

ISSUE DATE:

NOVEMBER 22, 2023

<u>REVISIONS</u>

NO. DESCRIPTION BY DATE % FINER BY WEIGHT EDW 11/22/2) INITIAL SUBMISSION

> RMB DRAWN BY: XXXAPPROVED BY: ___ 5401SITE.DWG DRAWING FILE:

(22"x34") 1" = 10'

 $(11" \times 17") 1" = 20$

<u>OWNER/APPLCANT</u>:

3 WALKER STREET, LLC (c/o LANE CHENEY) 76 EXETER STREET NEWMARKET, NH 03857

<u>PROJECT:</u>

SITE REDEVELOPMENT TAX MAP 4 LOT 99

3 WALKER STREET

KITTERY, MAINE

DETAIL SHEET

SHEET NUMBER:

C - 6

- TECHNICAL SPECIFICATIONS OR AS SHOWN ON THE DRAWING.
- MATTER AND MEETING THE GRADATION SHOWN IN THE TRENCH DETAIL. WHERE ORDERED BY THE ENGINEER TO STABILIZE THE BASE, SCREENED GRAVEL OR CRUSHED STONE 1-1/2 INCH TO 1/2
- ALL ROCKS OVER 6 INCHES IN LARGEST DIMENSION, AND ANY MATERIAL WHICH, AS DETERMINED CONSTRUCTION IN A STABLE CONDITION. IN CROSS COUNTRY CONSTRUCTION, SUITABLE MATERIAL

- PIPE SHALL BE 1/4 I.D. (4" MINIMUM). BLOCK SUPPORT SHALL BE SOLID CONCRETE BLOCKS.

NON-PAVED AREA | PAVED AREA

3'-0" (MIN) OR D+2

FOR SINGLE PIPE

1. BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET

(WHICHEVER IS GREATER)

SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL

MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99,

3. MAINTAIN 12" MINIMUM HORIZONTAL SEPARATION AND WIDEN TRENCH ACCORDINGLY IF MULTIPLE PIPES

2. INSULATE GRAVITY SEWER AND FORCEMAINS WHERE THERE IS LESS THAN 5'-0" OF COVER WITH 2"

4. PROVIDE ANTI-SEEP COLLARS (RIPLEY DAM OR APPROVED EQUAL); LOCATIONS TO BE FIELD

THICK CLOSED CELL RIGID BOARD INSULATION, 18" ON EACH SIDE OF PIPE.

SEE PAVEMENT SECTION

SEE PAVEMENT SECTION

SEE PAVEMENT SECTION

SCREENED GRAVEL OR

BELOW PIPE IN ROCK

GEOTECH REPORT)

- ROCK SUBGRADE

(TEMPLATE)

SCREENED GRAVEL OR CRUSHED STONE BEDDING

SIEVE SIZE

3/4"

3/8"

4

#8

% PASSING BY WEIGHT

100

90 - 100

20 - 55

0 - 10

0 - 5

(ADJUST AS SPECIFIED IN

CRUSHED STONE BEDDING FOR

UP TO SPRINGLINE OF PIPE, 6"

BELOW PIPE IN EARTH AND 12"

FULL WIDTH OF THE TRENCH

LOAM AND SEED OR OTHER

SURFACE TREATMENT PER PLANS -

6" GRAVEL BORROW -

SUITABLE EXCAVATED

GRANULAR BACKFILI

MATERIAL COMPACTED

"CAUTION - WARNING"

NON-WOVEN GEOTEXTILE

ARE IN TRENCH.

SIEVE SIZE

1/2"

200

DETERMINED BY ENGINEER.

SAND BLANKET/BARRIER

A.O.S.=70 OR LESS

UNDISTURBED SOIL -

BACKFILL OR CLEAN

AS SPECIFIED

SURFACE -

TAPE 24" BELOW

SAND BLANKET AS

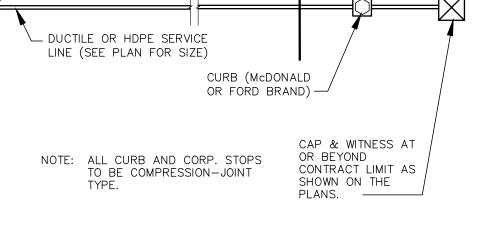
SPECIFIED BELOW -

DRAINAGE AND SEWER TRENCH

% FINER BY WEIGHT

90 - 100

0 - 15



3' (MIN)

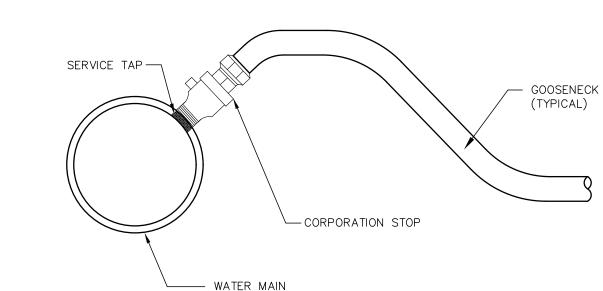
1. BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET

2. ALL TRENCHING AND BACKFILL SHALL CONFORM WITH THE STANDARDS OF THE KITTERY WATER

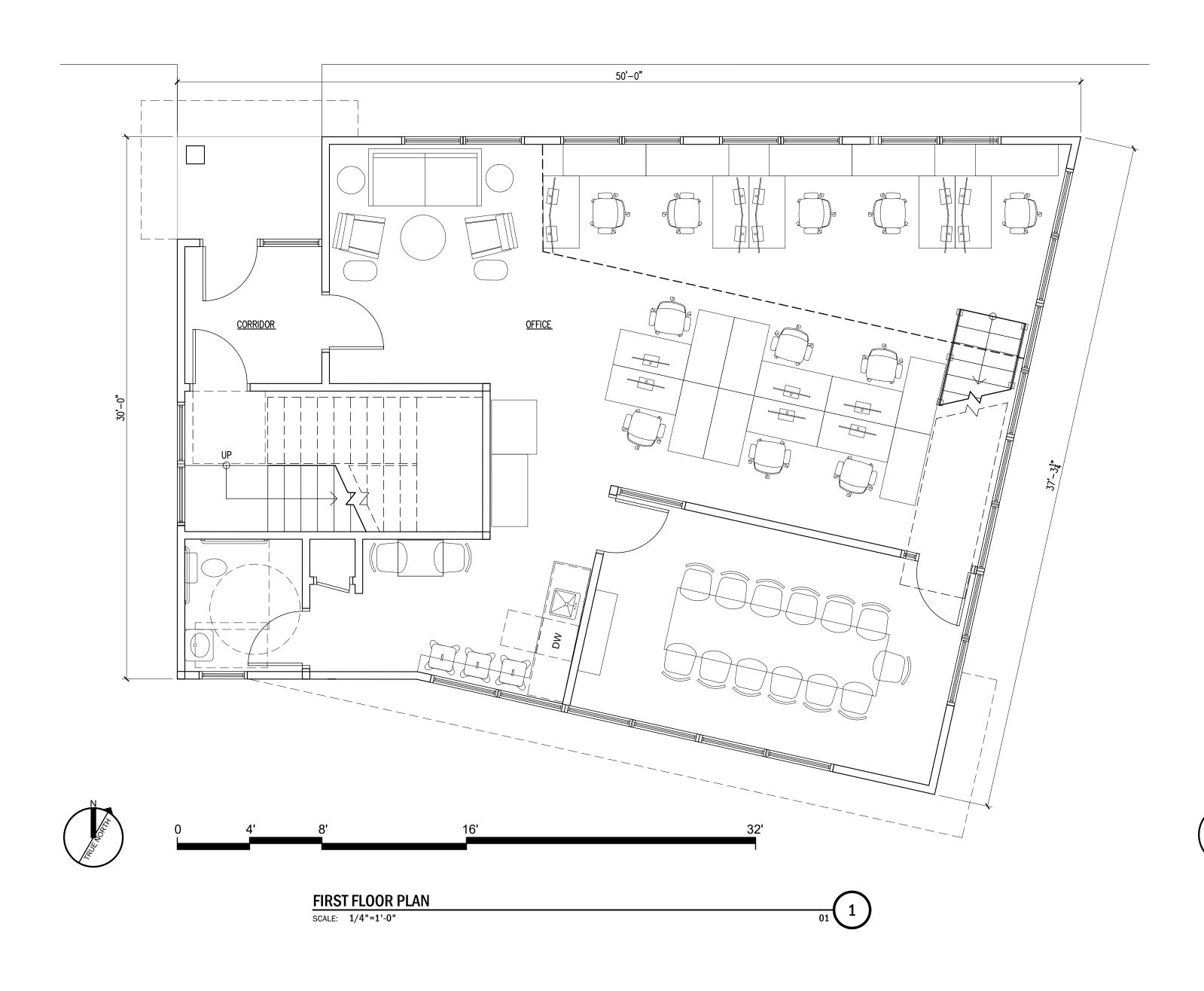
SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL

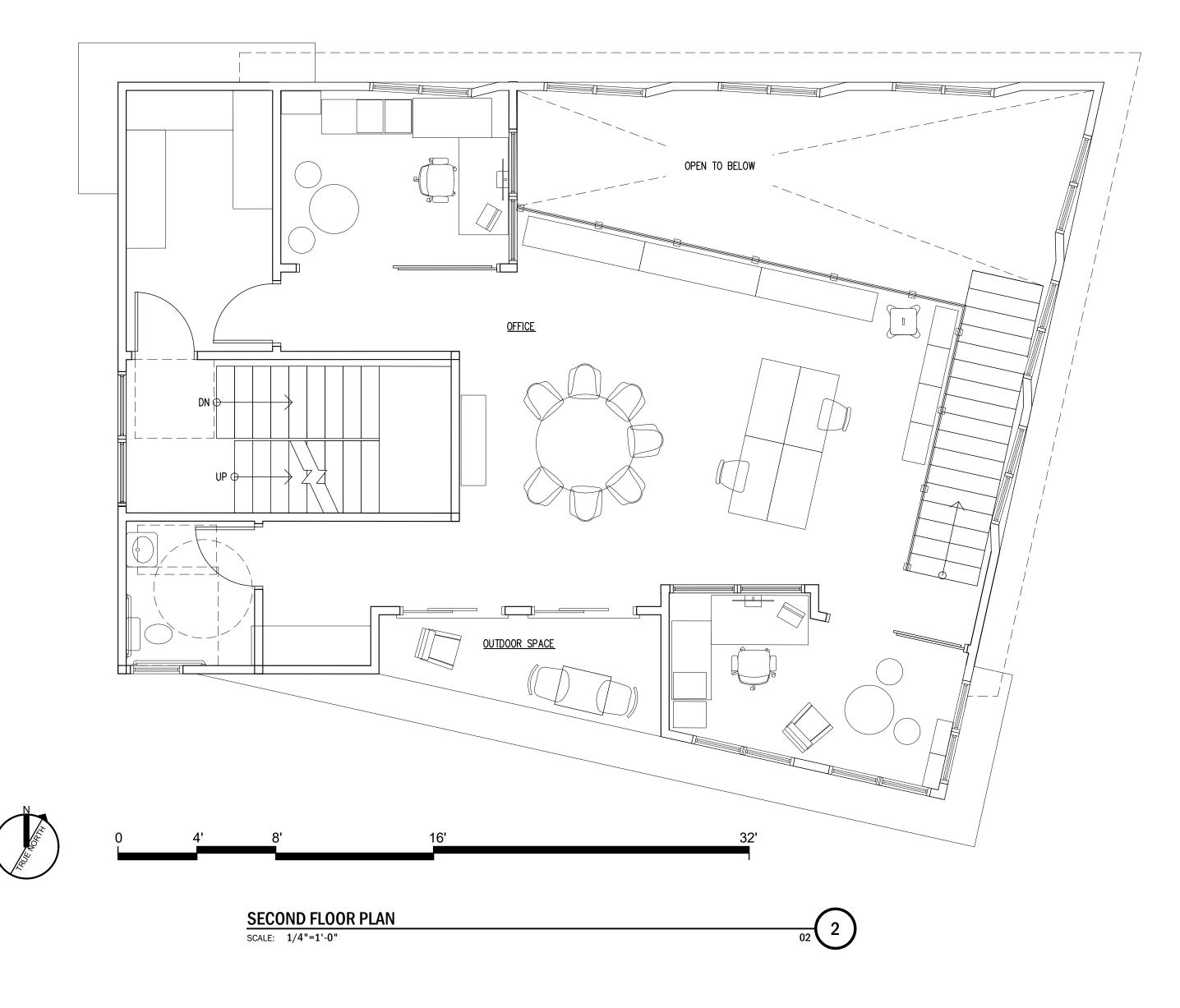
MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99,

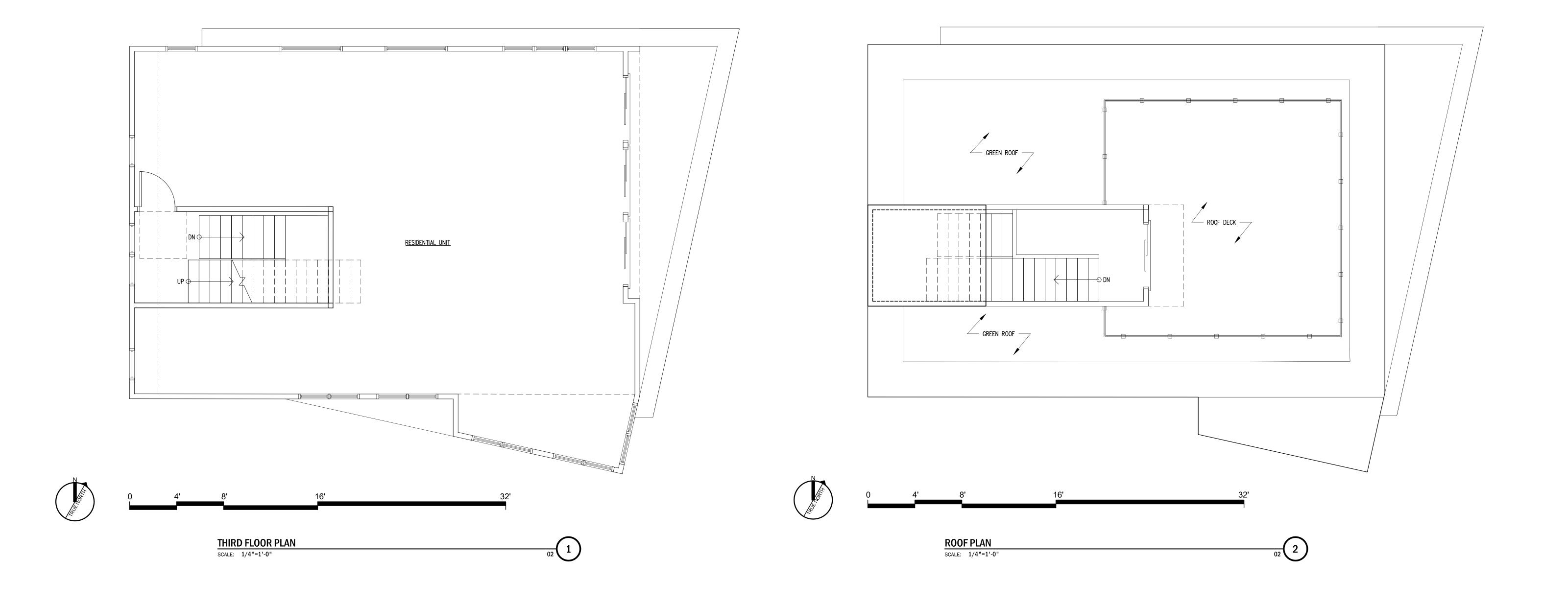
NOTE: ALL MATERIALS AND SPECIFICATIONS SHALL CONFORM TO KITTERY WATER DEISTRICT STANDARDS AND REQUIREMENTS VERIFY PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.



WATER SERVICE CONNECTION









7 WALLINGFORD SQUARE UNIT 2099 KITTERY, ME 03904 207.994.3104 WINTER HOLBEN



7 WALLINGFORD SQUARE UNIT 2099 KITTERY, ME 03904 207.994.3104 WINTER HOLBEN



AFFORDABLE HOUSING NARRATIVE

WINTER HOLBEN architecture + design seeks to construct two affordable rental units – a studio apartment and a one bedroom apartment - in addition to one market rate unit at the proposed 3 Walker St. location. The affordable units will be of the same quality, material, and finish as the market rate unit. Based on the 2023 MaineHousing Rent Restricted Programs charts, the rent for these units are targeted at 60% AMI. These rents are calculated to be \$1,279/month for the studio and \$1,371/month for the one-bedroom, respectively. Both affordable units are located on the southern side of the building, providing optimal daylighting.

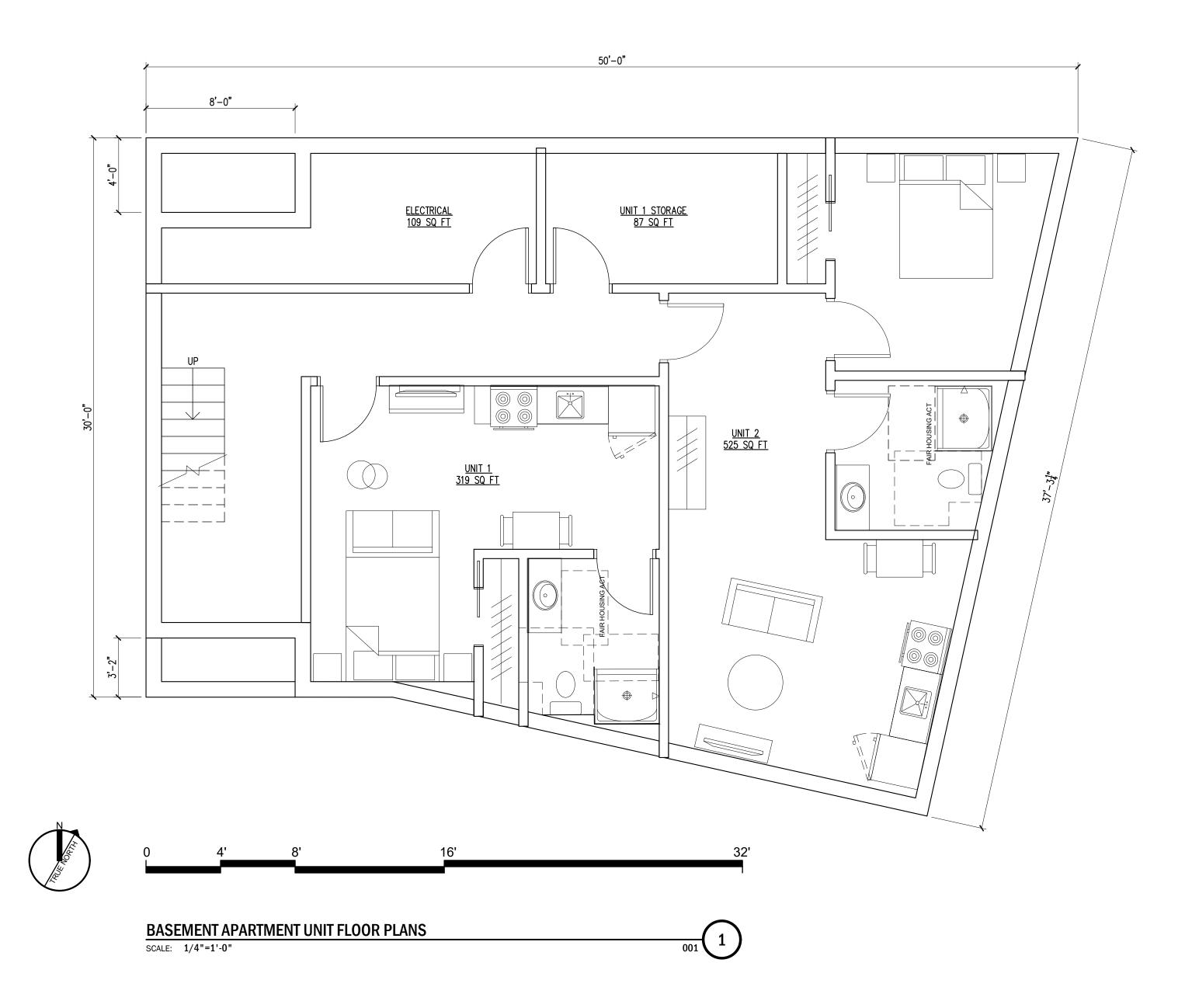
With more than 50% of the proposed units at an affordable rate, the site will qualify for the LD 2003 density incentive, reducing the minimum lot area per dwelling unit from 5,000 square feet to 2,000 square feet. This incentive is necessary for the construction of affordable units in the Foreside, given the limited size of the site. The 20% discount on permitting costs is sought after in addition to the density incentive.

Thank You,

Brandon Holben
Principal Architect | AIA, LEED

WINTER HOLBEN Architecture + Design 7 Wallingford Square, Suite 2099 Kittery, ME 03904 O: (207) 994.3104 | C: (207) 703.4918 winterholben.com | Instagram | LinkedIn

Get the news on all things WINTER HOLBEN





Account 2024 Winter Holben Architecture
Invoice 131135 Total Due: \$165.00
Invoice Date 11/15/2023 Parking for 12/01/2023

Printed on 12/11/2023

Current Charges: Billing for 12/1/2023

3 Parkers: 60 Government Permit Rate @ \$55.00 \$165.00

Parking \$165.00 Total Current Charges: \$165.00

Total Due: \$165.00

Parker Details:

60 Government Permit Rate Marissa Ellis Patrick Gould

Paige Williams

Please detach and return this stub with your payment

Account 2024

Location 02-1245 60 Government Invoice 131135 12/01/2023

Total Due \$165.00

Do Not Pay: Automatically paid by Credit Card

Remit To: Unified Parking Partners 496 Congress St Suite 3 Portland, ME 04101

Kittery Water District Hydrant Flow Test Field Report

			Test	Mike Rogers		
			Da	ite:	12/19/2023	
			Tin	ne:	10:00 AM	
Test Static Hydrant #	: 55-K					
Elevation:			Gage Number:			
Static Pressure:	48	P.S.I.	Residual Pressur	e: 46	P.S.I.	
Location: Central	Avenue,	near Dan	ne Street			
			Maria Ma			
Flow Hydrant #:	51-K					
Cap/Gage:			P.S.I.:			
Pitot:			P.S.I.:		Gago	
Diffuser:			P.S.I.:		Gage Number:	
3 Inch Meter:	X		Cubic Feet:	32		
Flow Dimensions:	1		Size: 2	2 1/2"		
Location: Dame S	street					
Static Pressure:	55	P.S.I.				
Calculated Flow Rate	2 39	G.P.M.				
Remarks: Rogers	Road sta	ndpipe w	as 87.3 feet, El	iot Tank w	as 37.1 feet, office	
pressure 62.2 PS	l, pump st	ation pre	essure 66.8 PSI,	pump #2	operating	
with a flow rate o	.f 3 37 MG	D /96%	eneed)			