

**Town of Kittery
Planning Board Meeting
October 26, 2023**

ITEM 3 – 47 Cutts Road – Major Conservation Subdivision Plan – Preliminary Review

Action: accept plan as complete or continue review. Schedule site walk/public hearing. Mike Sudak, on behalf of owner/applicant Chip and Anne Andrews, is proposing to divide 14.1 acres of a 36.06-acre parcel into a major conservation subdivision of 13 single-family residential building lots with shared community septic systems, a private street, and a public access parking lot for abutting Kittery Land Trust nature trails. The proposed subdivision is located on the current property of 28 Andys Lane, Map 60 Lot 10-3, in the Residential-Rural, Shoreland Overlay, and Resource Protection Overlay Zones.

PROCESS SUMMARY

REQ'D	ACTION	COMMENTS	STATUS
YES	Sketch Plan Acceptance/Approval	3/23/23	Accepted
YES	Planning board determination of completeness	9/28/23	Completed
NO	Site Visit	10/17/23	Held
YES	Public Hearing	Scheduled for 10/26/23	TBD
YES	Preliminary Plan Approval		TBD
YES	Wetland Alteration Permit	Required before Final Plan Approval	TBD
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

- Subsurface wastewater disposal application with Town
- Delineation of wetlands and protected water bodies
- Curb cut and utility permits
- Natural Resources Protection Act Permit (Maine DEP)
- Maine General Permit (DEP)
- Army Corps of Engineers Review

26 **PROJECT INTRODUCTION**

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28 This is the second preliminary review for a proposed 13-lot conservation subdivision located at 47 Cutts
29 Road in the R-RL (Residential-Rural) zoning district and partially within the Shoreland Overlay and
30 Resource Protection Overlay zones. The property is currently listed as 28 Andy’s Lane and contains an
31 existing single-family dwelling in the area of proposed lot 11. The area of proposed lot 4 is the location of
32 an existing construction service commercial building, which has been demolished. In the center of the parcel
33 (between proposed lots 8 and 10) is 25 Andy’s Lane, a separate land-locked parcel under different
34 ownership, which currently has access to the existing private right-of-way. 25 Andy’s Lane also maintains
35 access to Cutts Road through a gravel road leading southeast, between two man-made ponds and through
36 an abutting neighbor’s property. Forested wetlands cover several portions of the total parcel, which abuts a
37 critical vernal pool and Kittery Land Trust nature trails to the north.

38
39 The plan proposes 3 “clusters” of lots, each with their own community septic systems and access to Town
40 water. The existing single-family dwelling on lot 11 would be maintained, and the commercial business use
41 on lot 4, which has been demolished, would be replaced with a single-family dwelling. The applicant plans
42 to develop new single-family dwellings on all other lots. The existing road will be replaced by a private
43 street that forks in two directions, with both roads ending in a cul-de-sac. Right-of-way access for the owner
44 of 25 Andy’s Lane will be provided by the applicant through an easement, which will be submitted to the
45 Town before final plan approval. On-site stormwater management will be through a series of swales, culvert
46 crossings, and stormwater detention areas. The applicant has expressed interest in donating some of the
47 open space on the property to the Kittery land Trust; this is a private matter and not purview of the planning
48 board until confirmed but is being mentioned as the plan set shows a proposed parking lot between lots 9
49 and 13 to provide public access to KLT nature trails.

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51 On September 28th, 2023, the planning board accepted this application as complete, then scheduled a site
52 walk on October 17th and a public hearing on October 26th. The full application and drainage analysis has
53 been sent out to a third-party engineer review and completed with the determination that there are no
54 significant issues with the plan and conditional preliminary approval can be provided at this time. The
55 applicant has resubmitted a plan set to show the ROW with requested modifications following feedback
56 from the planning board. After holding the public hearing, staff suggest providing feedback on the new
57 street design, and advising the applicant based on input from the review engineer and public comment.

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59 **WAIVERS REQUESTED**

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61 1. Road modification: At the sketch review, the planning board asked the applicant to provide narrower
62 roads in their preliminary application. To comply with this, the applicant built to the standards of a Class
63 II private street and requested a modification of road length from a maximum of 600 feet to 1,030 feet
64 and 1,520 feet. Because this length so greatly exceeds the maximum allowable for Class II, Fire and
65 Public Works staff requested the applicant instead build a Class III private street and seek a modification
66 to road width. The applicant was amenable to this, and the modifications for the street are as follows:
- 67 1. Request a modification to the Class III ROW requirements from 60 feet to 40 feet, with a travel
68 pavement minimum of 23 feet and 1-foot gravel shoulders.
 - 69 2. Request a modification to the Class III grade maximum from 8% to 9% in a few locations of
70 the road to be notated on the plan set.
 - 71 3. Request a modification to the Class III requirement of 5 feet sidewalks. The applicant proposes
72 a paved pedestrian travel way along the side of the road instead of full sidewalks.

73 2. Plan scale modification: The applicant is requesting the planning board modify the maximum plan scale
 74 for developments greater than 10 acres in size from 1" = 50" to 1" = 80." The overall size of the subject
 75 parcel and its unique shape prevent the standard from being met without this modification.
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77 **STAFF COMMENTS**

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 79
 80 Listed below are comments provided by staff in addition to general review of standards:
 81

- 82 1. The cover letter mentions dedicating the depicted open space blocks to the Kittery Land Trust. Land to
 83 be dedicated has not yet been decided, as the applicant is awaiting review and acceptance of the current
 84 plan before beginning coordination with KLT.
 85 a. The Town will not get involved in personal matters between the applicant and Land Trust staff.
 86 However, if the donation is confirmed at final plan, the Town will require the application notate
 87 guaranteed public access for the parking lot, and that an easement by provided.
 88 2. Sidewalks are required on any private street. Due to the proposed access to Kittery Land Trust nature
 89 trails (for both the public and for residents of the entire subdivision complex), staff strongly recommend
 90 sidewalks, or at least a paved pedestrian walkway, to ensure pedestrian safety.
 91 3. The wetland delineation recommended that the test pits **not** have a no-cut, no-disturb buffer around
 92 them. The subsurface wastewater application will have a proposed "safety radius" around each test pit
 93 showing what portions of the buffer must be excluded from the no-cut requirement. All septic systems
 94 must still maintain necessary setbacks from wetlands and water bodies.
 95 4. Maine Fish and Wildlife determined New England cottontails were highly unlikely on the property.
 96 5. Maine DACF found no rare botanical features, but noted this could be due to a lack of data and minimal
 97 survey efforts and suggested a site inventory by a qualified field biologist "to ensure that no
 98 undocumented rare features are inadvertently harmed."
 99 6. The easement currently granting the owner of 25 Andy's Lane access to the Cutts Road ROW will need
 100 to be revised to ensure access to the proposed new ROW. While legal access will be confirmed before
 101 final plan approval, the actual agreement is a civil issue between the private parties involved, and not
 102 the purview of the Town or planning board.
 103 7. The plan indicated snow will be stored on the vegetated swales. Following planning board and staff
 104 feedback, the revised plan set now shows snow storage in the proposed cul-de-sac areas to reduce the
 105 risk of pollutant contamination in the abutting natural resources.
 106 8. Two buildings are proposed on lot 3: one single-family dwelling and one barn meant to store lumber
 107 and equipment. Accessory buildings and structures are a permitted use in the R-RL zone, meaning this
 108 is allowable if all buildings meet required setbacks and dimensions.
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110 **PROJECT ANALYSIS**

Code Ref.	§16.4 Land Use Zone Standards	
	Standard	Determination
§16.4.10.B	Permitted/Special Exception Uses	The proposed subdivision is a permitted use
§16.4.10.E.(2).(a).	Minimum area per dwelling: 40,000 sq ft.	It appears the standard is satisfied.

§16.4.10.E.(2).(b).	Lot size: 40,000 sq ft minimum	Proposed lot size is 15,000 sq ft. Requirements may be modified in a conservation subdivision. Per §16.10.5.E, lots in a conservation subdivision may be less than 20,000 sq ft. if serviced by community sewer.
§16.4.10.E.(2).(c).	Street frontage: 150 ft minimum	Not all lots meet this standard. Requirements may be modified in a conservation subdivision. Lot 4 abutting Cutts Road appears to have minimum frontage
§16.4.10.E.(2).(d).	Front setback: 40 ft minimum	10 ft front yard setback proposed. Requirements may be modified in a conservation subdivision.
§16.4.10.E.(2).(e).	Building coverage: 15% maximum	The standard appears to be satisfied.
§16.4.10.E.(2).(f).	Rear and side setbacks: 20 ft minimum.	10 ft setbacks proposed. Not all lots meet this standard. Requirements may be modified in a conservation subdivision.
§16.4.10.E.(2).(g).	Building height: 35 ft maximum	It appears the standard is satisfied.
§16.4.10.E.(2).(i).	Minimum water-body setbacks: up to 100 feet from high-water line of identified wetlands	The standard appears to be satisfied for all proposed new buildings. If final plan approval is granted, Code Enforcement will require a subsurface wastewater permit to confirm shared septic systems are maintaining necessary setbacks before a building permit can be issued.
Code Ref.	§16.5 Performance Standards	

	Standard	Determination
§16.5.4	<p>Minimum affordable housing requirements for 13 homes is one of the following:</p> <ul style="list-style-type: none"> • 1 affordable home and \$30,000 in-lieu payment • \$130,000 in-lieu payment 	<p>The applicant has submitted a letter of intent to pay the full \$130,000 in-lieu fee and provide 0 affordable housing units. Payment will be confirmed before final plan approval.</p>
§16.5.9	<p>Conservation of vernal pools</p>	<p>Identified vernal pools on the property were not deemed significant. Standard setback applies determined by size.</p> <p>Critical vernal pool on an abutting lot (and setbacks) are notated in the existing conditions plan.</p>
§16.5.10	<p>Essential services</p>	<p>Test pit locations have been notated, and water capacity is confirmed by Kittery Water District.</p>
§16.5.11	<p>Floodplain Management</p>	<p>The proposed development is outside of the indicated floodplain. Standards appear to be met.</p>
§16.5.14.B	<p>Lots</p>	<p>Lot standards appear to be met. For lots containing wetlands, building envelopes are outside of all indicated setbacks.</p>
§16.5.18.	<p>Net residential acreage</p>	<p>Net residential acreage calculations support the proposed number of lots. The standard appears to be satisfied.</p>
§16.5.24.	<p>Dwellings in the Shoreland Overlay Zone</p>	<p>All new dwellings are outside of indicated setbacks. The house on lot 11, an existing non-conforming house, will</p>

		remain in the same location with the same dimensions.
§16.5.26	Street Signage	Public Works and Fire staff will require the streets be named if final approval is granted.
§16.5.27	Street Standards	Sheet 2 details the road with the proposed modifications listed above. Planning board approval of said street modifications are required.
§16.5.30	All wetlands of 501 sq ft. or greater trigger setbacks for certain uses	Delineation was submitted, and wetlands of special significance have been identified. All new buildings are outside of any wetland setbacks. The applicant will submit a wetland alteration permit to receive permission to build streets in the areas encroaching on the setbacks.
Code Ref.	§16.10 Additional Requirements for Conservation Subdivision	
	Standard	Determination
§16.10.4.B	Indicate any proposed public open space and Town Council approval	The Kittery Land Trust is not a government body, meaning the public access granted in the proposed parking lot does not require Council approval.
§16.10.5.C	Proposed private and water systems must show: <ul style="list-style-type: none"> adequate groundwater is available. Proposed groundwater sources are safe from on-site and off-site contamination. Proposed individual septic systems will not endanger drinking water supply. The costs of a community water or wastewater system is prohibitively expensive 	The lot is serviced by public water, and the application is providing community septic systems. The standard does not appear applicable.

§16.10.5.D	Designated open space to be permanently preserved	The application appears to meet minimum open space standards. Proposed configuration requires planning board approval.
§16.10.5.E	Minimum lot size with private water/wastewater: 20,000 sq ft	The applicant is proposing community septic systems. This standard does not appear applicable.
§16.10.5.F	No individual lot may have direct vehicular access onto a public road	All proposed lots will access the proposed private way, including Lot 4, which abuts Cutts Road. The parcel of land in between Lot 8 and Lot 10 is not owned by the applicant but will have access to the proposed ROW. The gravel road in the ROW between the two artificial ponds will not be altered as a part of this plan.
§16.10.5.G	All areas designated as Resource Protection must be protected as open space	The existing conditions survey notates the shoreland and resource protection overlay zones. Standard appears to be met.
§16.10.5.I	Wetlands designated as open space to have a “no-cut, no disturb” buffer	The standard appears to be satisfied.
§16.10.5.J	All utilities must be installed underground	The standard appears to be met.

§16.10.5.K	All subsurface wastewater disposal areas to be indicated on plan	The standard appears to be met
§16.10.6.F	Vegetated buffer located on front lot line, a minimum width of 40 feet	The standard appears to be satisfied. Note 22 on sheet 1 of the plan set states existing vegetation in the buffer area will remain.
§16.10.6.H	Low-impact design must be incorporated into the plan whenever possible	The applicant is proposing narrower roads and community septic systems. Required vegetated buffers plan to use existing vegetation to the greatest practical extent. The standard appears to be satisfied.
§16.10.7.A	Open space minimum: 60% of lot, with 40% of that consisting of net residential acreage. Example: in a parcel of 1,000,000 sq ft, 600,000 sq ft (60%) must be open space. Of that 600,000 sq ft, 240,000 (40% of open space, or 24% of total lot) must be included in the net residential acreage calculations.	The standard appears to be satisfied.
§16.10.7.B	All wetlands, water bodies, and floodplains must be located within open space boundaries	This standard appears to be met.
§16.10.7.C	Significant natural resources or wildlife habitat areas must be designated as open space	This standard appears to be met.
§16.10.7.D	Open space must include any notable features	This standard appears to be met.
§16.10.7.E	All historic, cultural, or archaeological resources must be included as open space	No such resources are located on the property. The standard appears to be satisfied.

§16.10.7.F	Open space areas must be made contiguous to the greatest extent possible	Staff believe this standard has been met, but open space configuration is up to the decision of the planning board.
§16.10.7.G	Open space may not be mowed unless part of a public park/trail	The standard appears to be satisfied.
§16.10.10	The homeowner's association will be held responsible for: <ul style="list-style-type: none"> • Maintenance of open space • Maintenance public facilities such as road and stormwater systems • An initial capital fund required to cover expenses • Maintenance and replacement of plantings, including additional plantings required by the planning board 	The plan indicates the subdivision will be maintained by a Homeowner's Association
§16.10.11	Prior to the beginning of any site work, the applicant must: <ul style="list-style-type: none"> • Define the limits of any proposed clearings. • File all required performance guarantees and inspection escrows in forms acceptable to the Town Manager 	Not applicable at preliminary stage
Code Ref.	§16.8.9.C Preliminary Subdivision Plan Requirements	
	Standard	Determination
§16.8.9.C.(5).(a-i).	<ul style="list-style-type: none"> * 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-of-way, wetlands, and amount of street frontage * Names and addresses of owners of record abutting property 	Provided, with requested modification for scale of drawing, listed above
§16.8.9.C.(5).(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

§16.8.9.C.(5).(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 * 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,	Provided
§16.8.9.C.(6).(a).	Documents showing legal interest in the property	Provided
§16.8.9.C.(6).(b).	Identified property encumbrances	Provided
§16.8.9.C.(6).(c).	Kittery Water District approval letter	Provided
§16.8.9.C.(6).(d).	Erosion and sedimentation control plan	Provided
§16.8.9.C.(6).(e).	Stormwater management plan and drainage analysis	Provided
§16.8.9.C.(6).(f).	Soil survey	Provided
§16.8.9.C.(6).(g).	Vehicular traffic report	Provided
§16.8.9.C.(6).(h).	Traffic impact analysis	Not deemed applicable due to low traffic volume
§16.8.9.C.(6).(i).	Test pit analysis for proposed septic systems	Provided
§16.8.9.C.(6).(j).	Town sewage department confirmation	Not applicable.
§16.8.10.C.(6).(k).	Evaluation of development by Police, Fire, and Public Works department heads	Provided
§16.8.10.C.(6).(l).	Additional submissions as required	None proposed at this time

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117 **DISCUSSION, NEXT STEPS, AND RECOMMENDATIONS**

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119 The purpose of a public hearing is to gather feedback from abutters, residents, and interested parties that
120 may identify potential suggestions to the proposed development. The issues identified by staff have been
121 resolved, and the engineer peer review has confirmed there are no significant issues with the plan set and
122 drainage analysis. Staff believe the application is ready to receive approval on the condition that all minor
123 issues from the peer review engineer are resolved as a part of the final plan application. After holding the
124 hearing, staff suggest the planning board discuss the feedback gathered by the public and peer review and
125 advise the applicant regarding the revised road.

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127 **RECOMMENDED MOTIONS**

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

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131 ***Motion to conditionally approve the application***

132 Move to approve the plan (with conditions listed above) by Mike Sudak, on behalf of owner/applicant
133 Chip and Anne Andrews, proposing to divide 14.1 acres of a 36.06 acre parcel into a major conservation
134 subdivision of 13 single-family residential building lots, a private street system, and a public access
135 parking lot for abutting Kittery Land Trust nature trails, located on the current property of 28 Andys
136 Lane, Map 60 Lot 10-3, in the Residential-Rural, Shoreland Overlay, and Resource Protection Overlay
137 Zones.

GENERAL NOTES (CONT.)

- ALL PROPOSED ROADS AND DRIVEWAYS HAVE BEEN LOCATED OUTSIDE THE 100' SETBACK FROM THE NORMAL HIGH-WATER LINE (INTERPRETED AS RESOURCE PROTECTION OVERLAY LIMITS) AS PER §16.8.4.14.B. AND AS DEPICTED ON SHEET 3.
- ALL PROPOSED LOTS WITH BUILDING ENVELOPES THAT PARTIALLY OR ENTIRELY FALL WITHIN THE SPO-250 ZONE (LOT 9) SHALL HAVE THEIR DWELLINGS COMPLY WITH THE GUIDELINES OF §16.8.28.1.
- DEPICTED WETLAND SETBACKS TO PRINCIPAL BUILDINGS OR STRUCTURES ARE INFORMED BY TOWN OF KITTEERY LAND USE AND DEVELOPMENT CODE TABLE 16.8.30 "MINIMUM SETBACKS FROM WETLANDS AND WATER BODIES":
25' SETBACK FOR TOPSOIL REMOVAL WITH AN EROSION & SEDIMENTATION CONTROL PLAN
50' SETBACK FOR TOTAL WETLAND/WATERBODY SIZE < 1 ACRE
100' SETBACK FOR TOTAL WETLAND/WATERBODY SIZE > 1 ACRE
- THE CONTRACTOR MUST CONTACT DIG SAFE AND ALL LOCAL UTILITIES PRIOR TO THE START OF CONSTRUCTION TO VERIFY THE LOCATION OF EXISTING SUBSURFACE UTILITIES AND CONDITIONS. LOCATING AND PROTECTING ANY UNDERGROUND OR ABOVE-GROUND UTILITY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE PROPOSED CONSERVATION SUBDIVISION SHALL BE SERVICED BY MUNICIPAL WATER (KW) AND COMMUNITY PRIVATE SUBSURFACE WASTEWATER DISPOSAL SYSTEMS (SSWDS). TEST PITS FOR SAID SEPTIC SYSTEMS ARE SHOWN ON THE PLANS.
- DEVEGETATED AREA CALCULATION - AS PER §16.4.28.E.(2):
TOTAL AREA WITHIN SHORELAND OVERLAY = 249,491 SQ. FT. (5.73 AC.)
TOTAL DEVEGETATED AREA PROPOSED: = 16,623 SQ. FT. (LOT 8 MAX FOOTPRINT)
= 9,621 SQ. FT. (KLT ACCESS & PARKING AREA)
= 26,244 SQ. FT. MAX DEVEGETATED AREA
[16,623 + 9,621] / [26,244 / 249,491] = 10.52% < 20% => OK
- ALL INTERIOR STREETS DESIGNED TO "CLASS III" DIMENSIONAL STANDARDS AS PER §16.8, TABLE 1, "DESIGN AND CONSTRUCTION STANDARDS FOR STREETS AND PEDESTRIANWAYS"
CLASS III PRIVATE STREET STANDARDS (INTERPRETED AS MINOR STREET, 35-200 AVERAGE DAILY TRIPS):
RIGHT-OF-WAY WIDTH = 60 FEET
TRAVEL PAVEMENT WIDTH = 20 FEET
SIDEWALK WIDTH = 5 FEET
GRAVEL SHOULDER WIDTH = 2 FEET OPPOSITE SIDE OF SIDEWALK
ENCLOSED DRAINAGE = NOT REQUIRED
MINIMUM LONGITUDINAL SLOPE = 0.05%
MAXIMUM LONGITUDINAL SLOPE = 8%
STREET LENGTH TO CUL-DE-SAC RADIUS = 1200 FEET
MINIMUM BOUNDARY RADIUS = 60 FEET
MINIMUM PAVED RADIUS = 50 FEET
TANGENT LENGTH BETWEEN REVERSE CURVES = 100 FEET
MINIMUM CENTERLINE RADIUS = 150 FEET
- THIS DEVELOPMENT IS SUBJECT TO THE FOLLOWING STATE AND FEDERAL PERMITS:
U.S. ARMY CORPS OF ENGINEERS - MAINE GENERAL PERMIT
MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION (MDEP)
STORMWATER PERMIT-BY-RULE (PBR)

- OPEN SPACE CALCULATIONS - AS PER §16.10.7.A.(2):
IN THE R-RL ZONE, THE DESIGNATED OPEN SPACE MUST BE A MINIMUM OF 60% OF THE TOTAL LAND AREA, WITH A MINIMUM OF 40% OF THAT CONSISTING OF NET RESIDENTIAL ACREAGE.
GROSS PARCEL AREA: = 1,570,797 SQ. FT.
OPEN SPACE BLOCK 1 AREA: = 609,080 SQ. FT.
OPEN SPACE BLOCK 2 AREA: = 132,232 SQ. FT.
OPEN SPACE BLOCK 3 AREA: = 131,569 SQ. FT.
OPEN SPACE BLOCK 4 AREA: = 80,749 SQ. FT.
[609,080 + 132,232 + 131,569 + 80,749] = 953,630 SQ. FT. TOTAL OPEN SPACE
60% GROSS PARCEL AREA: [1,570,797 * 0.6] = 942,478 SQ. FT. => 953,630 SQ. FT. > 942,478 SQ. FT. => OK
OPEN SPACE NET RESIDENTIAL ACREAGE CONTRIBUTIONS:
UPLAND AREAS = 147,139 SQ. FT.
50% OF LAND LOCATED WITHIN 100' OF WETLANDS = 475,421 SQ. FT.
[147,139 + (475,421 * 0.5)] = 384,849 SQ. FT.
40% OPEN SPACE AREA: [953,630 * 0.4] = 381,452 SQ. FT. => 384,849 SQ. FT. > 381,452 SQ. FT. => OK

GENERAL NOTES (CONT.)

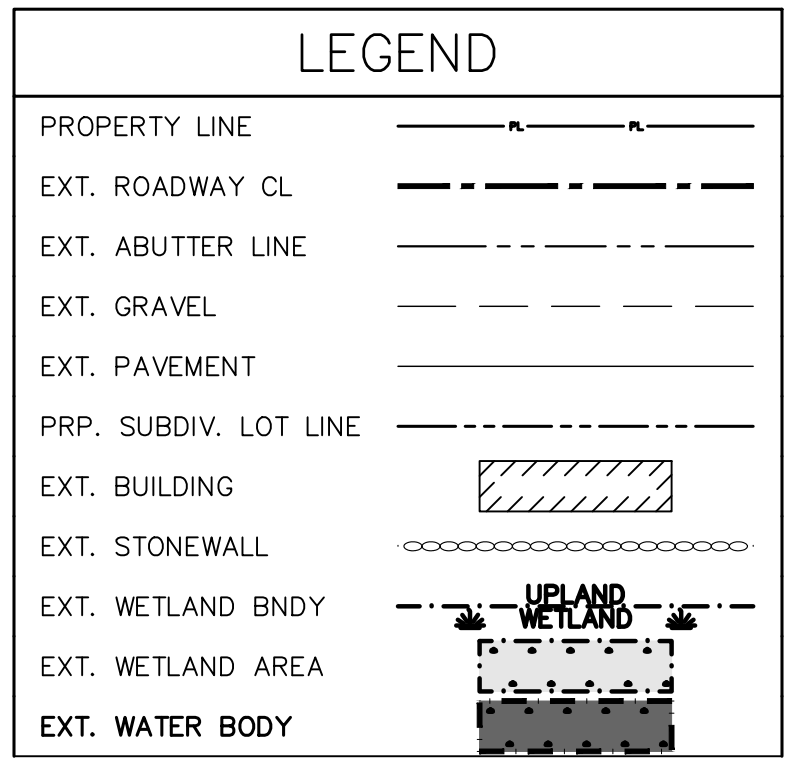
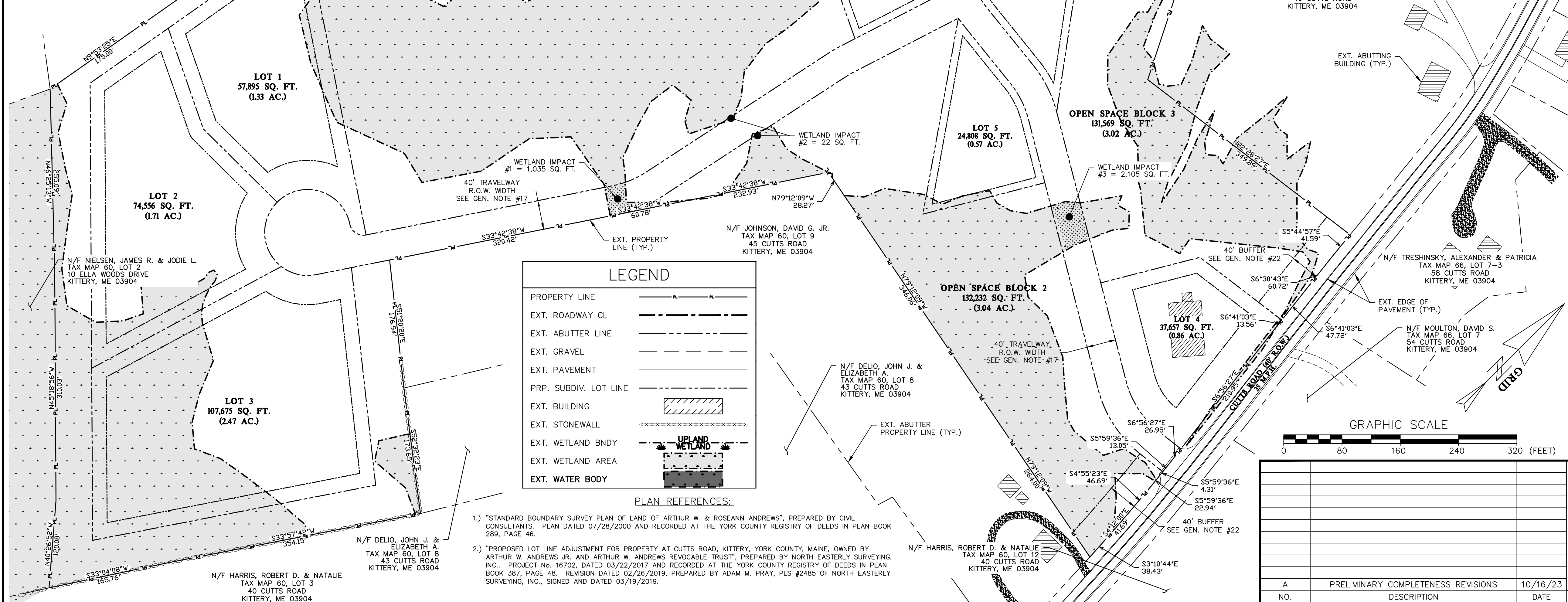
- THE PROPOSED DEVELOPMENT SHALL BE SERVICED BY MUNICIPAL WATER (KITTEERY WATER DISTRICT). ALL UTILITY MATERIALS, SIZES, AND CONSTRUCTION PRACTICES SHALL BE IN ACCORDANCE WITH THE KITTEERY WATER DISTRICT (KW).
- ALL DWELLINGS SHALL BE SERVICED BY COMMUNITY SUBSURFACE WASTEWATER DISPOSAL SYSTEMS (SSWDS) IN ACCORDANCE WITH §16.10.5.E. SEPTIC AREAS SHALL ADHERE TO BUILDING SETBACK REQUIREMENTS. TEST PITS LOCATIONS ARE DEPICTED ON THE PLANS.
- THIS PROJECT IS SUBJECT TO THE VEGETATED BUFFER REQUIREMENTS OF §16.10.6.F BEING A PARCEL WITHIN THE R-RL BASE ZONE. EXISTING NATURAL VEGETATION AND EVERGREEN PLANTINGS LOCATED ALONG THE FORMER COMMERCIAL USE PROVIDE ADEQUATE SCREENING OF THE PROPOSED DEVELOPMENT FROM ADJUTING PROPERTIES AND ARE TO REMAIN. SEE SHEETS 3 & 4.
- THE ADDITIONAL STRUCTURE DEPICTED ON LOT #3 IS PROPOSED TO BE A 40'x40' TIMBER BARN. THIS BARN SHALL BE USED EXCLUSIVELY FOR STORAGE, AND IS AN ALLOWED ACCESSORY USE IN THE R-RL ZONE.
- AS PER §16.10.5.I: WETLAND AREAS PROPOSED TO BE INCLUDED IN THE OPEN SPACE BLOCKS OF THIS CONSERVATION SUBDIVISION SHALL BE DESIGNATED AS NO-CUT, NO-DISTURB BUFFERS. THESE BUFFER AREAS SHALL BE MAINTAINED IN PERPETUITY AND MAY BE SUBJECT TO ADDITIONAL STORAGE REQUIREMENTS AS IDENTIFIED IN CONSERVATION SUBDIVISION DESIGN STANDARDS §16.10.6.E.

WAIVERS REQUESTED:

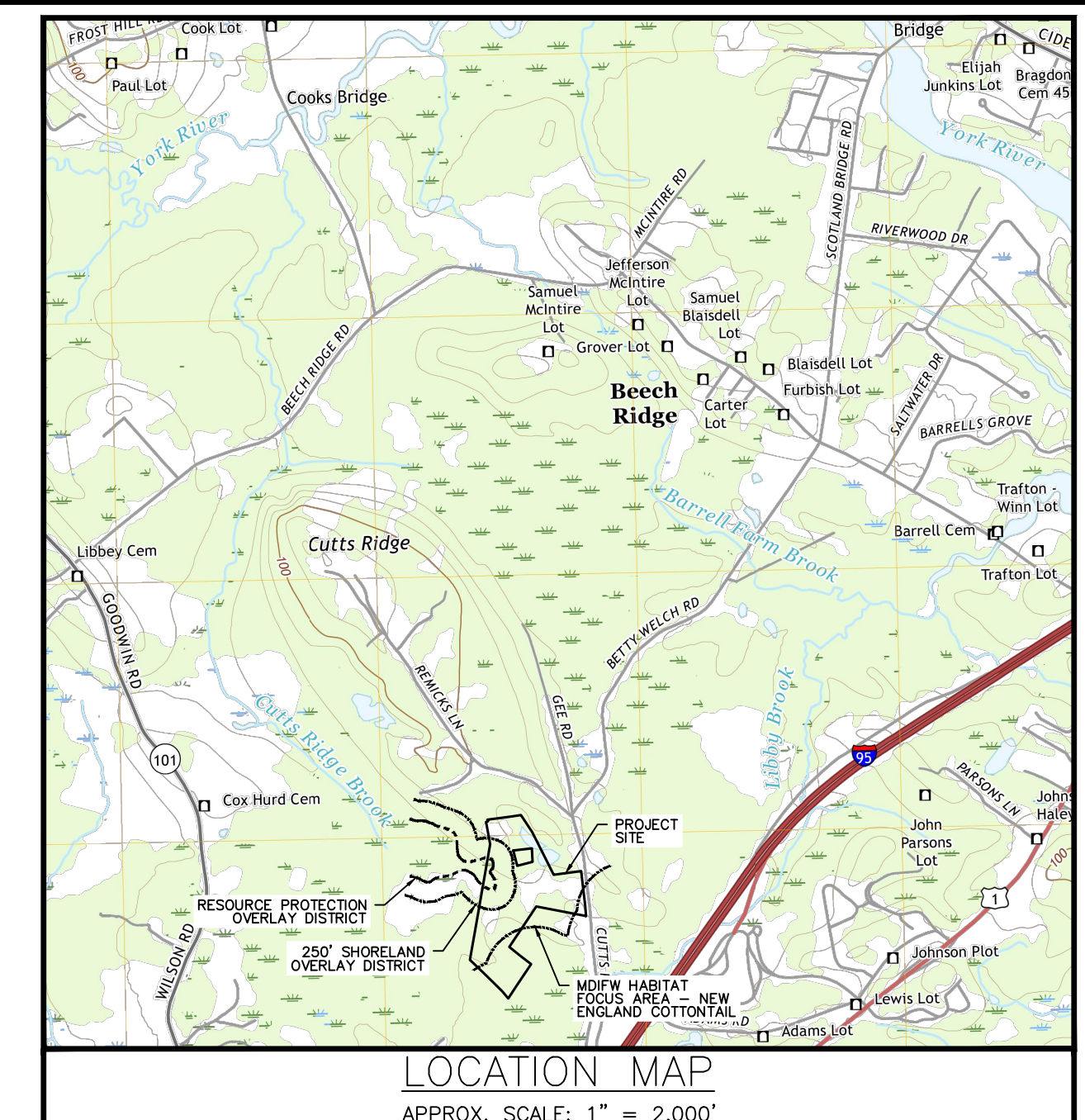
- §16.8.9.C.(5)(b) - PLAN SCALE GREATER THAN 1" = 50' FOR DEVELOPMENTS GREATER THAN 10 ACRES. APPLICANT PROPOSES 1" = 80' FOR OVERALL SITE PLAN & SUBDIVISION PLAN.
- §16.8, TABLE 1: "DESIGN AND CONSTRUCTION STANDARDS FOR STREETS AND PEDESTRIANWAYS" PROPOSED TRAVELWAYS ARE DESIGNED TO CLASS III PRIVATE STREET STANDARDS (INTERPRETED AS MINOR STREETS PER AVERAGE DAILY TRIP VALUES) WITH THE FOLLOWING REQUESTED MODIFICATIONS:
RIGHT-OF-WAY WIDTH: 40 FEET (FROM 60 FEET)
MAX. STREET GRADIENT: 9% (FROM 8%) FOR STA: 10+25 THRU 13+00
SIDEWALK/PEDESTRIANWAY: 3' PAVED SHOULDER (FROM 5' SIDEWALK)

INDEX OF SHEETS:

- OVERALL DEVELOPMENT PLAN
- CONSERVATION SUBDIVISION PLAN
- EXISTING CONDITIONS PLAN
- GRADING & UTILITIES PLAN
- ROADWAY PLAN & PROFILE Pt.1
- ROADWAY PLAN & PROFILE Pt.2
- ROADWAY PLAN & PROFILE Pt.3
- ROADWAY PLAN & PROFILE Pt.4
- CLASS A HIGH INTENSITY SOIL SURVEY
- SITE DETAILS
- SITE DETAILS



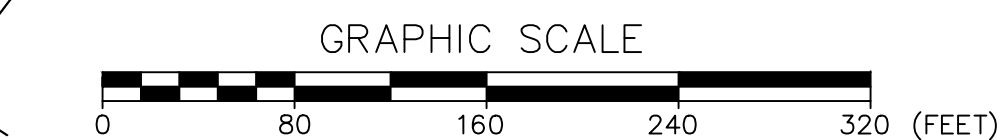
- PLAN REFERENCES:**
- "STANDARD BOUNDARY SURVEY PLAN OF LAND OF ARTHUR W. & ROSEANN ANDREWS", PREPARED BY CIVIL CONSULTANTS. PLAN DATED 07/28/2000 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 289, PAGE 46.
 - "PROPOSED LOT LINE ADJUSTMENT FOR PROPERTY AT CUTTIS ROAD, KITTEERY, YORK COUNTY, MAINE, OWNED BY ARTHUR W. ANDREWS JR. AND ARTHUR W. ANDREWS REVOCABLE TRUST", PREPARED BY NORTH EASTERLY SURVEYING, INC., PROJECT NO. 16702, DATED 03/22/2017 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 387, PAGE 48. REVISION DATED 02/26/2019, PREPARED BY ADAM M. PRAY, PLS #2485 OF NORTH EASTERLY SURVEYING, INC., SIGNED AND DATED 03/19/2019.



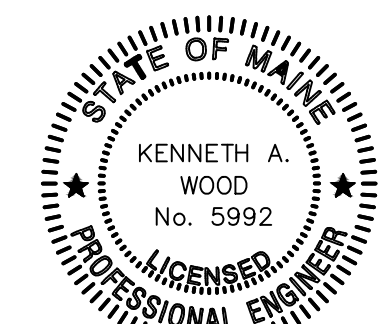
- GENERAL NOTES**
- THIS PLAN DEPICTS THE DEVELOPMENT OF THE SUBJECT PARCEL INTO A MAJOR CONSERVATION SUBDIVISION CONSISTING OF 13 SINGLE-FAMILY RESIDENTIAL LOTS SERVICED BY A PAIR OF CLASS III ROADWAYS. THE PROPOSED ROADWAYS ARE DESIGNED IN ACCORDANCE WITH TOWN OF KITTEERY §16.8 TABLE 1 - SEE GENERAL NOTE #17.
 - THE SUBJECT PARCEL, LOCATED OFF OF CUTTIS ROAD, IS IDENTIFIED AS LOT 10-3 ON MAP 60, CONSISTING OF 36.06 ACRES IN AREA, AND IS LOCATED IN THE RESIDENTIAL-RURAL (R-RL) BASE ZONE, AS WELL AS THE RESOURCE PROTECTION OVERLAY (RPO) AND 250' SHORELAND PROTECTION OVERLAY (SPO-250) ZONING DISTRICTS.
 - DIMENSIONAL REQUIREMENTS FOR THE R-RL ZONING DISTRICT AS PER §16.3.2.1.D.(2):
LOT SIZE: 40,000 SQ. FT. (MINIMUM)
SETBACKS: 40' FRONT YARD
20' SIDE YARD
20' REAR YARD
STREET FRONTAGE: 150 FT. (MINIMUM)
BUILDING COVERAGE: 15% (MAXIMUM)
BUILDING HEIGHT: 35 FT. (MAXIMUM)
 - DIMENSIONAL STANDARDS MODIFICATIONS FOR CONSERVATION SUBDIVISIONS AS PER §16.10.3: PROPOSED MODIFICATIONS REQUESTED:
LOT SIZE: 15,000 SQ. FT. PROPOSED**
SETBACKS: 10' FRONT YARD PROPOSED
10' SIDE YARD PROPOSED
10' REAR YARD PROPOSED

- ** - PER §16.10.5.E, PROPOSED LOTS MAY BE SMALLER THAN 20,000 SQ. FT. ONLY WHEN SERVICED BY EITHER PUBLIC SEWER OR PRIVATE COMMUNITY SUBSURFACE WASTEWATER DISPOSAL SYSTEMS.
- SITE TOPOGRAPHY, EXISTING GROUND SURFACE CONDITIONS, AND BOUNDARY MONUMENTATION PREPARED FROM STATE OF MAINE ORTHOMAGERY, LIDAR CONTOURS, STATE AND TOWN GIS IMAGERY, AND PLAN REFERENCES 1 & 2. EXISTING CONDITIONS OF ADJUTING PROPERTIES ARE APPROXIMATE.
 - NET RESIDENTIAL DENSITY CALCULATION AS PER §16.7.8.2: (ALL PROSPECTIVE REDUCTIONS WITH ZERO CONTRIBUTION ARE NOT ENUMERATED)
GROSS PARCEL AREA: = 1,570,797 SQ. FT.
LESS ALL LAND LOCATED IN WETLANDS = 480,083 SQ. FT.
LESS 50% OF LAND LOCATED IN 100 FT. WETLAND SETBACK: = 283,818 SQ. FT.
LESS EXISTING RIGHTS-OF-WAY AND OTHER EASEMENTS = 13,354 SQ. FT.
LESS PROPOSED RIGHTS-OF-WAY, EXCLUDING DRIVEWAYS = 119,412 SQ. FT.
LESS PARKING AREA (CLASSIFIED AS PROPOSED R.O.W.) = 10,495 SQ. FT.
LESS 50% OF "SOMEWHAT POORLY DRAINAGE" SOILS: = 75,512 SQ. FT.
TOTAL NET RESIDENTIAL ACREAGE = 588,123 SQ. FT.
TOTAL ALLOWED DWELLING UNITS = [588,123 / 40,000] = 14.70 LOTS
> 14 ALLOWED (13 PROPOSED)
 - BUILDING COVERAGE CALCULATION AS PER §16.4.10.D.(2)(e):
LOT # LOT AREA MAX. BLDG. COVERAGE ALLOWED (15%) COVERAGE PROPOSED
1 57,895 SQ. FT. 8,684 SQ. FT. 1,280 SQ. FT.
2 74,556 SQ. FT. 11,183 SQ. FT. 1,280 SQ. FT.
3 107,675 SQ. FT. 16,151 SQ. FT. 2,880 SQ. FT.
4 37,657 SQ. FT. 5,646 SQ. FT. 1,379 SQ. FT.
5 24,808 SQ. FT. 3,721 SQ. FT. 1,280 SQ. FT.
6 18,524 SQ. FT. 2,779 SQ. FT. 1,280 SQ. FT.
7 22,176 SQ. FT. 3,328 SQ. FT. 1,280 SQ. FT.
8 28,508 SQ. FT. 4,276 SQ. FT. 1,280 SQ. FT.
9 21,614 SQ. FT. 3,242 SQ. FT. 1,280 SQ. FT.
10 23,136 SQ. FT. 3,470 SQ. FT. 1,280 SQ. FT.
11 20,388 SQ. FT. 3,058 SQ. FT. 1,280 SQ. FT.
12 22,105 SQ. FT. 3,316 SQ. FT. 1,280 SQ. FT.
13 20,069 SQ. FT. 3,010 SQ. FT. 1,280 SQ. FT.
 - TOTAL WETLAND IMPACTS = 3,804 SQ. FT.

- ORIGINAL WETLAND DELINEATION WAS PERFORMED BY JOSEPH W. NOEL, PROJECT WETLAND SCIENTIST BETWEEN JULY OF 2016 AND AUGUST OF 2018 IN SUPPORT OF THE ANDREWS SUBDIVISION DEVELOPMENT. WETLAND FLAGS WERE RE-ESTABLISHED BY JOSEPH W. NOEL IN JANUARY OF 2021 AT THE START OF THIS PROJECT. ADDITIONAL AREAS OF WETLAND WERE DELINEATED IN OCTOBER AND NOVEMBER OF 2021 DURING SOIL MAPPING, SURVEY-LOCATED BY ATTAR ENGINEERING, AND ARE DEPICTED ON THE PLANS.
 - ORIGINAL VERNAL POOL STUDY WAS PERFORMED BY JOSEPH W. NOEL IN SPRING OF 2017 IN SUPPORT OF THE ANDREWS SUBDIVISION DEVELOPMENT. THE OFF-SITE LOCATION OF SIGNIFICANT VERNAL POOL #3234 IS DEPICTED ON SHEET 3. A SUPPLEMENTAL VERNAL POOL SURVEY WAS CONDUCTED ON APRIL 6 AND APRIL 22 OF 2021, WHERE NO ADDITIONAL VERNAL POOLS WERE FOUND. ALL VERNAL POOLS OBSERVED ON THE SUBJECT PARCEL WERE DETERMINED TO BE NON-SIGNIFICANT.
 - CLASS A HIGH-INTENSITY SOIL SURVEY WAS PERFORMED BY JOSEPH W. NOEL, MAINE CERTIFIED SOIL SCIENTIST #209 IN OCTOBER OF 2021. PROPOSED TEST PITS WERE FIELD LOCATED BY ATTAR ENGINEERING IN NOVEMBER AND DECEMBER OF 2021. ADDITIONAL TEST PITS WERE PERFORMED BY JOSEPH W. NOEL IN MAY OF 2022 AND FIELD LOCATED BY ATTAR ENGINEERING IN JUNE OF 2022. ADDITIONAL TEST PITS WERE PERFORMED BY MICHAEL CUOMO, SOIL SCIENTIST IN JULY OF 2023 AND FIELD LOCATED BY ATTAR ENGINEERING IN AUGUST OF 2023.
- GENERAL NOTES CONTINUED ELSEWHERE ON SHEET 1 --



NO.	DESCRIPTION	DATE
A	PRELIMINARY COMPLETENESS REVISIONS	10/16/23
NO.	DESCRIPTION	DATE
	REVISIONS	



OVERALL DEVELOPMENT PLAN
TWIN OAKS SUBDIVISION
47 CUTTIS ROAD, KITTEERY, MAINE

FOR: C/O CHIP ANDREWS
28 ANDY'S LANE
KITTEERY, ME 03904

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

SCALE: 1" = 80'
DATE: 09/07/23
JOB NO: C160-21

APPROVED BY: [Signature]
FILE: CUTTS CONSERV BASE.DWG

DRAWN BY: MJS
REVISION DATE: A : 10/16/23
SHEET: 1



Line #	Direction	Length
L1	N83° 37' 41"E	102.23
L2	N83° 37' 41"E	106.67
L3	N83° 37' 41"E	222.60
L4	N67° 50' 08"E	190.47
L5	N48° 59' 20"E	158.91
L6	N13° 49' 49"W	124.40
L7	S71° 59' 05"E	110.40
L8	S10° 30' 14"E	110.05
L9	S82° 35' 50"W	146.58
L10	S82° 13' 40"W	162.97
L11	N33° 46' 52"W	81.71
L12	N33° 46' 52"W	147.37
L13	N27° 05' 29"W	144.96
L14	N60° 58' 21"E	150.71
L15	N60° 58' 21"E	134.99
L16	N75° 29' 53"E	102.00
L17	S29° 01' 39"E	122.09
L18	S29° 01' 39"E	47.81
L19	S60° 58' 21"W	86.73
L20	S16° 47' 21"W	295.38
L21	N89° 48' 01"E	142.85
L22	S64° 12' 56"E	146.24
L23	S56° 17' 22"E	424.42
L24	N9° 53' 25"E	230.41
L25	N9° 53' 25"E	131.00
L26	N45° 18' 56"W	391.31
L27	N45° 18' 56"W	236.22
L28	S33° 57' 42"W	395.71
L29	S51° 20' 20"E	300.45
L30	N40° 01' 39"E	161.77
L31	N64° 33' 35"W	156.34
L32	N33° 42' 38"E	53.44
L33	N33° 42' 38"E	49.56
L34	S33° 42' 38"W	345.42
L35	S11° 53' 18"W	300.00

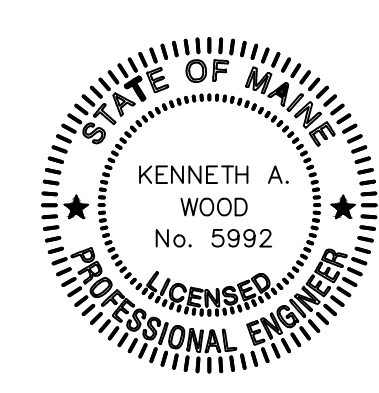
Line #	Direction	Length
L36	S17° 42' 45"W	23.07
L37	S17° 42' 45"W	139.03
L38	S49° 58' 21"E	52.91
L39	S49° 58' 21"E	107.67
L40	S14° 30' 07"E	174.89
L41	S14° 30' 07"E	150.00
L42	N14° 30' 07"W	78.00
L43	N14° 30' 07"W	84.59
L44	N14° 30' 07"W	40.41
L45	N34° 44' 46"W	273.37
L46	S30° 32' 22"W	172.77
L47	N83° 03' 33"E	37.25
L48	S59° 27' 38"E	291.50
L49	S59° 27' 38"E	89.95
L50	S83° 52' 44"E	100.32
L51	N17° 42' 45"E	162.10
L52	N11° 53' 18"E	300.00
L53	S75° 27' 37"W	186.14
L54	N36° 24' 55"W	151.80
L55	N36° 24' 55"W	200.55
L56	N82° 28' 27"E	141.58
L57	N30° 32' 22"E	140.54
L58	N49° 58' 21"W	80.29
L59	N49° 58' 21"W	80.29
L60	N83° 52' 44"W	100.32
L61	N59° 27' 38"W	242.26
L62	N59° 27' 38"W	139.19
L63	S83° 03' 33"W	37.47

Curve #	Length	Radius	Chord Direction
C1	50.44	59.00	N58° 12' 06"E
C2	100.00	59.00	S48° 45' 13"E
C3	127.60	59.00	S61° 45' 20"W
C4	29.85	19.00	S78° 42' 38"W
C5	49.51	130.00	S22° 47' 58"W
C6	17.28	170.00	S14° 48' 02"W
C7	46.16	170.00	S57° 45' 07"E
C8	105.24	170.00	S32° 14' 14"E
C9	29.85	19.00	S59° 30' 07"E
C10	46.25	59.00	S82° 02' 45"E
C11	31.47	59.00	S44° 18' 31"E
C12	48.44	59.00	S5° 30' 22"E
C13	68.06	59.00	S51° 03' 38"W
C14	68.06	59.00	N62° 50' 57"W
C15	15.76	59.00	N22° 09' 11"W
C16	111.21	170.00	S78° 12' 02"E
C17	55.40	130.00	S71° 40' 11"E
C18	14.35	170.00	S81° 27' 41"E
C19	13.21	130.00	N14° 48' 02"E
C20	64.75	170.00	N22° 47' 58"E
C21	80.48	130.00	N32° 14' 14"W
C22	76.93	130.00	N66° 55' 32"W
C23	72.45	170.00	N71° 40' 11"W
C24	85.04	130.00	N78° 12' 02"W

LEGEND	
PROPERTY LINE	---
EXT. ROADWAY CL	---
EXT. ABUTTER LINE	---
PRP. ROADWAY CL	---
PRP. SUBDIV. LOT LINE	---
EXT. GRAVEL	---
EXT. PAVEMENT	---
PRP. GRAVEL	---
PRP. PAVEMENT	---
EXT. BUILDING	---
PRP. BUILDING	---
EXT. STONEWALL	---
EXT. WETLAND BNDY	---
EXT. WETLAND AREA	---
EXT. WETLAND BUFFER	---
EXT. WETLAND SETBACK	---
EXT. WATER BODY	---



TAX MAP 60, LOT 10-13



NO.	DESCRIPTION	DATE
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	REVISIONS	

CONSERVATION SUBDIVISION PLAN
TWIN OAKS SUBDIVISION
47 CUTTS ROAD, KITTERY, MAINE

FOR: C/O CHIP ANDREWS
28 ANDY'S LANE
KITTERY, ME 03904

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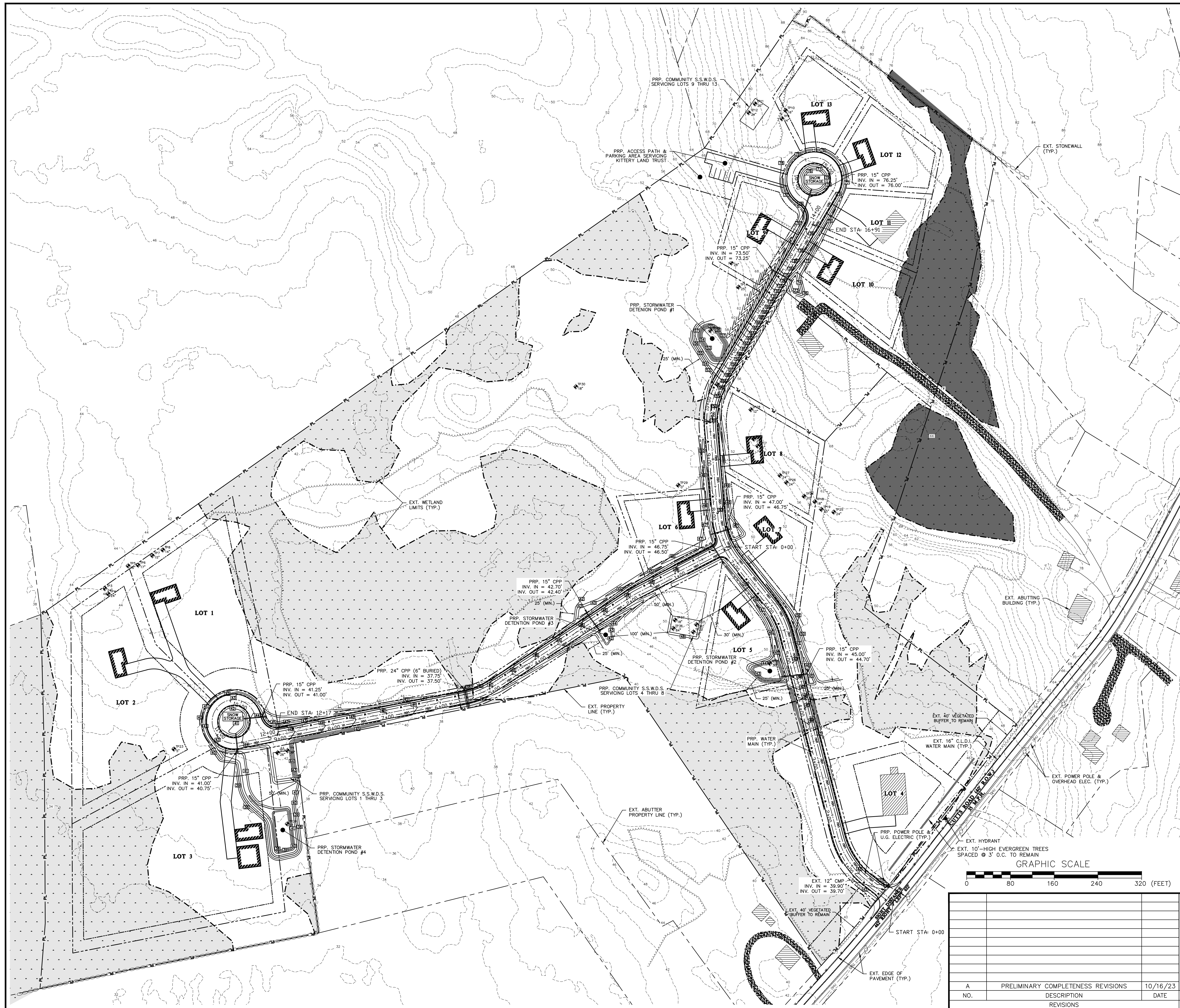
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DATE: 09/07/23

APPROVED BY: _____
DRAWN BY: MJS
REVISION DATE: A : 10/16/23

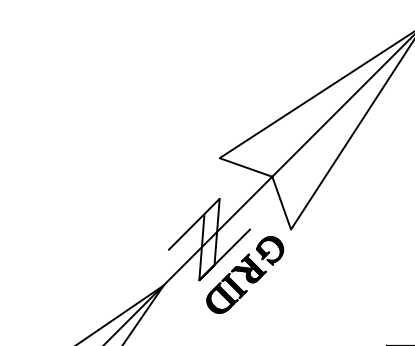
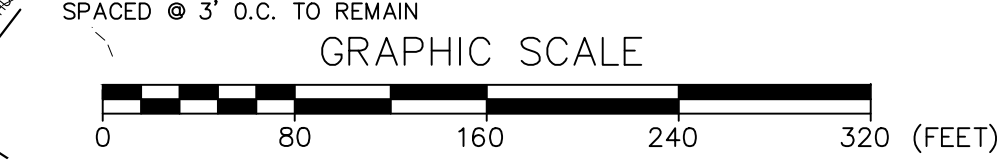
JOB NO: C160-21 FILE: CUTTS CONSERV BASE.DWG SHEET: 2

GRADING & UTILITIES NOTES:

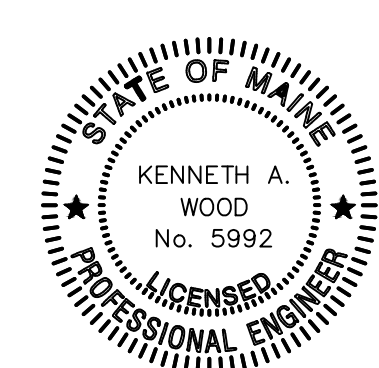
- 1.) ALL PIPES, VALVES, FITTINGS, AND CONNECTIONS SHALL MEET CURRENT KITTERY WATER DISTRICT STANDARDS.
- 2.) ALL WATER SERVICES TO BE EQUIPPED WITH CURB STOPS. A MINIMUM OF 5.0' OF COVER SHALL BE MAINTAINED OVER ALL WATER LINES. NEW WATER LINES SHALL BE TESTED IN ACCORDANCE WITH KITTERY WATER DISTRICT REQUIREMENTS.
- 3.) ALL STORM DRAINS SHALL BE ADS N-12 (HDPE) OR APPROVED EQUAL (UNLESS NOTED OTHERWISE). PROPER TRENCHING AND BACKFILLING ARE VITAL TO THE LONG TERM PERFORMANCE AND DURABILITY OF HDPE CULVERT INSTALLATIONS. SEE HDPE CULVERT TRENCH DETAIL.
- 4.) SNOW STORAGE LOCATIONS ARE DEPICTED ON THE PLANS. ROADSIDE SNOW STORAGE IS NOT ALLOWED IN THE ROADSIDE VEGETATED AND ARMORED SWALES, INSTEAD BEING REQUIRED TO BE LOCATED IN THE CENTER OF BOTH PROPOSED CULS-DE-SAC. IN AN INSTANCE WHERE THE DEVELOPED LOT REACHES ITS CAPACITY FOR SNOW STORAGE, ALL EXCESS SNOW SHALL BE CARRIED OFF-SITE.
- 5.) CENTRAL MAINE POWER COMPANY WILL PREPARE THE ELECTRICAL PLAN FOR CONSTRUCTION. ALL ELECTRICAL, TELEPHONE, AND CABLE SERVICES WILL BE UNDERGROUND.
- 6.) DRIVEWAY CULVERTS, WHERE REQUIRED TO BE INSTALLED FOR LOTS, SHALL BE A MINIMUM OF 12" CPP.
- 7.) CONSTRUCTION ACTIVITIES SHALL BE PROTECTED BY EROSION & SEDIMENT CONTROL BEST MANAGEMENT PRACTICES AS REQUIRED BY THE EROSION & SEDIMENTATION CONTROL PLAN. EROSION & SEDIMENT CONTROL SHALL BE MAINTAINED THROUGH TO THE COMPLETION OF THE ENTIRE PROJECT.



LEGEND	
PROPERTY LINE	---
EXT. ROADWAY CL	---
EXT. ABUTTER LINE	---
PRP. ROADWAY CL	---
PRP. SUBDIV. LOT LINE	---
EXT. GRAVEL	---
EXT. PAVEMENT	---
PRP. GRAVEL	---
PRP. PAVEMENT	---
EXT. BUILDING	[Hatched Box]
PRP. BUILDING	[Hatched Box]
EXT. TREELINE	[Wavy Line]
PRP. TREELINE	[Wavy Line]
EXT. STONEWALL	[Dashed Line]
EXT. TEST PIT	[Circle with X]
EXT. WATER HYDRANT	[Star]
EXT. WATER LINE	W ---
PRP. WATER LINE	W ---
EXT. STORM LINE	D ---
PRP. STORM LINE	D ---
EXT. POWER POLE	[Circle]
EXT. OVERHEAD ELEC	OHU ---
PRP. U.G. ELECTRIC	UGU ---
EXT. MAJOR CONTOUR	XXX ---
EXT. MINOR CONTOUR	xxx ---
PRP. MAJOR CONTOUR	[XXX]
PRP. MINOR CONTOUR	[xxx]
PRP. SPOT GRADE	102.0' X
EXT. WETLAND BNDY	[Wetland Symbol]
EXT. WETLAND AREA	[Wetland Area Symbol]
EXT. WATER BODY	[Water Body Symbol]



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GRADING & UTILITIES PLAN
TWIN OAKS SUBDIVISION
47 CUTTS ROAD, KITTERY, MAINE

FOR: C/O CHIP ANDREWS
28 ANDY'S LANE
KITTERY, ME 03904

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SCALE: 1" = 80'	APPROVED BY:	DRAWN BY: MJS
DATE: 09/07/23		REVISION DATE: A : 10/16/23
JOB NO: C160-21	FILE: CUTTS CONSERV BASEDWG	SHEET: 4

EROSION & SEDIMENTATION CONTROL NOTES

- PRIOR TO ANY SNOW EVENT, SILTATION FENCE OR HAY BALE BARRIERS WILL BE INSTALLED DOWNSLOPE OF ALL STRIPPING OR CONSTRUCTION OPERATIONS. A DOUBLE SILT FENCE BARRIER SHALL BE INSTALLED DOWNSLOPE OF ANY SOIL MATERIAL STOCKPILES. SILT FENCES SHALL BE INSPECTED AFTER EACH RAIN EVENT AND DAILY DURING PROLONGED RAIN. SILT AND SOIL PARTICLES ACCUMULATING BEHIND THE FENCE SHALL BE REMOVED AFTER EACH SIGNIFICANT RAIN EVENT AND IN NO INSTANCE SHOULD ACCUMULATION EXCEED 1/2 THE HEIGHT OF THE FENCE. TORN OR DAMAGED AREAS SHALL BE REPAIRED.
- TEMPORARY AND PERMANENT VEGETATION AND MULCHING IS AN INTEGRAL COMPONENT OF THE EROSION AND SEDIMENTATION CONTROL PLAN. ALL AREAS SHALL BE INSPECTED AND MAINTAINED UNTIL THE DESIRED VEGETATIVE COVER IS ESTABLISHED. THESE CONTROL MEASURES ARE ESSENTIAL TO EROSION PREVENTION AND ALSO REDUCE COSTLY REWORK OF GRADED AND SHAPED AREAS.
- SEEDING, FERTILIZER AND LIME RATES AND TIME OF APPLICATION WILL BE DEPENDENT ON SOIL REQUIREMENTS. TEMPORARY VEGETATION SHALL BE MAINTAINED IN THESE AREAS UNTIL PERMANENT SEEDING IS APPLIED. ADDITIONALLY, EROSION AND SEDIMENTATION MEASURES SHALL BE MAINTAINED UNTIL PERMANENT VEGETATION IS ESTABLISHED.
- ALL LAWN AREA, OUTER POND SIDE SLOPES AND SWALES SHALL BE PERMANENTLY SEEDDED WITH THE FOLLOWING MIXTURE: 20 LB/ACRE CREEPING RED FESCUE, 2 LB/ACRE REDTOP AND 20 LB/ACRE TALL FESCUE FOR A TOTAL OF 42 LB/ACRE. FERTILIZER AND LIME RATES SHALL BE DEPENDENT ON SOIL TESTING. IN THE ABSENCE OF SOIL TESTS, FERTILIZE WITH 10-20-20 (N-P205-K201) AT 800 LB/ACRE AND LIME AT 3 TONS/ACRE. MULCH WITH HAY AT 70-90 LB/1000 S.F. 4" OF LOAM SHALL BE APPLIED PRIOR TO SEEDING.
- POND BOTTOMS AND INNER POND SIDESLOPES SHALL BE PERMANENTLY SEEDDED WITH THE FOLLOWING MIXTURE: 20 LB/ACRE CREEPING RED FESCUE, 8 LB/ACRE BIRDSFOOT TREFOIL AND 20 LB/ACRE TALL FESCUE FOR A TOTAL OF 48 LB/ACRE. SEE THE ABOVE NOTE FOR FERTILIZER, LIME AND MULCHING RATES.
- TEMPORARY VEGETATION OF ALL DISTURBED AREAS, MATERIAL STOCKPILES AND OTHER SUCH AREAS SHALL BE ESTABLISHED BY SEEDING WITH EITHER WINTER RYE AT A RATE OF 112 LB/ACRE OR ANNUAL RYEGRASS AT A RATE OF 40 LB/ACRE. WINTER RYE SHALL BE USED FOR FALL SEEDING AND ANNUAL RYEGRASS FOR SHORT DURATION SEEDING. SEEDING SHALL BE ACCOMPLISHED BEFORE OCTOBER 1. TEMPORARY STABILIZATION WITH MULCH OF DISTURBED AREAS SHALL TAKE PLACE WITHIN 7 DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES IN AN AREA THAT WILL NOT BE WORKED FOR MORE THAN 7 DAYS. AREAS WITHIN 75 FEET OF A WETLAND OR WATERBODY SHALL BE TEMPORARILY STABILIZED WITH MULCH WITHIN 48 HOURS OF THE INITIAL DISTURBANCE OR PRIOR TO ANY STORM EVENT, WHICHEVER COMES FIRST.
- TEMPORARY SEEDING OF DISTURBED AREAS SHALL BE ACCOMPLISHED BEFORE OCTOBER 1. PERMANENT SEEDING SHALL BE ACCOMPLISHED BEFORE SEPTEMBER 15.
- ALL SEEDED AREAS SHALL BE MULCHED WITH HAY AT A RATE OF 2 BALES (70-90 LB) PER 1000 S.F. OF SEEDED AREA.
- ALL DISTURBED AREAS ON THE SITE SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING OR TEMPORARILY STABILIZED PER E&S NOTE 6. PERMANENT STABILIZATION MEANS 90% COVER WITH MATURE, HEALTHY PLANTS FOR PLANTED AREAS AND FOR SODDED AREAS, COMPLETE BINDING OF SOD ROOTS INTO THE UNDERLYING SOIL WITH NO SLUMPING OF THE SOD OR DIE-OFF.
- A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT ALL ACCESSES TO PUBLIC ROADS (SEE PLAN). TEMPORARY CULVERTS SHALL BE PROVIDED AS REQUIRED.
- SLOPES BETWEEN 2:1 AND 3:1 (INCLUDING 3:1) SHALL BE TREATED WITH POLYJUTE OPEN WEAVE GEOTEXTILE (OR EQUIVALENT) AFTER SEEDING. JUTE MATS SHALL BE ANCHORED PER MANUFACTURER'S SPECIFICATIONS. SLOPES BETWEEN 2:1 AND 1.5:1 (INCLUDING 2:1) SHALL BE ANCHORED WITH RIPRAP. SLOPES ARE PROHIBITED FROM BEING STEEPER THAN 1.5:1.
- EXCESSIVE DUST CAUSED BY CONSTRUCTION OPERATIONS SHALL BE CONTROLLED BY APPLICATION OF WATER OR CALCIUM CHLORIDE.
- THE CONTRACTOR MAY OPT TO USE EROSION CONTROL MIX BERM AS A SEDIMENT BARRIER IN LIEU OF SILTATION FENCE OR HAY BALE BARRIERS WITH APPROVAL FROM THE INSPECTING ENGINEER.
- SEDIMENT BARRIERS SHALL BE DOUBLED WITH 75' OF WETLANDS OR OTHER PROTECTED NATURAL RESOURCES.
- TEMPORARY E&S CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS OF PERMANENT STABILIZATION. ACCUMULATED SEDIMENTS SHALL BE REMOVED AND THE AREA STABILIZED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE HOUSEKEEPING PRACTICES DURING THE CONSTRUCTION OF THE PROJECT. THESE STANDARDS BE FOUND IN THE FOLLOWING DOCUMENT: MDEP CHAPTER 500 (STORMWATER MANAGEMENT), APPENDIX C: HOUSEKEEPING. HOUSEKEEPING PRACTICES INCLUDE, BUT ARE NOT LIMITED TO: SPILL PREVENTION, GROUNDWATER PROTECTION, FUGITIVE SEDIMENT AND DUST, DEBRIS AND OTHER MATERIALS, EXCAVATION DEWATERING, AUTHORIZED NON-STORMWATER DISCHARGES AND UNAUTHORIZED NON-STORMWATER DISCHARGES. ANY SPILL OR RELEASE OF HAZARDOUS SUBSTANCES MUST BE REPORTED TO THE MDEP; FOR OIL SPILLS, CALL 1-800-482-0777; FOR SPILLS OF TOXIC OR HAZARDOUS MATERIAL, CALL 1-800-452-4664.

- WHENEVER PRACTICABLE, NO DISTURBANCE ACTIVITIES SHOULD TAKE PLACE WITHIN 50 FEET OF ANY PROTECTED NATURAL RESOURCE. IF DISTURBANCE ACTIVITIES TAKE PLACE BETWEEN 30 FEET AND 50 FEET OF ANY PROTECTED NATURAL RESOURCE, AND STORMWATER DISCHARGES THROUGH THE DISTURBED AREAS TOWARD THE PROTECTED NATURAL RESOURCE, PERIMETER EROSION CONTROLS MUST BE DOUBLED. IF DISTURBANCE ACTIVITIES TAKE PLACE LESS THAN 30 FEET FROM ANY PROTECTED NATURAL RESOURCE, AND STORMWATER DISCHARGES THROUGH THE DISTURBED AREAS TOWARD THE PROTECTED NATURAL RESOURCE, PERIMETER EROSION CONTROLS MUST BE DOUBLED AND DISTURBED AREAS MUST BE TEMPORARILY OR PERMANENTLY STABILIZED WITHIN 7 DAYS.
- ALL SEDIMENT BARRIERS AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
- SEDIMENT BARRIERS SHALL BE INSTALLED DOWN-GRADIENT OF STOCKPILES, AND STORMWATER SHALL BE PREVENTED FROM RUNNING ONTO STOCKPILES.
- THE PROPOSED STORMWATER MANAGEMENT AREAS INTENDED FOR USE AS PERMANENT, POST-CONSTRUCTION BMP'S SHALL BE USED TO TEMPORARILY MANAGE FLOWS DURING CONSTRUCTION. THESE BMP'S SHALL BE MAINTAINED DURING THEIR TEMPORARY USE BY INSTALLING THE APPROPRIATE MEASURES DURING CONSTRUCTION, INCLUDING UNDERDRAINS, SOIL FILTER MEDIA, ETC. SEDIMENT REMOVAL AND SLOPE STABILIZATION SHALL TAKE PLACE AS NECESSARY FOR TEMPORARY CONSTRUCTION MANAGEMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE HOUSEKEEPING PRACTICES DURING THE CONSTRUCTION OF THE PROJECT. THESE STANDARDS CAN BE FOUND IN THE FOLLOWING DOCUMENT: MDEP CHAPTER 500 (STORMWATER MANAGEMENT), APPENDIX C: HOUSEKEEPING. HOUSEKEEPING PRACTICES INCLUDE, BUT ARE NOT LIMITED TO: SPILL PREVENTION, GROUNDWATER PROTECTION, FUGITIVE SEDIMENT AND DUST, DEBRIS AND OTHER MATERIALS, EXCAVATION DEWATERING, AUTHORIZED NON-STORMWATER DISCHARGES AND UNAUTHORIZED NON-STORMWATER DISCHARGES (DETAILED BELOW).

ROAD & DRIVEWAY CONSTRUCTION NOTES

- ROADS & DRIVEWAYS TO BE CONSTRUCTED IN ACCORDANCE WITH THE APPROPRIATE CROSS SECTION DETAIL. GRAVEL FILL TO BE COMPACTED TO 95% MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557. LIFT THICKNESSES TO BE A MAXIMUM OF 6".
- ALL STUMPS, ORGANIC MATERIAL, ROCKS AND BOULDERS TO BE REMOVED TO A MINIMUM DEPTH OF 24" BELOW SUBBASE.
- ALL STUMPS, LEDGE AND LARGE BOULDERS TO BE REMOVED FROM THE CONSTRUCTION AREA. THE CONSTRUCTION AREA SHALL BE CLEARED AND ROUGH GRADED.
- ALL CULVERTS TO BE ADS N-12 (HDPE) OR APPROVED EQUAL. CULVERT INLETS AND OUTLETS TO BE PROTECTED IN ACCORDANCE WITH THE CULVERT INLET/OUTLET PROTECTION DETAIL.
- THE CONTRACTOR MUST CONTACT DIG SAFE AND ALL LOCAL UTILITIES PRIOR TO THE START OF CONSTRUCTION TO VERIFY THE LOCATION OF EXISTING SUBSURFACE UTILITIES AND CONDITIONS. LOCATING AND PROTECTING ANY UNDERGROUND OR ABOVE GROUND UTILITY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

E&S INSPECTION/MAINTENANCE DURING CONSTRUCTION

- INSPECTION AND CORRECTIVE ACTION.** INSPECT DISTURBED AND IMPERVIOUS AREAS, EROSION CONTROL MEASURES, MATERIALS STORAGE AREAS THAT ARE EXPOSED TO PRECIPITATION, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE. INSPECT THESE AREAS AT LEAST ONCE A WEEK, PRIOR TO COMPLETING PERMANENT STABILIZATION MEASURES, AS WELL AS BEFORE AND WITHIN 24 HOURS AFTER A STORM EVENT WHICH PRODUCES 0.5 INCHES OR MORE WITHIN 24 HOUR PERIOD. A TOWN-APPOINTED ENGINEER WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL INCLUDING THE STANDARDS AND CONDITIONS IN THE PERMIT, SHALL CONDUCT THE INSPECTIONS AND SHALL ALSO ENSURE THAT THE RECOMMENDED MAINTENANCE IS PERFORMED.
- MAINTENANCE.** IF BEST MANAGEMENT PRACTICES (BMPs) NEED TO BE REPAIRED, THE REPAIR WORK SHOULD BE INITIATED UPON DISCOVERY OF THE PROBLEM BUT NO LATER THAN THE END OF THE NEXT WORKDAY. IF ADDITIONAL BMPs OR SIGNIFICANT REPAIR OF BMPs ARE NEEDED, IMPLEMENTATION MUST BE COMPLETED WITHIN 7 CALENDAR DAYS AND PRIOR TO ANY STORM EVENT WHICH PRODUCES 0.5 INCHES OR MORE WITHIN A 24 HOUR PERIOD. ALL MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION UNTIL AREAS ARE PERMANENTLY STABILIZED.
- DOCUMENTATION.** KEEP A LOG (REPORT) SUMMARIZING THE INSPECTIONS AND ANY CORRECTIVE ACTION TAKEN. THE LOG MUST INCLUDE THE NAME(S) AND QUALIFICATIONS OF THE PERSON MAKING THE INSPECTIONS, WHERE, DATE(S) OF THE INSPECTIONS, AND MAJOR OBSERVATIONS ABOUT THE OPERATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS, MATERIALS STORAGE AREAS, AND VEHICLES ACCESS POINTS TO THE PARCEL. MAJOR OBSERVATIONS MUST INCLUDE BMPs THAT NEED MAINTENANCE, BMPs THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION, AND LOCATION(S) WHERE ADDITIONAL BMPs ARE NEEDED. FOR EACH BMP REQUIRING MAINTENANCE, BMP NEEDING REPLACEMENT, AND LOCATION NEEDING ADDITIONAL BMPs, NOTE IN THE LOG THE CORRECTIVE ACTION TAKEN AND WHEN IT WAS TAKEN. THE LOG MUST BE MADE ACCESSIBLE TO DEPARTMENT STAFF AND A COPY MUST BE PROVIDED UPON REQUEST. THE PERMITTEE SHALL RETAIN A COPY OF THE LOG FOR A PERIOD OF AT LEAST THREE YEARS FROM THE COMPLETION OF PERMANENT STABILIZATION.

STORMWATER DISCHARGE REQUIREMENTS

AUTHORIZED NON-STORMWATER DISCHARGES. IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES WHERE ALLOWED BY THE DEPARTMENT'S APPROVAL UNDER THIS CHAPTER DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON-STORMWATER, OTHER THAN THOSE DISCHARGES IN COMPLIANCE WITH APPENDIX C (6). SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:

- DISCHARGES FROM FIREFIGHTING ACTIVITY;
- 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);
- ROUTINE CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS AND APPENDIX (C)(3);
- 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;
- UNCONTAMINATED GROUNDWATER OR SPRING WATER;
- FOUNDATION OR FOOTER DRAIN-WATER WHERE FLOWS ARE NOT CONTAMINATED;
- UNCONTAMINATED EXCAVATION DEWATERING (SEE REQUIREMENTS IN APPENDIX C(5))
- PORTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS
- LANDSCAPE IRRIGATION

UNAUTHORIZED NON-STORMWATER DISCHARGES. THE DEPARTMENT'S APPROVAL UNDER THIS CHAPTER DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON-STORMWATER, OTHER THAN THOSE DISCHARGES IN COMPLIANCE WITH APPENDIX C (6). SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:

- 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 OPERATION AND MAINTENANCE;
- SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING; AND
- TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE

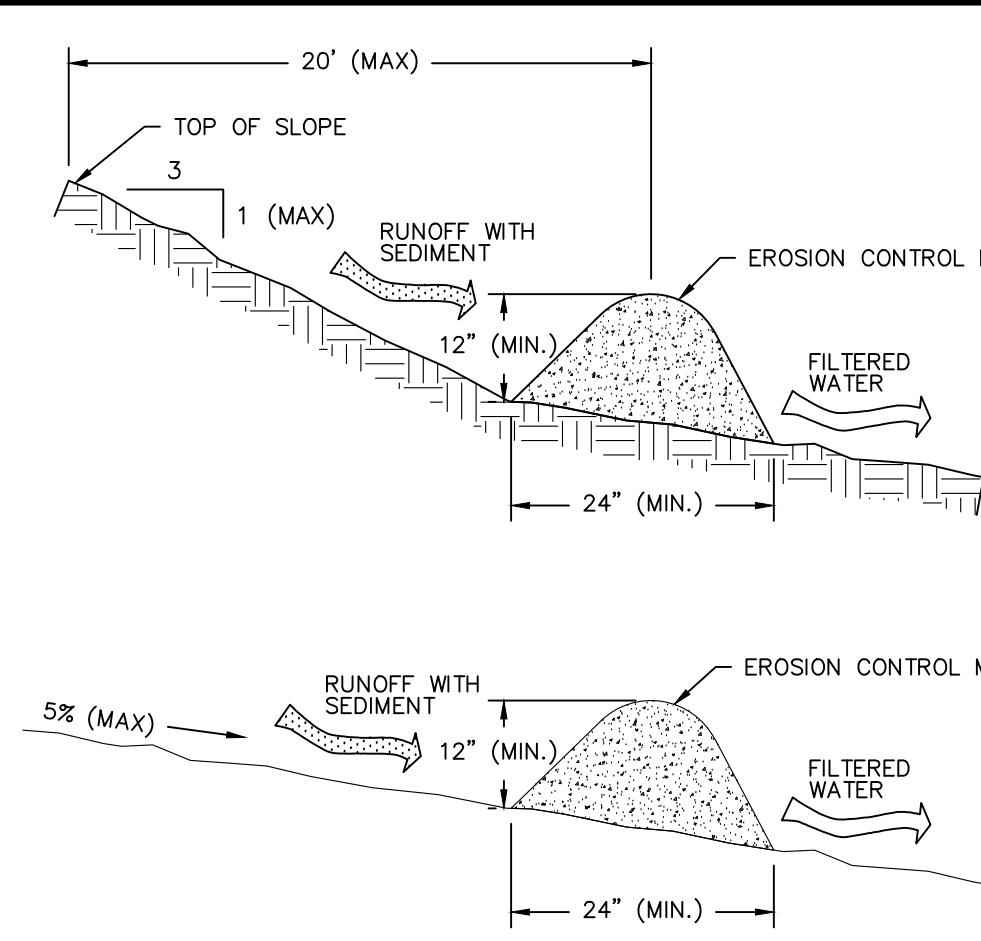
CONSTRUCTION HOUSEKEEPING PUNCHLIST

- ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED, AND PLANTINGS SHALL BE ESTABLISHED (GRASS SEEDS HAVE GERMINATED WITHIN 90% VEGETATIVE COVER).
- ALL TRASH, SEDIMENTS, DEBRIS, OR ANY SOLID WASTE SHALL BE REMOVED FROM STORMWATER CHANNELS, CATCH BASINS, DETENTION STRUCTURES, DISCHARGE POINTS, AND LEVEL SPREADERS.
- ALL EROSION AND SEDIMENTATION DEVICES SHALL BE REMOVED (SILTATION FENCES AND POSTS, DIVERSIONS AND SEDIMENT STRUCTURES, ETC.)
- ALL DELIVERABLES (CERTIFICATIONS, SURVEY INFORMATION, AS-BUILT PLANS, REPORTS, NOTICES OF TERMINATION, ETC.) IN ACCORDANCE WITH ALL PERMIT REQUIREMENTS SHALL BE SUBMITTED TO THE TOWN, THE MAINE DEP, HOMEOWNER'S ASSOCIATION, OWNER, AND/OR ALL APPROPRIATE ENTITIES.

WINTER CONSTRUCTION NOTES

(01 NOVEMBER THRU 15 APRIL)

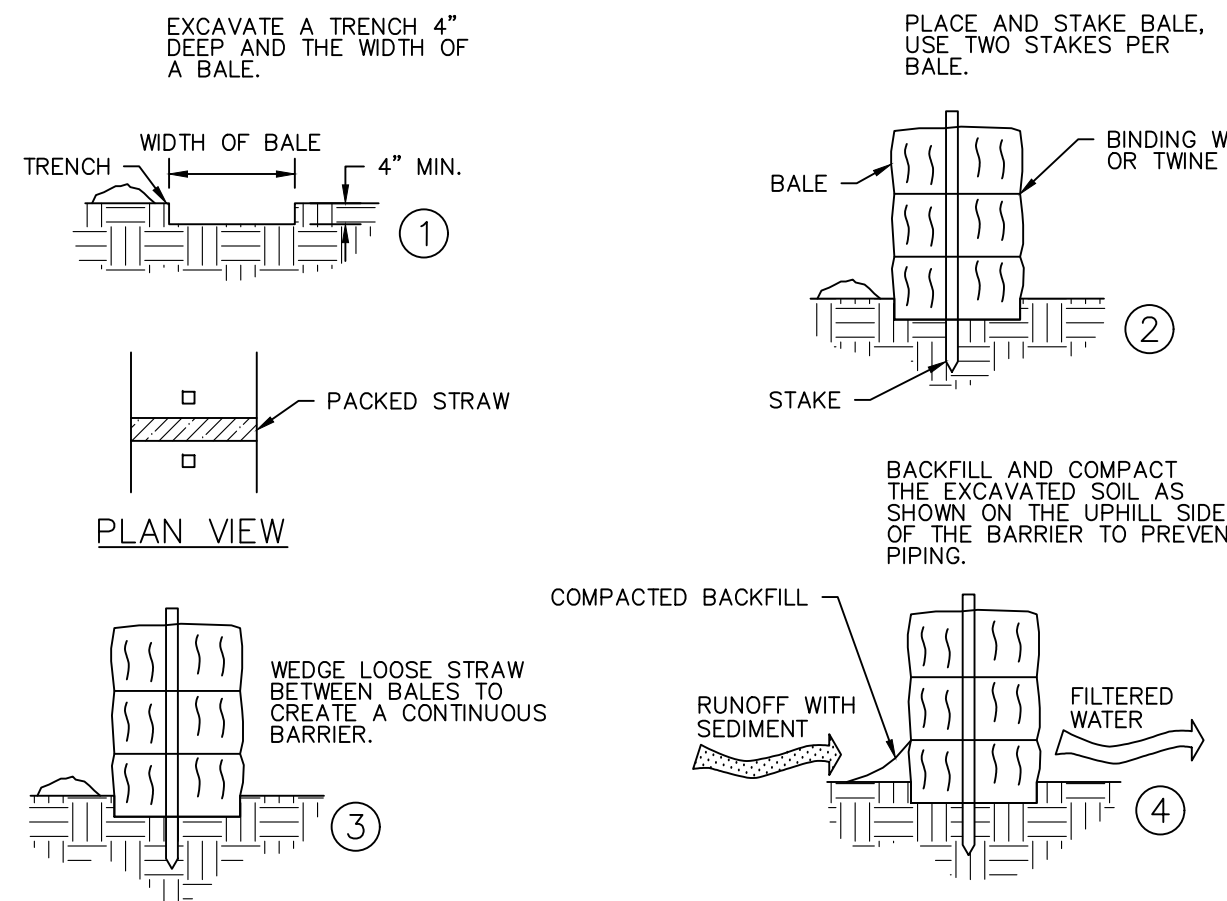
- EXPOSED AREAS SHOULD BE LIMITED TO AN AREA THAT CAN BE MULCHED IN ONE DAY.
- AN AREA SHALL BE CONSIDERED STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH HAY AT A RATE OF 140-180 LB/1000 S.F. (DOUBLE THE NORMAL RATE) OR DORMANT SEEDDED, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE. IN ALL CASES, MULCH SHALL BE APPLIED SO THAT THE SOIL SURFACE IS NOT VISIBLE THROUGH THE MULCH.
- FROM OCTOBER 15 TO APRIL 1, LOAM AND SEED WILL NOT BE REQUIRED. DURING PERIODS OF TEMPERATURES ABOVE FREEZING, DISTURBED AREAS SHALL BE FINE GRADED AND PROTECTED WITH MULCH OR TEMPORARILY SEEDDED AND MULCHED UNTIL PERMANENT SEEDING CAN BE APPLIED. AFTER NOVEMBER 1, DISTURBED AREAS MAY BE LOAMED, FINE GRADED AND DORMANT SEEDDED AT A RATE 200-300% HIGHER THAN THE SPECIFIED PERMANENT SEEDING RATE. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, DISTURBED AREAS SHALL BE GRADED BEFORE FREEZING AND TEMPORARILY STABILIZED WITH MULCH. DISTURBED AREAS SHALL NOT BE LEFT OVER THE WINTER OR FOR ANY OTHER EXTENDED PERIOD OF TIME UNLESS STABILIZED WITH MULCH.
- FROM NOVEMBER 1 TO APRIL 15 ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING, TRACK OR WOOD CELLULOSE FIBER. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH SLOPES GREATER THAN 3%. SLOPES EXPOSED TO DIRECT WINDS AND FOR SLOPES GREATER THAN 8%, MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15%. AFTER OCTOBER 1, THE SAME APPLIES TO ALL SLOPES GREATER THAN 8%.
- DURING WINTER CONSTRUCTION, DORMANT SEEDING OR MULCH AND ANCHORING SHALL BE APPLIED TO ALL DISTURBED AREAS AT THE END OF EACH WORKING DAY.
- SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
- ALL VEGETATED DITCH LINES THAT HAVE NOT BEEN STABILIZED BY NOVEMBER 1, OR WILL BE WORKED DURING THE WINTER CONSTRUCTION PERIOD, MUST BE STABILIZED WITH AN APPROPRIATE STONE LINING BACKED BY AN APPROPRIATE GRAVEL BED OR GEOTEXTILE UNLESS SPECIFICALLY RELEASED FROM THIS STANDARD BY THE MDEP.



EROSION CONTROL MIX COMPOSITION STANDARDS:

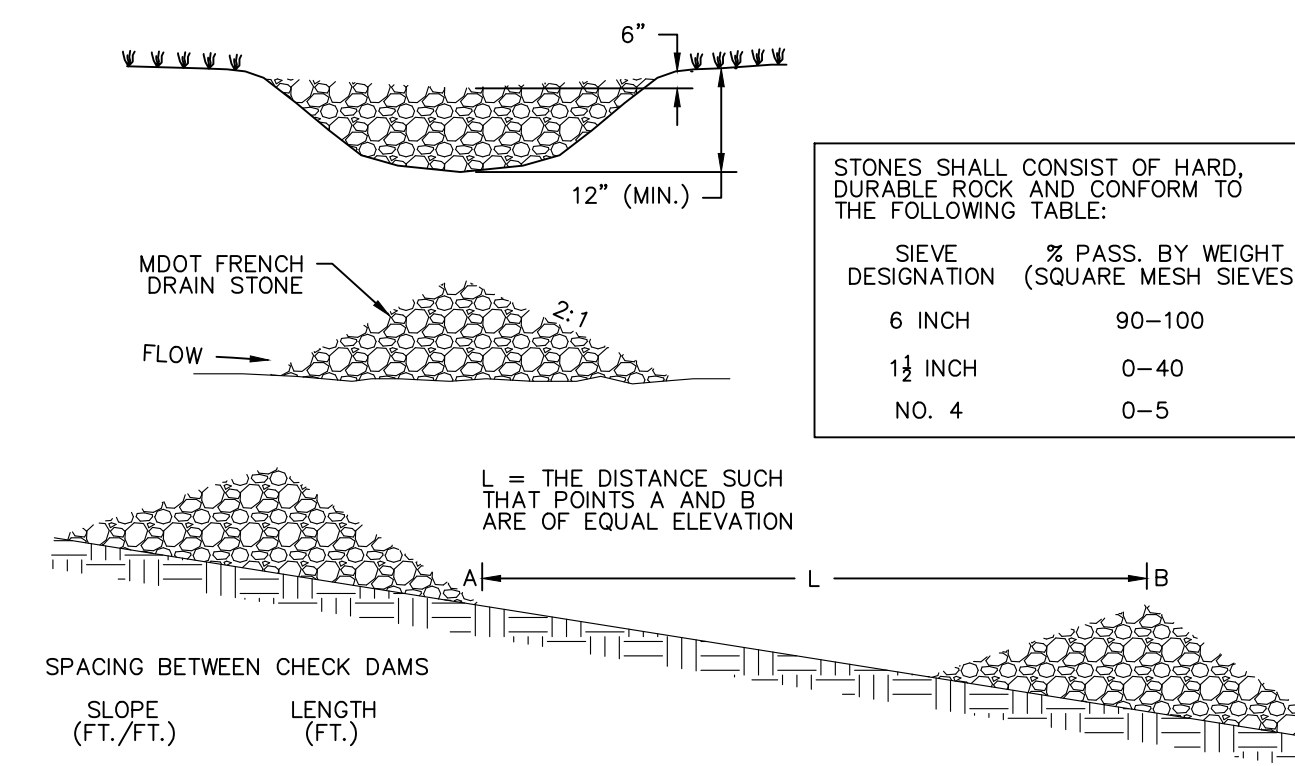
- THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 80 AND 100% DRY WEIGHT BASIS.
- PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN AND A MINIMUM OF 70% MAXIMUM OF 85% PASSING A 0.75" SCREEN.
- THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED.
- LARGE PORTIONS OF SILTS, CLAYS, OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX.
- SOLUBLE SALTS CONTENT SHALL BE < 4.0 mmhos/cm
- THE pH SHOULD FALL BETWEEN 5.0 AND 8.0.

EROSION CONTROL MIX BERM - NTS



- NOTES:
- PLACE BALES IN A SINGLE ROW, LENGTHWISE ON THE CONTOUR.
 - PLACE BALES 10' AWAY FROM THE TOE OF SLOPE.
 - IN SLOPING AREAS WHERE SURFACE FLOW FOLLOWS THE BALE LINE, INSTALL PERPENDICULAR BALE CHECKS AT APPROPRIATE INTERVALS (100' MAX.)

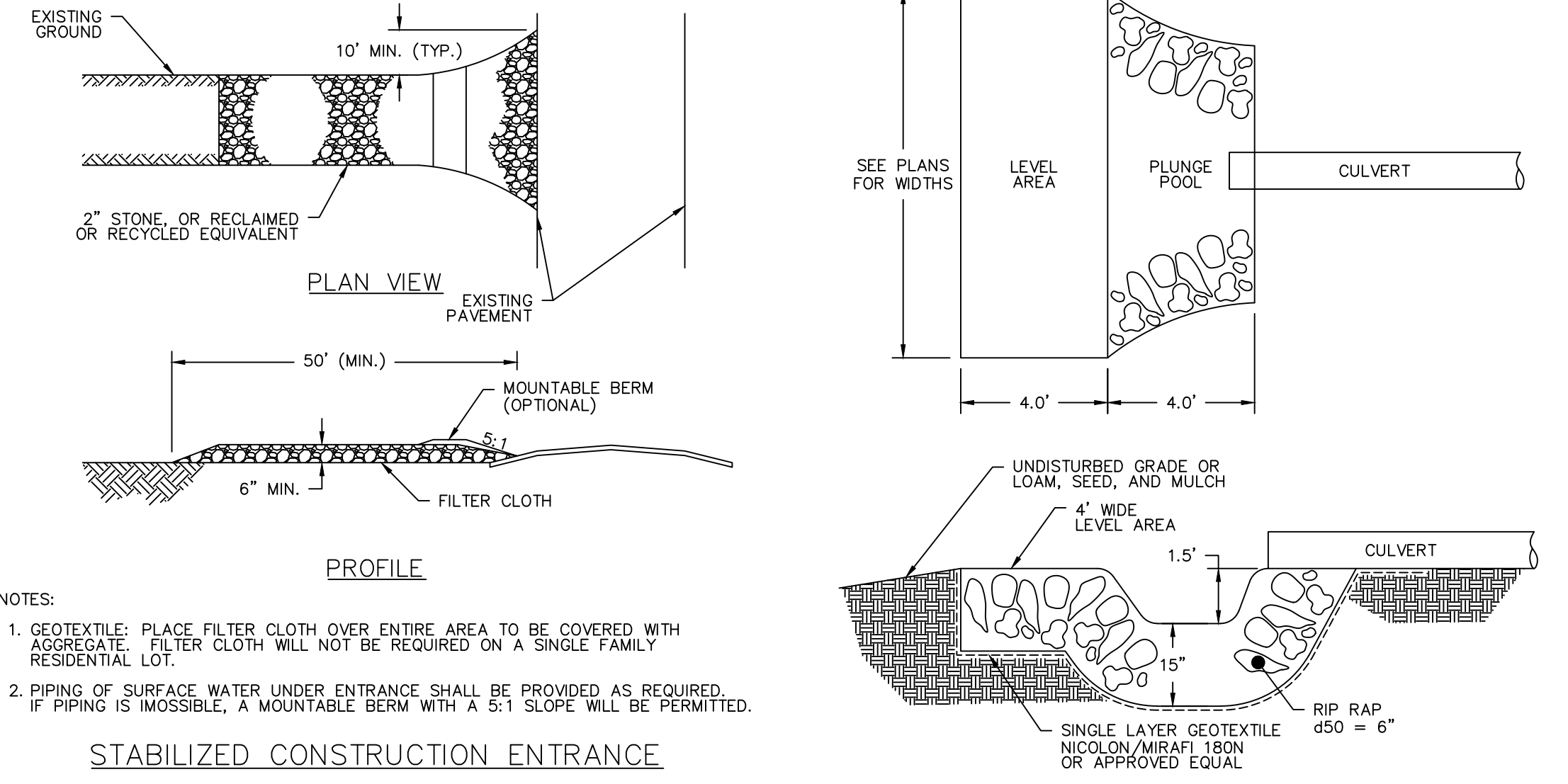
HAY BALE BARRIER - NTS



SPACING BETWEEN CHECK DAMS

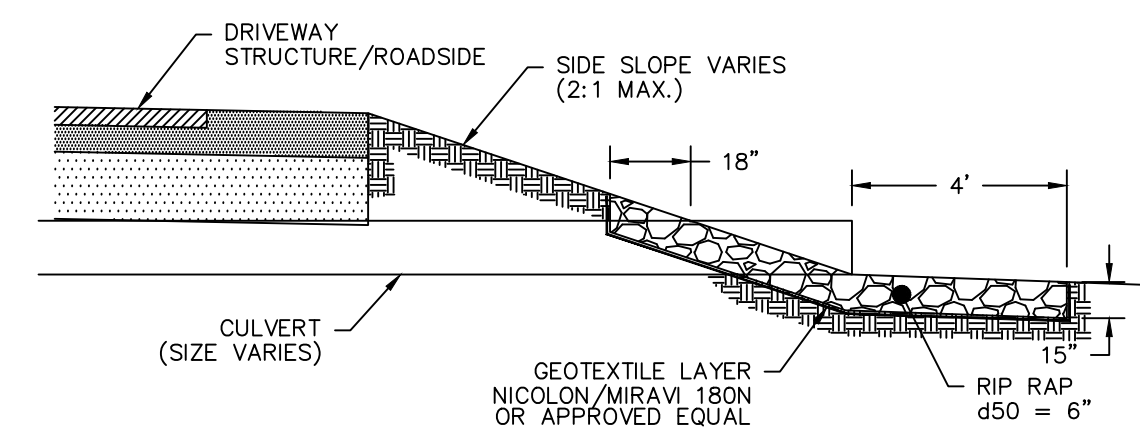
SLOPE (FT./FT.)	LENGTH (FT.)
0.02	100
0.03	66
0.04	50
0.05	40
0.06	33
0.08	25
0.10	20
0.12	17
0.15	13

STONE CHECK DAM

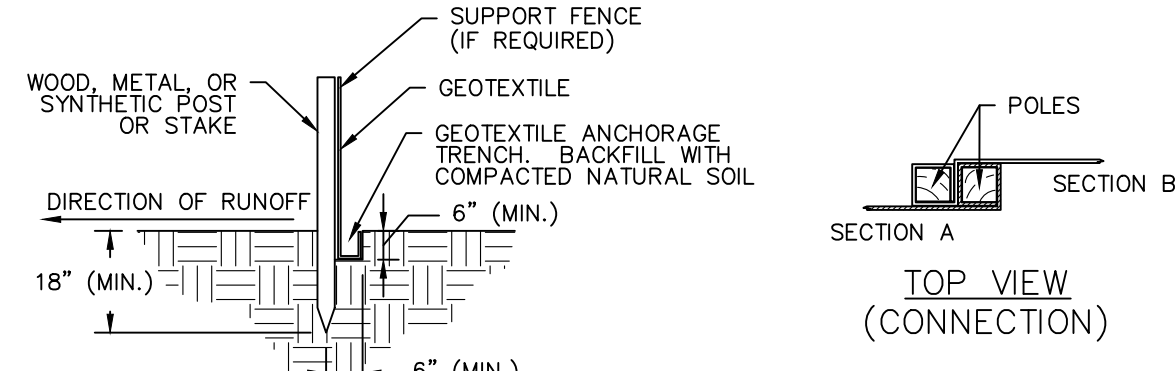


- NOTES:
- GEOTEXTILE: PLACE FILTER CLOTH OVER ENTIRE AREA TO BE COVERED WITH AGGREGATE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENTIAL LOT.
 - PIPING OF SURFACE WATER UNDER ENTRANCE SHALL BE PROVIDED AS REQUIRED. IF PIPING IS IMPOSSIBLE, A MOUNTABLE BERM WITH A 5:1 SLOPE WILL BE PERMITTED.

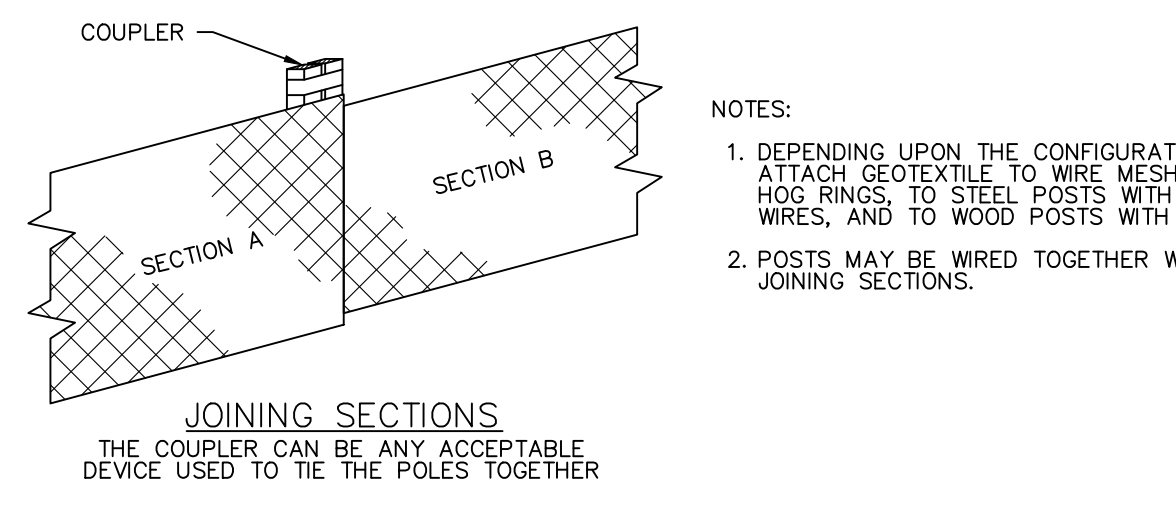
STABILIZED CONSTRUCTION ENTRANCE



CULVERT INLET/OUTLET PROTECTION DETAIL



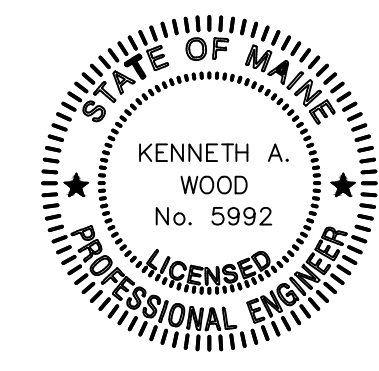
TOE-IN METHOD



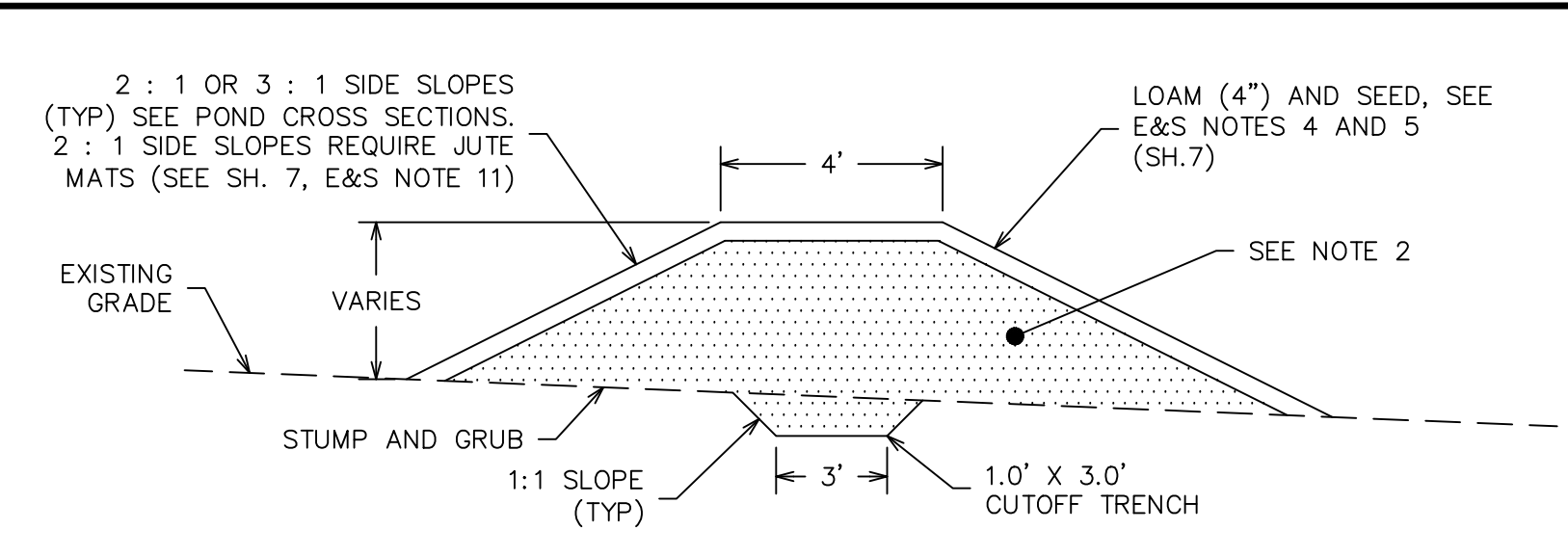
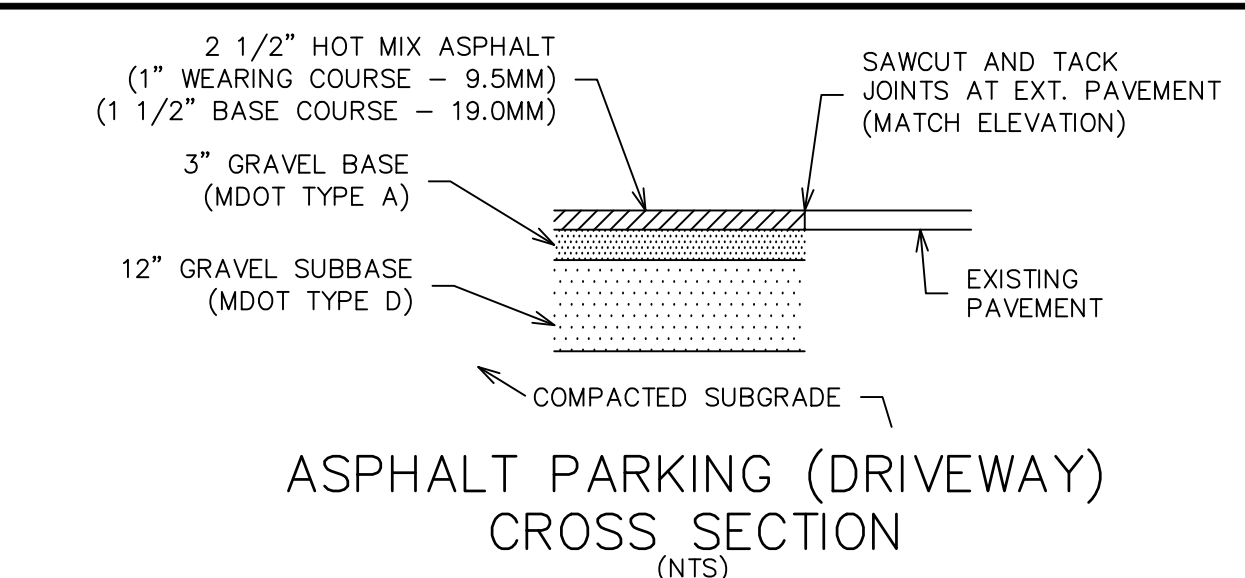
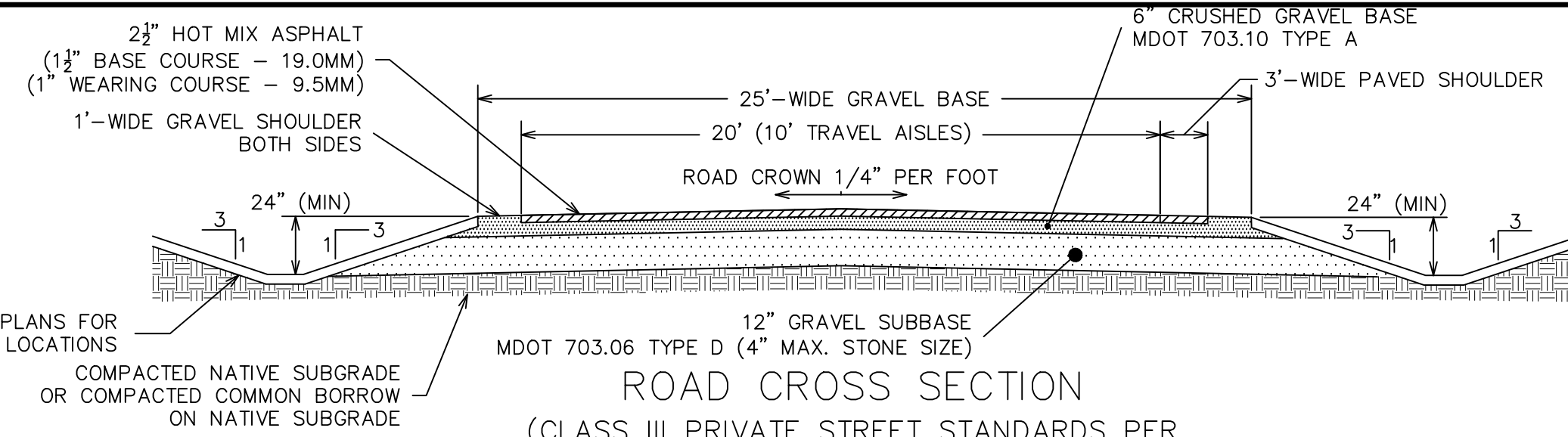
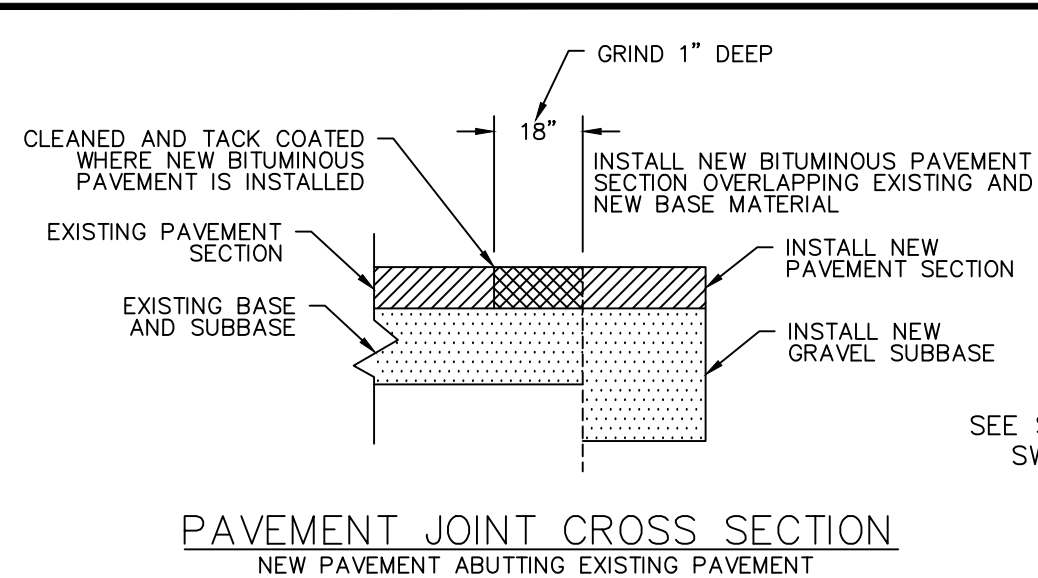
- NOTES:
- DEPENDENT UPON THE CONFIGURATION, ATTACH GEOTEXTILE TO WIRE MESH WITH HOG RINGS, TO STEEL POSTS WITH THE WIRES, AND TO WOOD POSTS WITH STAPLES.
 - POSTS MAY BE WIRED TOGETHER WHEN JOINING SECTIONS.

TEMPORARY SILT FENCE - NTS

TAX MAP 60, LOT 10-3		SITE DETAILS TWIN OAKS SUBDIVISION 47 CUTTS ROAD, KITTERY, MAINE	
FOR:		C/O CHIP ANDREWS 28 ANDY'S LANE KITTERY, ME 03904	
FOR:		ATTAR ENGINEERING, INC. CIVIL ♦ STRUCTURAL ♦ MARINE ♦ SURVEYING 1284 STATE ROAD - ELIOT, MAINE 03903 PHONE: (207)439-6023 FAX: (207)439-2128	
SCALE:	APPROVED BY:	DRAWN BY:	
AS NOTED		MJS	
DATE:		REVISION DATE:	
09/07/23		B : 10/16/23	
JOB NO: C160-21	FILE: CUTTS CONSERV BASE.DWG	SHEET: 10	

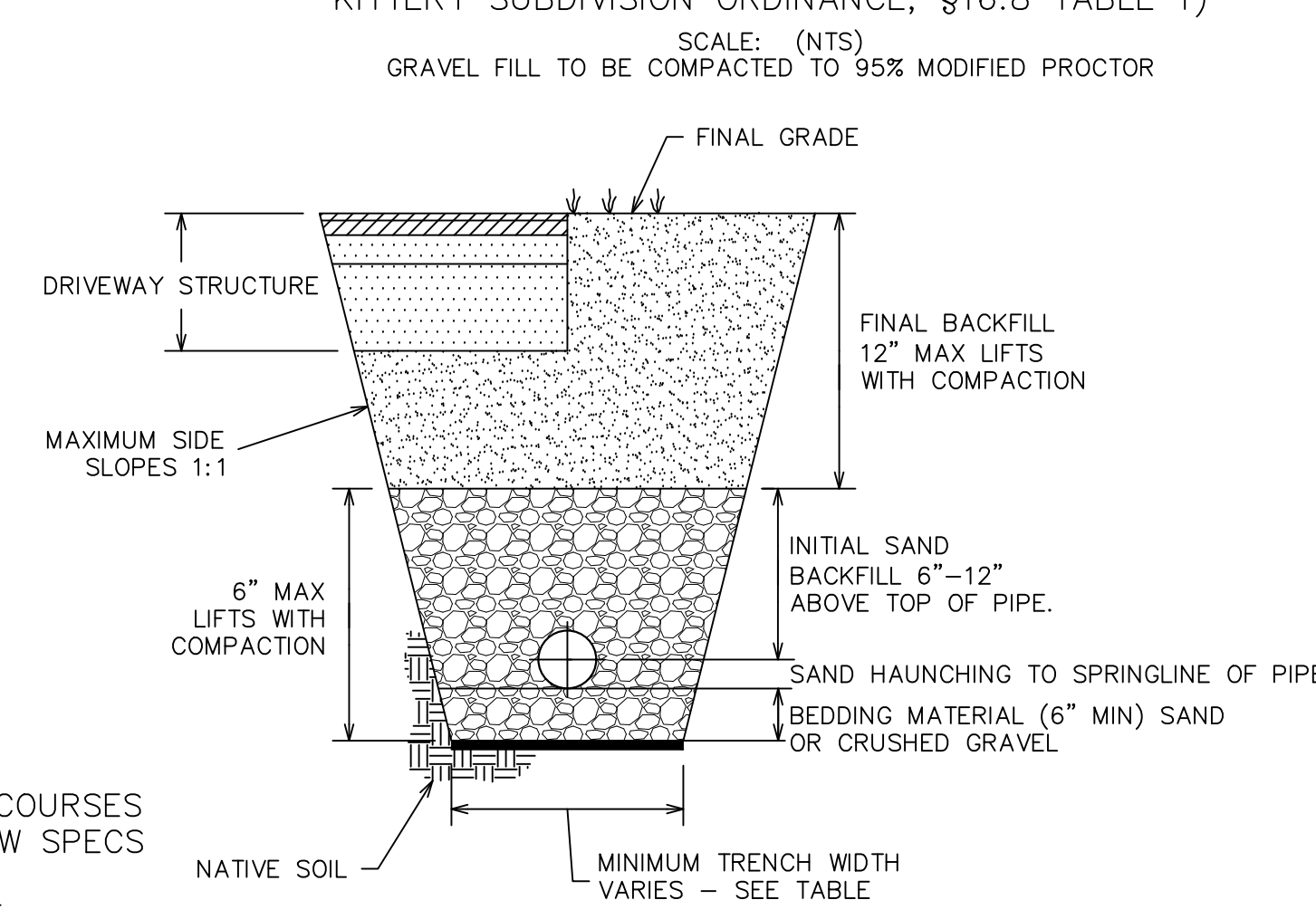
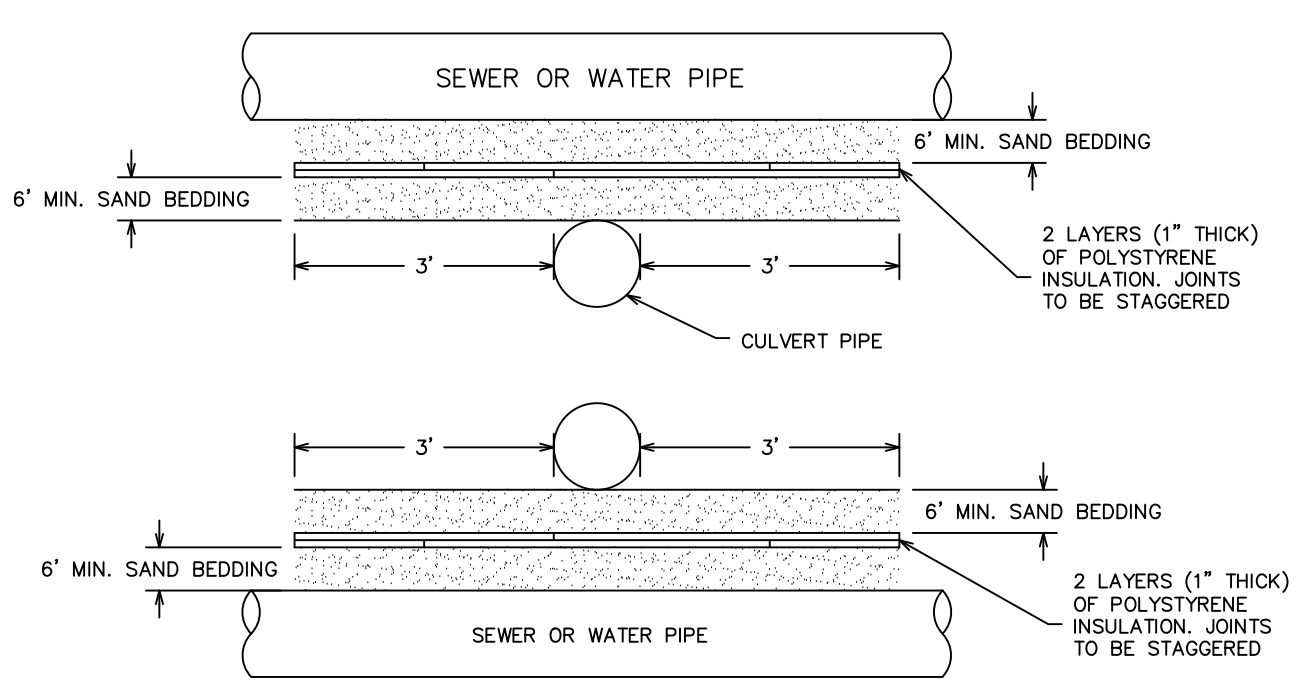


NO.	DESCRIPTION	DATE
B	PRELIMINARY COMPLETENESS REVISIONS	10/16/23
A	STORMWATER ANALYSIS REVISIONS	09/21/23
NO.	DESCRIPTION	DATE
	REVISIONS	

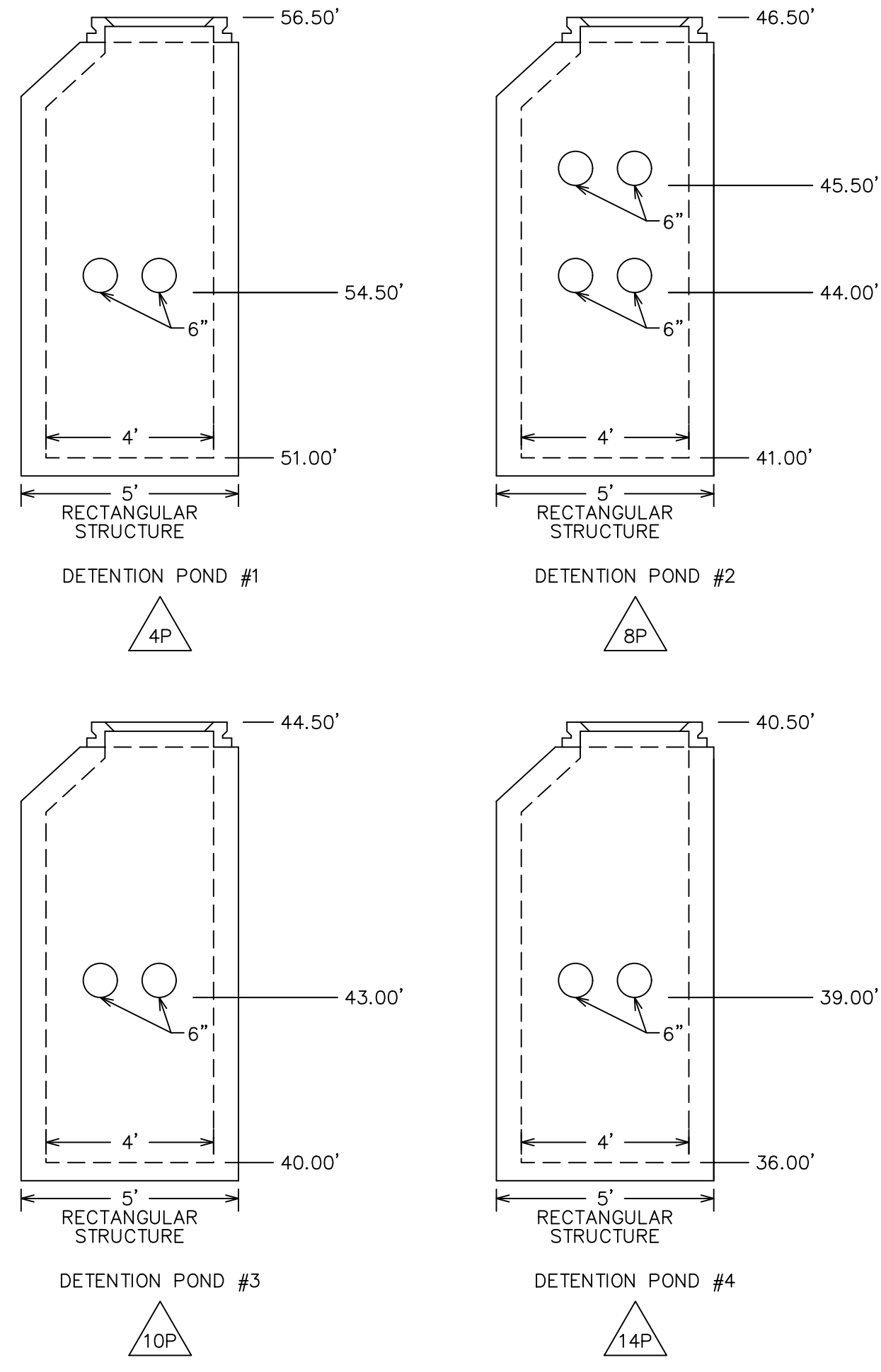
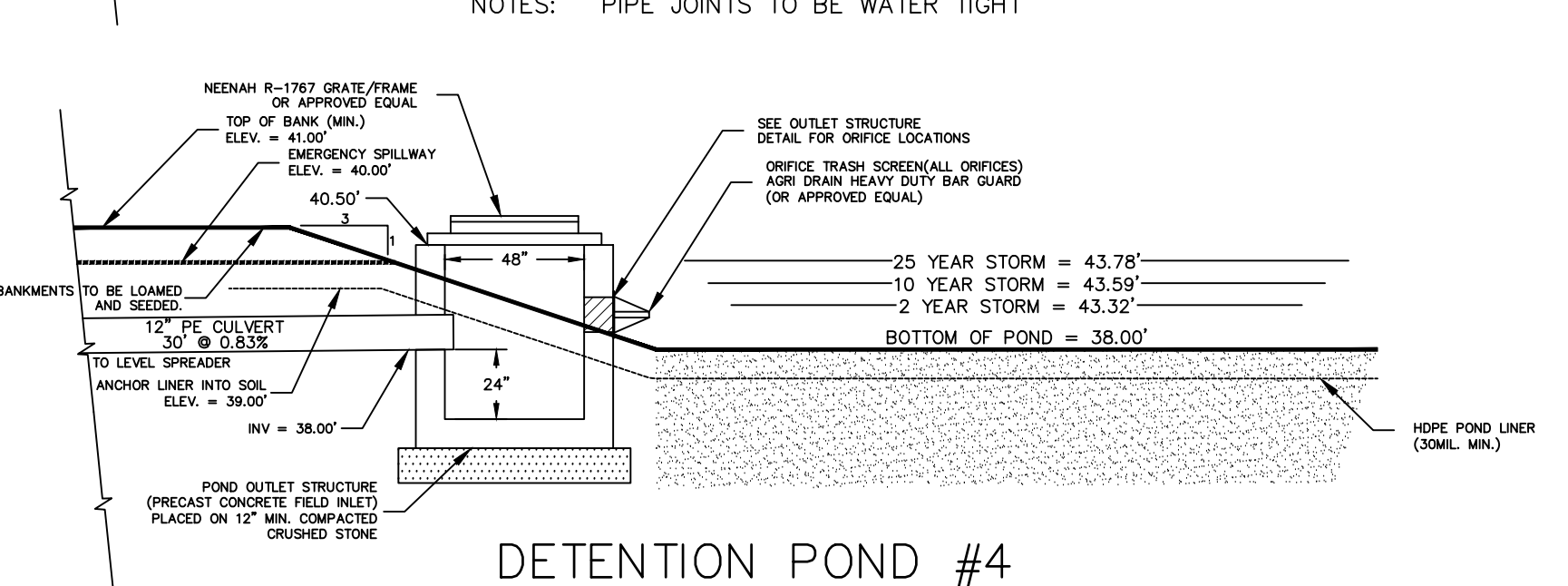
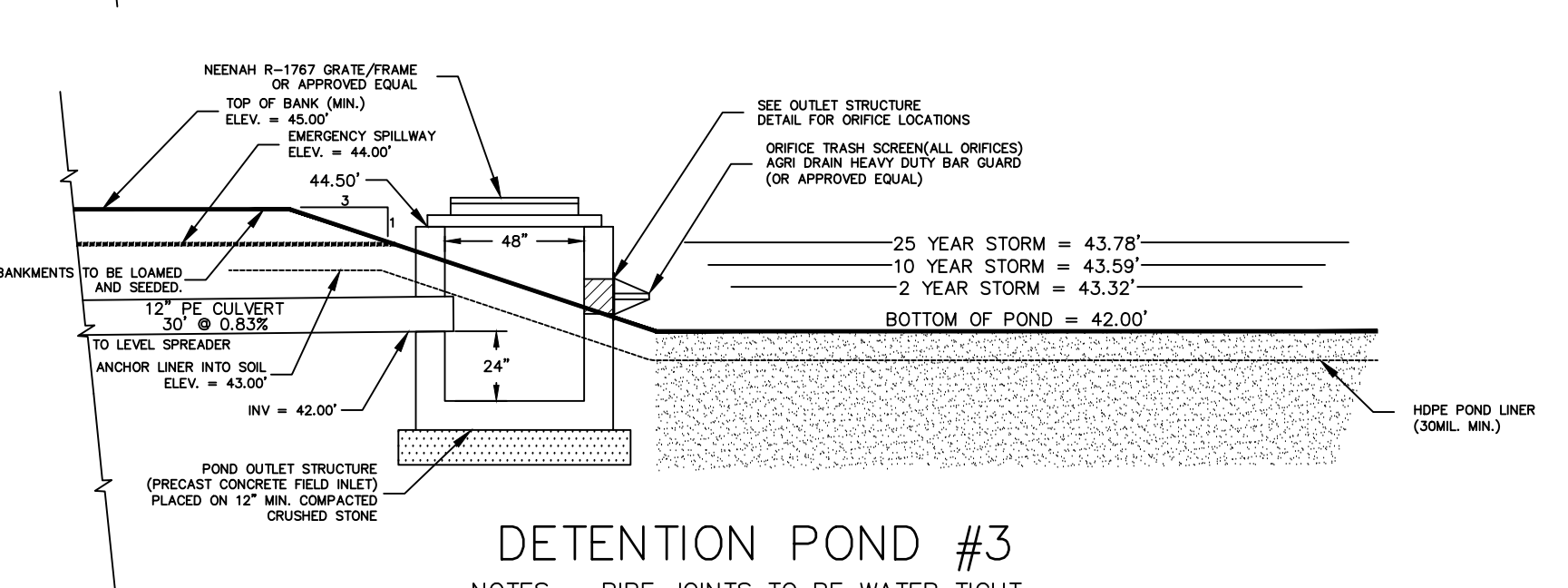
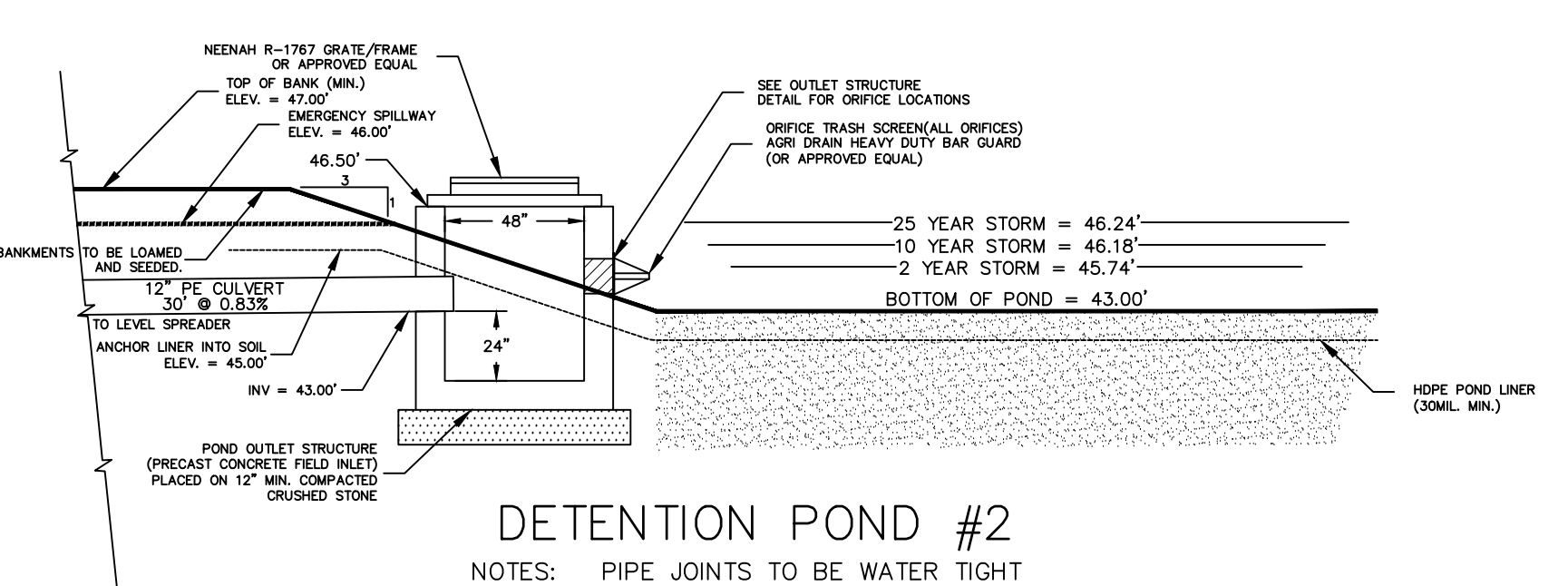
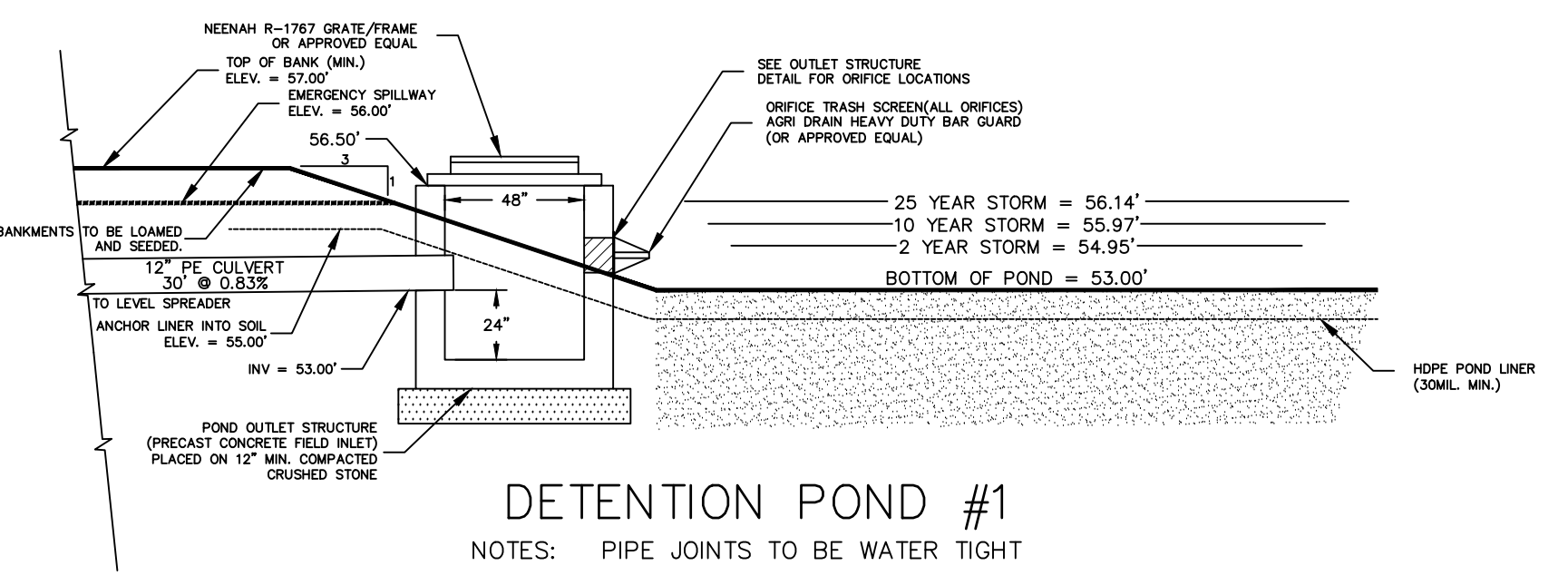
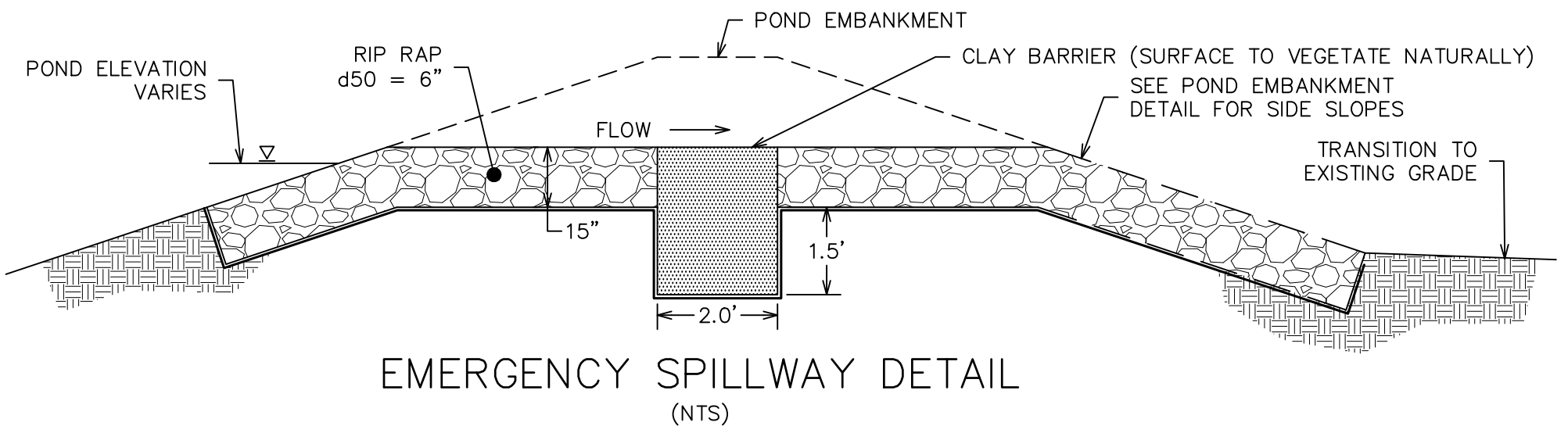
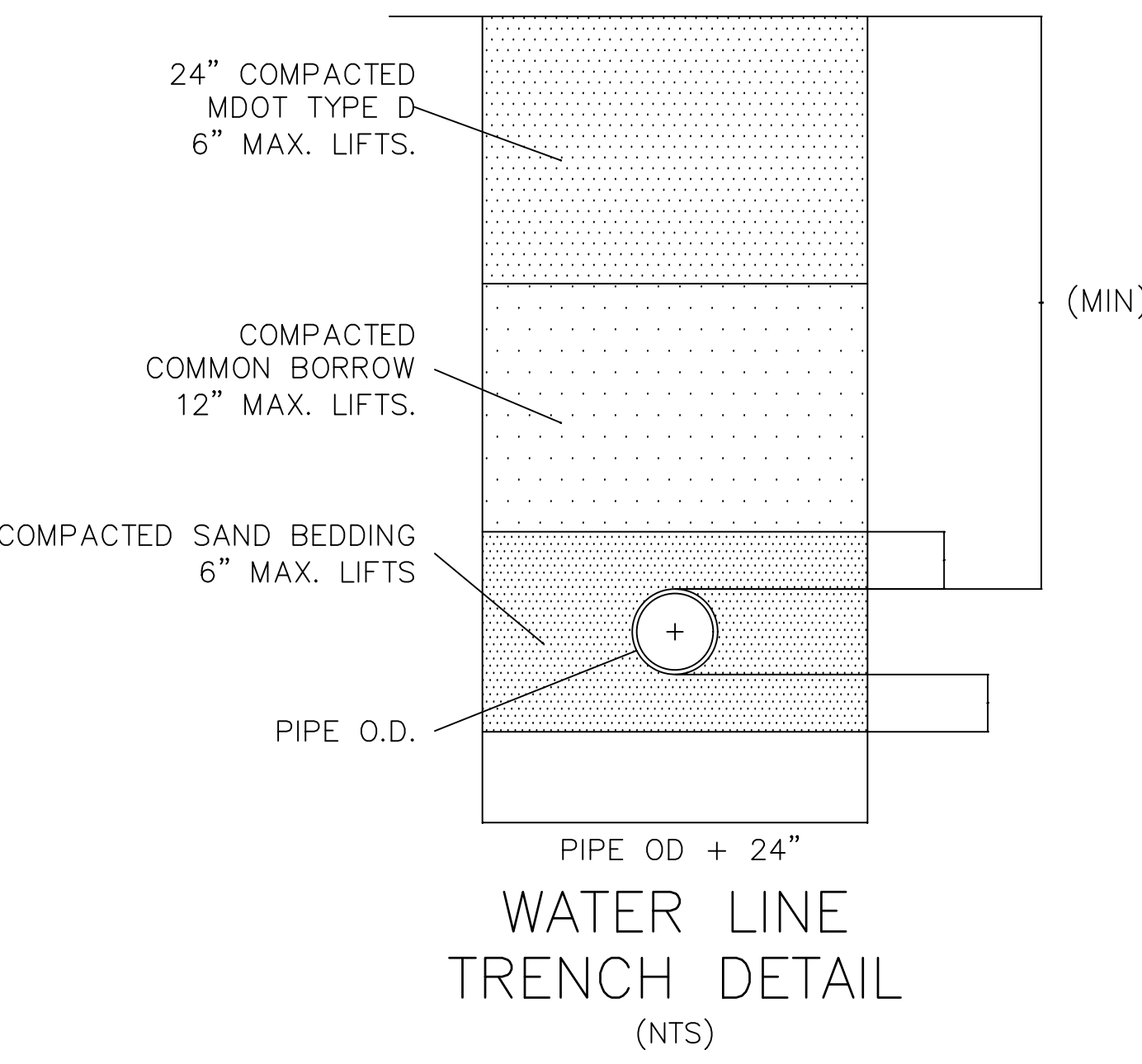
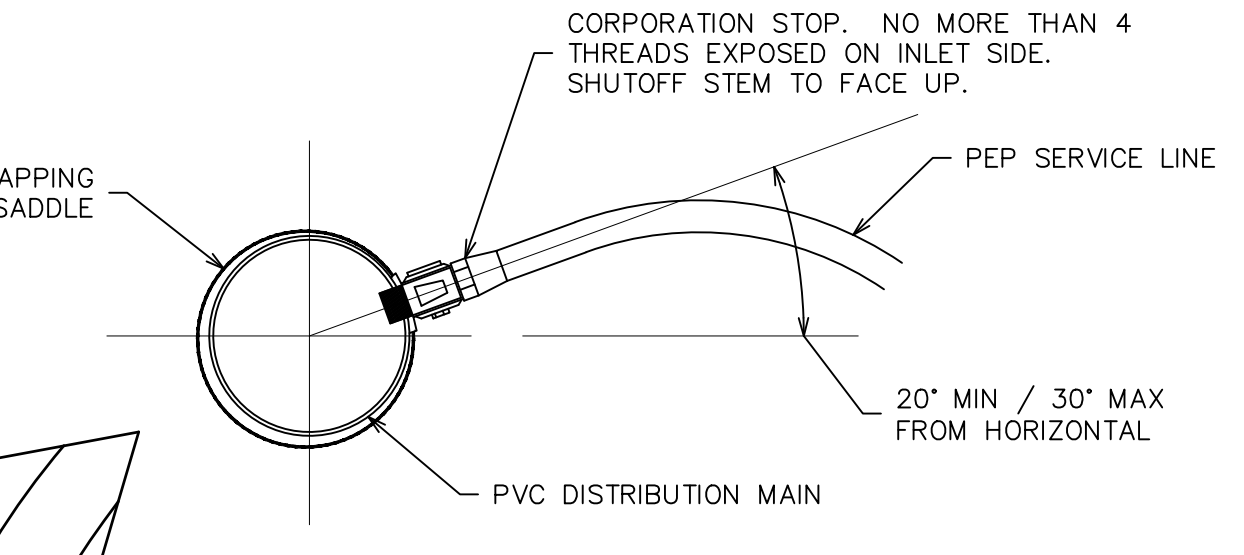
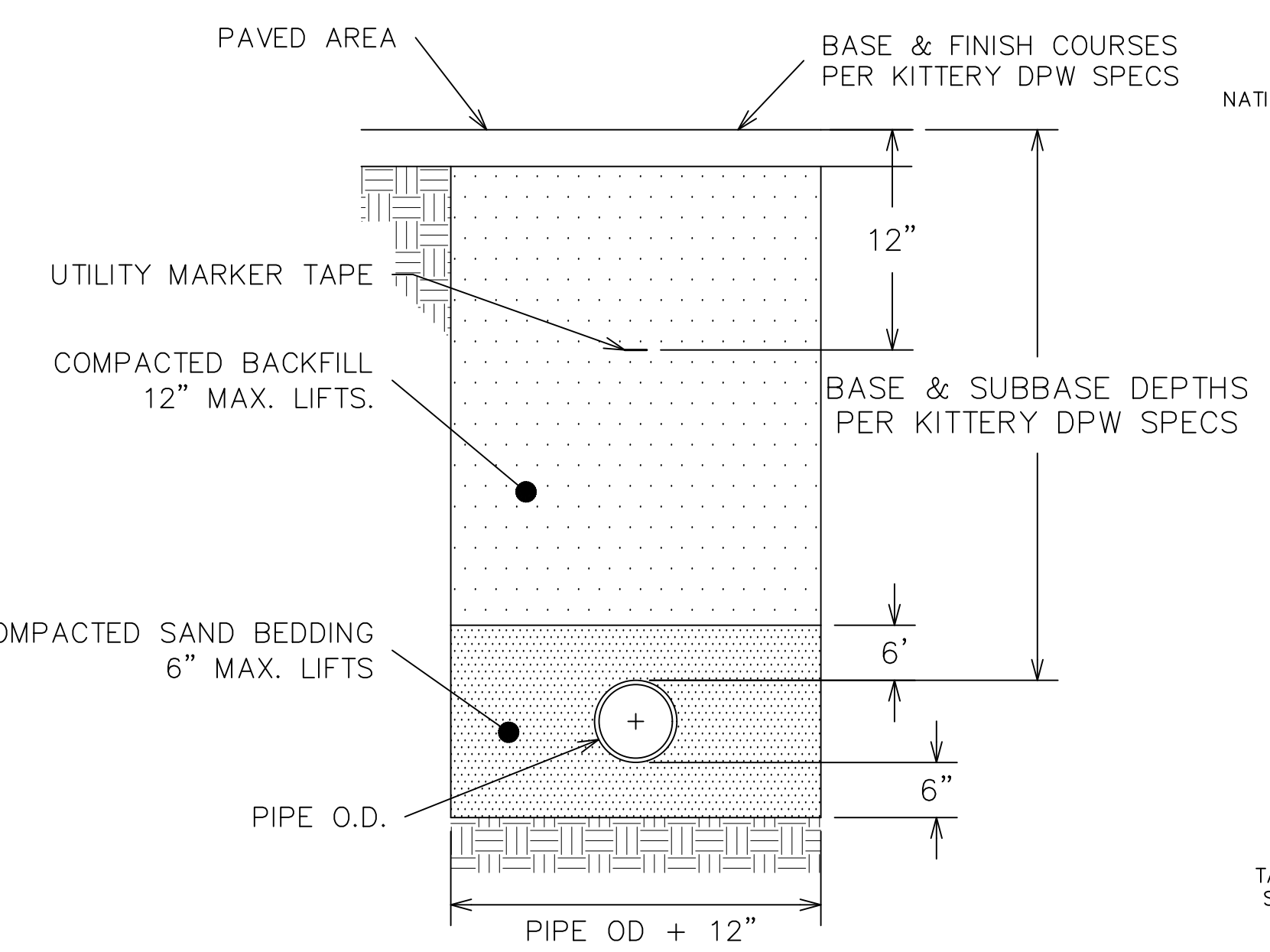


EMBANKMENT CONSTRUCTION NOTES

- ALL ORGANIC MATERIAL, STUMPS, ROCKS AND BOULDERS SHALL BE REMOVED TO A MINIMUM DEPTH OF 24" BELOW SUBGRADE OF THE BASIN EMBANKMENT. ALL EXCAVATIONS BELOW THE BASIN EMBANKMENT SHALL HAVE A MINIMUM SLOPE OF 1H : 1V.
- ALL BASIN EMBANKMENT FILL MATERIAL SHALL BE WELL GRADED BORROW WITH A MINIMUM OF 20% FINES CONTENT. EMBANKMENT FILL SHALL BE PLACED IN 12" (MAX.) LIFTS AND BE COMPACTED TO 95% MODIFIED PROCTOR. A CUTOFF TRENCH SHALL BE EXCAVATED AS SHOWN PRIOR TO CONSTRUCTION OF EMBANKMENT.
- DETENTION BASIN AND ALL EXCAVATIONS SHALL BE KEPT FREE OF WATER DURING CONSTRUCTION.



NOMINAL DIAMETER (IN)	MIN. TRENCH WIDTH (IN)
4	21
6	23
8	25
10	28
12	31
15	34
18	39
24	46
30	66
36	78
42	83
48	89
60	102



TAX MAP 60, LOT 10-3

SITE DETAILS
TWIN OAKS SUBDIVISION
47 CUTTS ROAD, KITTERY, MAINE

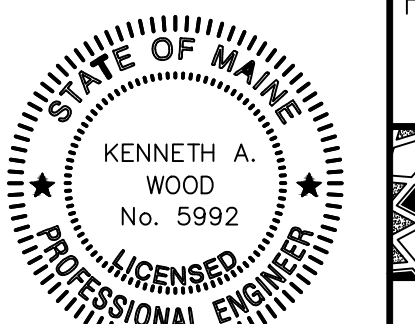
FOR: C/O CHIP ANDREWS
28 ANDY'S LANE
KITTERY, ME 03904

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

SCALE: AS NOTED
DATE: 09/07/23

APPROVED BY: _____
DRAWN BY: MJS
REVISION DATE: B : 10/16/23

JOB NO: C160-21 FILE: CUTTS CONSERV BASE.DWG SHEET: 11



NO.	DESCRIPTION	DATE
B	PRELIMINARY COMPLETENESS REVISIONS	10/16/23
A	STORMWATER ANALYSIS REVISIONS	09/21/23
NO.	DESCRIPTION	DATE

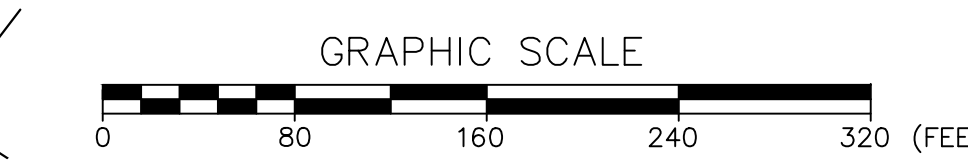


Line #	Direction	Length
L1	N83° 37' 41"E	102.23
L2	N83° 37' 41"E	106.67
L3	N83° 37' 41"E	222.60
L4	N67° 50' 08"E	190.47
L5	N48° 59' 20"E	158.91
L6	N13° 49' 49"W	124.40
L7	S71° 59' 05"E	110.40
L8	S10° 30' 14"E	110.05
L9	S82° 35' 50"W	146.58
L10	S82° 13' 40"W	162.97
L11	N33° 46' 52"W	81.71
L12	N33° 46' 52"W	147.37
L13	N27° 05' 29"W	144.96
L14	N60° 58' 21"E	150.71
L15	N60° 58' 21"E	134.99
L16	N75° 29' 53"E	102.00
L17	S29° 01' 39"E	122.09
L18	S29° 01' 39"E	47.81
L19	S60° 58' 21"W	86.73
L20	S16° 47' 21"W	295.38
L21	N89° 48' 01"E	142.85
L22	S64° 12' 56"E	146.24
L23	S56° 17' 22"E	424.42
L24	N9° 53' 25"E	230.41
L25	N9° 53' 25"E	131.00
L26	N45° 18' 56"W	391.31
L27	N45° 18' 56"W	236.22
L28	S33° 57' 42"W	395.71
L29	S51° 20' 20"E	300.45
L30	N40° 01' 39"E	161.77
L31	N64° 33' 35"W	156.34
L32	N33° 42' 38"E	53.44
L33	N33° 42' 38"E	49.56
L34	S33° 42' 38"W	345.42
L35	S11° 53' 18"W	300.00

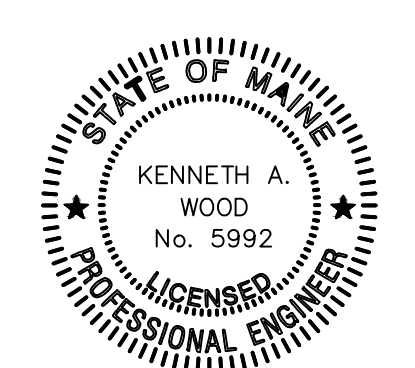
Line #	Direction	Length
L36	S17° 42' 45"W	23.07
L37	S17° 42' 45"W	139.03
L38	S49° 58' 21"E	52.91
L39	S49° 58' 21"E	107.67
L40	S14° 30' 07"E	174.89
L41	S14° 30' 07"E	150.00
L42	N14° 30' 07"W	78.00
L43	N14° 30' 07"W	84.59
L44	N14° 30' 07"W	40.41
L45	N34° 44' 46"W	273.37
L46	S30° 32' 22"W	172.77
L47	N83° 03' 33"E	37.25
L48	S59° 27' 38"E	291.50
L49	S59° 27' 38"E	89.95
L50	S83° 52' 44"E	100.32
L51	N17° 42' 45"E	162.10
L52	N11° 53' 18"E	300.00
L53	S75° 27' 37"W	186.14
L54	N36° 24' 55"W	151.80
L55	N36° 24' 55"W	200.55
L56	N82° 28' 27"E	141.58
L57	N30° 32' 22"E	140.54
L58	N49° 58' 21"W	80.29
L59	N49° 58' 21"W	80.29
L60	N83° 52' 44"W	100.32
L61	N59° 27' 38"W	242.26
L62	N59° 27' 38"W	139.19
L63	S83° 03' 33"W	37.47

Curve #	Length	Radius	Chord Direction
C1	50.44	59.00	N58° 12' 06"E
C2	100.00	59.00	S48° 45' 13"E
C3	127.60	59.00	S61° 45' 20"W
C4	29.85	19.00	S78° 42' 38"W
C5	49.51	130.00	S22° 47' 58"W
C6	17.28	170.00	S14° 48' 02"W
C7	46.16	170.00	S57° 45' 07"E
C8	105.24	170.00	S32° 14' 14"E
C9	29.85	19.00	S59° 30' 07"E
C10	46.25	59.00	S82° 02' 45"E
C11	31.47	59.00	S44° 18' 31"E
C12	48.44	59.00	S5° 30' 22"E
C13	68.06	59.00	S51° 03' 38"W
C14	68.06	59.00	N62° 50' 57"W
C15	15.76	59.00	N22° 09' 11"W
C16	111.21	170.00	S78° 12' 02"E
C17	55.40	130.00	S71° 40' 11"E
C18	14.35	170.00	S81° 27' 41"E
C19	13.21	130.00	N14° 48' 02"E
C20	64.75	170.00	N22° 47' 58"E
C21	80.48	130.00	N32° 14' 14"W
C22	76.93	130.00	N66° 55' 32"W
C23	72.45	170.00	N71° 40' 11"W
C24	85.04	130.00	N78° 12' 02"W

LEGEND	
PROPERTY LINE	---
EXT. ROADWAY CL	---
EXT. ABUTTER LINE	---
PRP. ROADWAY CL	---
PRP. SUBDIV. LOT LINE	---
EXT. GRAVEL	---
EXT. PAVEMENT	---
PRP. GRAVEL	---
PRP. PAVEMENT	---
EXT. BUILDING	---
PRP. BUILDING	---
EXT. STONEWALL	---
EXT. WETLAND BNDY	---
EXT. WETLAND AREA	---
EXT. WETLAND BUFFER	---
EXT. WETLAND SETBACK	---
EXT. WATER BODY	---



TAX MAP 60, LOT 10-3



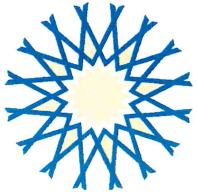
CONSERVATION SUBDIVISION PLAN
TWIN OAKS SUBDIVISION
47 CUTTS ROAD, KITTERY, MAINE

FOR: C/O CHIP ANDREWS
28 ANDY'S LANE
KITTERY, ME 03904

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

NO.	DESCRIPTION	DATE
A	PRELIMINARY COMPLETENESS REVISIONS	10/16/23
	REVISIONS	

SCALE:	APPROVED BY:	DRAWN BY:
1" = 80'	MJS	MJS
DATE:		REVISION DATE:
09/07/23		A : 10/16/23
JOB NO: C160-21	FILE: CUTTS CONSERV BASE.DWG	SHEET: 2



ATTAR

ENGINEERING, INC

CIVIL • STRUCTURAL • MARINE

Mr. Maxim Zakian, Town Planner
Mr. Jason Garnham, Director of Planning & Development
Town of Kittery, Maine
200 Rogers Road
Kittery, Maine 03904

October 18th, 2023
Project No. C160-21

**RE: Major Conservation Subdivision – Affordable Housing Letter of Intent
Twin Oaks Subdivision (Tax Map 60, Lot 10-3)
47 Cutts Road, Kittery, Maine**

Dear Mr. Zakian & Mr. Garnham:

On behalf of Chip and Anne Andrews, please consider this document the Letter of Intent for declaration of Affordable Housing incorporations into the proposed Twin Oaks Conservation Subdivision at the above-referenced parcel. Considerations have been prepared based on information provided in the Town of Kittery Land Use and Development Code, §16.5.4: General Performance Standards – Affordable Housing.

- **Applicability.** The Twin Oaks development is subject to Affordable Housing provisions under §16.5.4.B.(1).(b) as a major subdivision proposing to create five or more lots (13 proposed).
- **Requirements.** The Twin Oaks development shall comply with all provisions under §16.5.4.C as follows:
 - This development proposes to include **0** affordable housing units within the overall 13-lot Conservation Subdivision. To comply with the remaining fractional unit obligation in order to meet the 10% minimum, the Applicant shall provide payment in-lieu for a value in accordance with the Kittery Town Council schedule of fees as outlined in §16.5.4.C.(3).
 - Determinations from Town of Kittery Planning Staff require that for this affordable housing option the Applicant will be required to pay a **\$130,000 in-lieu fee**. Correspondence with Town Staff is attached to reflect these determinations.
- **Location.** As no Lots are proposed to be designated for affordable housing units, no on-site or off-site considerations are identified on the Twin Oaks Subdivision plan set.
- **Incentives.** The Twin Oaks development shall be seeking the following incentives as per provision §16.5.4.E:
 - The subject parcel is within the R-RL zoning district, which has density incentives outlined within Land Use Zone Regulations §16.4. The Applicant **shall not** seek any incentives from this provision.
 - The proposed development is a Conservation Subdivision, which has density incentives outlined within §16.10.9. The Applicant **shall not** seek any incentives from this provision.

- The Affordable Housing allocations of the proposed development is subject to application and permitting cost incentives outlined within §16.5.4.E.(2). The Applicant **shall not** seek any incentives from this provision.
- Standards. Lots designated for affordable housing units shall be designed and constructed to standards outlined in Affordable Housing provisions under §16.5.4.F., subsections (1), (2), and (3). As no Lots are proposed to be designated for affordable housing units, no considerations for appearances or unit size are identified on the Twin Oaks Subdivision plan set.
- Eligibility and Restrictions. The Twin Oaks development is not proposing any Lots to be designated for affordable housing units, and therefore is not subject to the provisions of §16.5.4.G.(1):
- Market and Pricing. The Twin Oaks development is not proposing any Lots to be designated for affordable housing lots, and therefore is not subject to the provisions of §16.5.4.H.(1).

Please review this Letter of Intent and provide it to the Kittery Housing Committee for consideration. We look forward to discussing this project with the Town - please contact me for any additional information or clarifications.

Sincerely;



Michael J. Sudak, E.I.
Staff Engineer

cc: Chip & Anne Andrews
C160-22 Affordable Housing Letter of Intent 18Oct2023



October 10, 2023

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

**RE: Town of Kittery, Planning Board Services
Cutts Road Major Conservation Subdivision – Preliminary Review
47 Cutts Road, Tax Map 60, Lot 10-3
CMA #591.164**

Dear Max:

CMA Engineers has received the following information for Assignment #164, preliminary review of the Cutts Road Subdivision at 47 Cutts Road (Tax Map 60, Lot 10-3).

- 1) Drawings titled Cutts Road Subdivision, 47 Cutts Road, Kittery, Maine, for C/O Chip Andrews, 28 Andy's Lane, Kittery, Maine 03904, dated 9/7/2023 by Attar Engineering of Portland, ME.
- 2) Stormwater Management Plan prepared by Attar Engineering and dated August 2023.
- 3) Preliminary application and supporting documentation dated September 7, 2023.

We have reviewed the information submitted for conformance with the Kittery Land Use and Development Code (LUDC) and general engineering practices and offer the comments below that correspond directly to the Town's Ordinances.

The proposed subdivision will consist of single-family residential dwellings. The subdivision is in the Residential-Rural (R-RL), Resource Protection Overlay (RPO) and 250' Shoreland Protection Overlay (SPO-250) zones. There is an existing building and other features associated with a previous commercial landscaping business that will be removed. An existing residential dwelling will remain and be incorporated into the subdivision. The development will be served by private, community subsurface wastewater disposal systems and Kittery Water District water. Access is from Cutts Road to two cul-de-sacs. There are wetlands on site and all on-site vernal pools are non-significant. On-site stormwater will be managed by roadside swales, culvert crossings and detention areas. The project requires an Army Corps of Engineers General Permit and Maine Department of Environmental Protection Stormwater Permit-by-Rule. These should be provided to the Town upon receipt. A parking area is proposed to access the abutting Kittery Land Trust conservation area.

16.4 Zoning Regulations

16.4.10 Residential-Rural (R-RL)

B. The proposed use (dwelling, single family) is a permitted use.

D.(2)There are modifications to some of the dimensional standards:

(b) 15,000 SF lot size

(c)&(f) 10' front, side, and rear yards

(3)(a) The modifications are allowed in conservation subdivisions.

Portions of the lot are located in the Resource Protection Overlay and 250' Shoreland Protection Overlay zones. Are dimension modifications (minimum lot area) allowed with the overlay zones? If not, Lot 9 may not be allowed.

16.5 General Development Requirements

16.5.4. Affordable housing is required. The applicant is working with the Town of Kittery on this issue.

16.5.9 Conservation of Wetlands Including Vernal Pools

There is an off-site significant vernal pool depicted on the plans. The vernal pools on site are described as not significant. A memo from Joseph W. Noel, Wetland Scientist, from April 2022 describes that documentation was sent to MDEP in 2017 for official determination. Were these determinations received?

Additionally, there are two man-made pools that may be considered vernal by the Army Corps of Engineers. Information should be provided to them in the wetland permit.

16.5.9.F. The size of the wetland alteration should be shown on the plan. It appears to be less than 4,300 SF and so a wetlands alteration application is not required under 16.10.I.(1).

16.5.18 Net Residential Acreage

The applicant has presented calculations to show that the net residential acreage allows 14 dwelling units. The applicant is proposing 13 dwelling units.

16.5.27 Streets and Pedestrianways/Sidewalks Site Design Standards

16.5.27.C. The proposed roads are currently designed to Class II standards based on previous discussions with the Planning Board. At the technical review committee, the public works (DPW) and fire departments (FD) stated a preference for Class III roads with modifications. The applicant should request waivers from the following standards presented in Table 1, Design and Construction Standards for Streets and Pedestrianways:

- Street width Design:
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 - c. Sidewalk/pedestrianway from 5' to pedestrian way (2')
 - d. Paved shoulder from 2/8' walk side/opposite side to width preferred by DPW and FD
- Street Gradients:
 - a. Longitudinal (minimum to maximum) from 8% to 9%.

The applicant should make these changes and apply for the appropriate waivers discussed above.

16.5.27.H.(4) The site distance in both directions on Cutts Road should be indicated on the plans.

16.8 Subdivision Review

16.8.10 Performance Standards and Approval Criteria

16.8.10.C. Water Supply

16.8.10.C.(1)&(2) The development is proposed to be served by Kittery Water District. Documentation of conformance with design and capacity should be provided.

16.8.10.C.(3)(a) Proposed fire hydrant locations should be shown on the plan.

16.8.10.C.(4) Water quality and pressure requirements should be provided by Kittery Water District.

16.8.10.C.(7). The size of the water main is not shown on the plan. The applicant should work with Kittery Water District to meet their requirements.

16.8.10.D. Sewage Disposal

16.8.10.D.2.(a) The developer will need to submit the design for the subsurface wastewater disposal systems.

16.8.10.D.2.(d)[1]. Two of the test pits for the SSWDS servicing lots 4 thru 8 have limiting factors less than 24". A reserve location may be warranted. Has a one been identified?

16.8.10.E. Stormwater and Surface Drainage

The applicant is proposing to manage stormwater through the use of open drainage swales, detention ponds, level spreaders and forested buffers.

We have the following comments on the stormwater design:

16.8.10.E. Stormwater and Surface Drainage

The applicant is proposing to manage stormwater through the use of open drainage swales, detention ponds, level spreaders and forested buffers. Through the use of water detention, there are no increases in peak flows post-construction.

We have the following comments on the stormwater design:

1. The stormwater management ponds should be numbered on the plans to coincide with the drainage report.
2. The peak storm elevations for Detention Pond #4 on Sheet 11 Site Details, provided with the drainage analysis, are incorrect.
3. In the 25-year storm modeling, the detention ponds show capacity above their emergency spillway elevations shown on the plan.
4. The modeling for the existing CMP culvert has an invert out of 39.90' and the n value of 0.013 is described as "corrugated PE, smooth interior". The plans indicate the pipe is CMP, which would have a different n value and the invert out is shown as 39.70'.
5. The modeling for the 24" wetland crossing has the invert in as both 37.75' and 37.25'; the plans show 37.75'.
6. The Operation and Maintenance Program states under swales that "these areas should also be maintained to have gradual slopes...". The roadway slope is 9% from approximately Sta 10+00 to Sta 13+50. How are gradual slopes accomplished in this portion of the roadside swale?
7. The Operation and Maintenance Program states that "plowing of snow into...swales...shall be avoided." Note 4 on Sheet 4 indicates "Roadside snow storage is located in the roadside vegetated swales."

16.8.10.G. Vehicular Traffic

16.8.10.G.(3)(a) The sight distances on Cutts Road should be shown on the plans.

16.8.10.N. Retention of open spaces and natural or historic features

16.8.10.N.(4) The applicant should submit a landscape plan in accordance with the ordinance.

We have the following comments on the plans:

Cover Sheet:

1. The plans should have a cover sheet with the information for all relevant parties and professional stamps as appropriate.

Sheet 1 - Overall Development Plan

1. The plan should be stamped by the wetland scientist.
2. Notes 1 and 17 will have to be updated with the proposed roadway modifications.
3. Waiver requests will have to be updated with the proposed roadway modifications.
4. Note 19 should include calculations to demonstrate that the 40% minimum for open space of net residential acreage is met.

Sheet 2 Conservation Subdivision Plan

1. There is hatching that should be defined in the legend.
2. It would be helpful to list deviations from zoning ordinance dimensions because this is a conservation subdivision.

Sheet 3 Existing Conditions Plan

1. Is Lot 9 allowed to be built in the RPO zone setback?
2. The significance of the aquifer overlay and rare animals overlay areas should be noted/discussed.
3. The removal and demolitions items should be placed on a separate demolition plan.

Sheet 4 Grading and Utilities Plan

1. Note 4 indicates that snow storage areas are depicted on the plans but they are not clearly shown.
2. It is difficult to read some of the information at this scale. Separating the information onto two sheets, like the plan and profile sheets, would be helpful.
3. There is a hydrant symbol in the legend but none on the plan.
4. Piping for the community SSWDS should be shown on the plan.
5. Are pump stations required for the SSWDS?
6. Gate valves and pipe bends should be shown on the plan.
7. How does the water main terminate at each cul-de-sac?
8. Where are the proposed wetland impacts shown?
9. The water main size and material should be shown on the plan.
10. Curb stop locations should be shown on the plan.
11. The stabilized construction entrance and silt fence locations should be shown on the plan.
12. The stormwater management ponds should be numbered on the plans to coincide with the drainage report.
13. The outlet structures and piping from the ponds should be shown on the plan.

Sheet 5 Roadway Plan and Profile Part 1

1. The water main size and material should be shown on the plan and profile.
2. The notes are the same on Sheets 4 -8.
3. The existing 12" CMP should be called out on the plans. Is this proposed to remain in place? Has the condition been assessed?
4. Some proposed CPP crossings appear to have less than the minimum recommended cover (generally 36"). Suggest calling out cover on profile sheets to confirm minimum cover can be achieved (typical of all profile sheets).
5. The vegetation/trees layer should be turned off.

Sheet 6 Roadway Plan and Profile Part 2

1. The vegetation/trees layer should be turned off.
2. What is the vegetation for the cul-de-sac? Are existing trees to be left in place?
3. The proposed roadway grade between approximately Sta 10 and Sta 13+50 is steep (~9%). Are the roadside swales still proposed to be grassed here? Stone lined swales should be considered.

Sheet 7 Roadway Plan and Profile Part 3

1. The vegetation/trees layer should be turned off.

Sheet 8 Roadway Plan and Profile Part 4

1. The vegetation/trees layer should be turned off.
2. What is the vegetation for the cul-de-sac? Are existing trees to be left in place?

Sheet 9 Class A High Intensity Soil Survey

1. The soil scientist should sign, stamp and date the plans.

Sheet 10 Site Details

1. The Construction Housekeeping Punchlist should be updated to apply to this project.

Sheet 11 Site Details

1. The Road Cross Section should be updated to reflect the Department of Public Works and Fire Department comments.
2. The Utility Trench Patch Detail should have base and finish course information not "per Kittery DPW specs".
3. The water line detail should include warning tape.
4. There should be a detail for the water main connection in Cutts Road.
5. There should be details for the SSWDS – piping, pumps, etc.
6. There should be detail for water main fittings/bends.
7. There should be a detail for thrust blocks.
8. There should be a hydrant detail.

Should you have any questions, please do not hesitate to call.

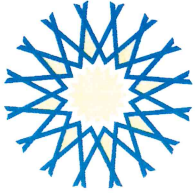
Very truly yours,

CMA ENGINEERS, INC.



Jodie Bray Strickland, P.E.
Senior Project Engineer

cc: Michael Sudak, Attar Engineering



ATTAR

ENGINEERING, INC

CIVIL • STRUCTURAL • MARINE

Mr. Maxim Zakian, Town Planner
Mr. Jason Garnham, Director of Planning & Development
Town of Kittery, Maine
200 Rogers Road
Kittery, Maine 03904

October 16th, 2023
Project No. C160-21

**RE: Major Conservation Subdivision – Preliminary Completeness Revisions
Twin Oaks Subdivision (Tax Map 60, Lot 10-3)
47 Cutts Road, Kittery, Maine**

Dear Mr. Zakian & Mr. Garnham:

On behalf of Chip and Anne Andrews, I have enclosed for your review and consideration revised Plan Set sheets and attachments for the above-referenced project. Revisions have been made to address comments presented from the following:

- Town Staff comments from the review memo prepared for the September 28th meeting,
- Technical Review Committee (TRC) comments on travelway specification preferences,
- Planning Board comments during the September 28th meeting,
- Preliminary Review comments from the third-party memo prepared by CMA and dated October 10th, and
- Ongoing correspondence with the Town Planner between the September 28th meeting and the writing of this cover letter.

Plan Set Updates:

- In response to comments from the TRC and as discussed during the September 28th Planning Board meeting, both proposed travelways have been redesigned to reflect the preferences expressed by the TRC – switching from Class II to Class III private streets. Both proposed travelways shall now be Class III private streets (interpreted as Minor Streets based on average daily trip values) with 10' paved travelway aisles, a single 3'-wide paved sidewalk shoulder (23' overall paved width), and 1' gravel shoulders (25' overall gravel base).
- The “Waivers Requested” section on Sheet 1 has been updated to reflect the travelway changes noted above, with the full list of waivers requested by the Applicant now reading:
 - Plan Scale of 1" = 80' [1" = 50' typically required per §16.8.9.C.(5).(b)]
 - Streets and Pedestrianway Design Standards per §16.8, Table 1:
 - Right-of-Way Width of 40' (typically 60' required for Class III Street)
 - Maximum Street Gradient of 9% (typically 8% for Class III Street)
 - Exclusively applies to Stations 10+25 thru 13+00
 - Sidewalk/Pedestrianway width of 3' (typically 5' for Class III Street)
- Correspondence between the Applicant and a representative of the Kittery Land Trust is attached. This project is anticipated to be discussed by the Land Trust and Town Staff shall be copied on all efforts involving the Land Trust moving forward.

- General Notes #1 & #17 on Sheet 1 have been revised to depict Class III travelway standards to reflect the revision described above.
- General Note #6 on Sheet 1 has been revised to include the proposed parking area to the list of subtractions from the Net Residential Acreage calculation. The revised calculation still shows compliance with the density requirements for this development (14 lots allowed, 13 proposed).
- General Note #7 on Sheet 1 has been revised to properly demonstrate that each proposed lot complies with the maximum Building Coverage requirement as per §16.4.10.D.(2).(e).
- General Note #8 on Sheet 1 has been revised to reflect the updated wetland impact total after the travelway redesign described above. Individual callouts for each wetland impact have also been added to Sheet 1 as requested by CMA.
- General Note #19 on Sheet 1 has been revised to demonstrate that the proposed Open Space complies with both sections of §16.10.7.A.(2) – specifically that 40% of the dedicated area must consist of net residential acreage.
- General Note #22 on Sheet 1 has been added to demonstrate compliance with the Conservation Subdivision requirements of a frontyard vegetated buffer as per §16.10.6.F. Callouts have been added to Plan Set Sheets 3 & 4 to depict the existing vegetation along Cutts Road which satisfies this provision.
- General Note #23 on Sheet 1 has been added to formally declare the additional structure on proposed Lot #3 as an accessory use (storage) which is allowed in the R-RL zone. As discussed at the Planning Board meeting, this 40'x40' timber barn shall be maintained as a storage area for some materials and equipment from the existing commercial use which is to be removed with this subdivision.
- General Note #24 on Sheet 1 has been added to declare that all wetland areas proposed to be included in the provided Open Space shall be designated as no-cut, no-disturb buffers in accordance with §16.10.5.I. The Applicant welcomes discussion from the Planning Board on this item, as the provision allows the Board to potentially require additional in-field signage.
- Snow Storage location callouts have been revised to be located exclusively in the proposed culs-de-sac. Grading & Utility Note #4 on Sheet 4 has been revised to reflect this change, and continues to include the language that requires off-site trucking of snow in instances where the on-site areas exceed their capacity.
- Plan Set Sheets 2 & 4 has been revised to include sight distance measurements in both directions at the proposed entrance to the development from Cutts Road, which is in the same location as the existing curb cut. Adequate distances were observed in both directions.
- All Plan Set Sheets have been renamed to reflect the intended name of the conservation development – Twin Oaks Subdivision. Street names are still in the process of being determined and shall be provided to the Town for E-911 addressing acceptance.

- To satisfy the Housing Plan requirements described in §16.5.4.I. for developments which trigger consideration of the Affordable Housing ordinance, the Applicant has prepared a Letter of Intent which details General Performance standards for Affordable Housing as outlined in §16.5.4. This Letter of Intent is attached, along with Town Staff correspondence on guidelines for its content.
- The Preliminary Review memo from CMA is attached, as well as correspondence between the third-party reviewer and Town Staff. The Applicant has completed some of the requested revisions from the Preliminary Review memo as shown herein but otherwise humbly requests that the Planning Board grant Preliminary Approval with the condition to have all other revisions that remain outstanding be addressed with the Final Application for Major Subdivision. The Applicant is in agreement with the attached correspondence that the third-party comments are overall minor and can be reasonably addressed at Final Subdivision review.

We look forward to discussing this project with the Planning Board at the October 26th Planning Board meeting and public hearing. Please contact me for any additional information or clarifications.

Sincerely;

A handwritten signature in black ink that reads "Michael J. Sudak". The signature is written in a cursive, flowing style.

Michael J. Sudak, E.I.
Staff Engineer

cc: Chip & Anne Andrews
C160-22 Cover Rev 16Oct2023



October 10, 2023

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

**RE: Town of Kittery, Planning Board Services
Cutts Road Major Conservation Subdivision – Preliminary Review
47 Cutts Road, Tax Map 60, Lot 10-3
CMA #591.164**

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CMA Engineers has received the following information for Assignment #164, preliminary review of the Cutts Road Subdivision at 47 Cutts Road (Tax Map 60, Lot 10-3).

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B. The proposed use (dwelling, single family) is a permitted use.

D.(2) There are modifications to some of the dimensional standards:

(b) 15,000 SF lot size

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16.8.10.D. Sewage Disposal

16.8.10.D.2.(a) The developer will need to submit the design for the subsurface wastewater disposal systems.

16.8.10.D.2.(d)[1]. Two of the test pits for the SSWDS servicing lots 4 thru 8 have limiting factors less than 24". A reserve location may be warranted. Has a one been identified?

16.8.10.E. Stormwater and Surface Drainage

The applicant is proposing to manage stormwater through the use of open drainage swales, detention ponds, level spreaders and forested buffers.

We have the following comments on the stormwater design:

16.8.10.E. Stormwater and Surface Drainage

The applicant is proposing to manage stormwater through the use of open drainage swales, detention ponds, level spreaders and forested buffers. Through the use of water detention, there are no increases in peak flows post-construction.

We have the following comments on the stormwater design:

1. The stormwater management ponds should be numbered on the plans to coincide with the drainage report.
2. The peak storm elevations for Detention Pond #4 on Sheet 11 Site Details, provided with the drainage analysis, are incorrect.
3. In the 25-year storm modeling, the detention ponds show capacity above their emergency spillway elevations shown on the plan.
4. The modeling for the existing CMP culvert has an invert out of 39.90' and the n value of 0.013 is described as "corrugated PE, smooth interior". The plans indicate the pipe is CMP, which would have a different n value and the invert out is shown as 39.70'.
5. The modeling for the 24" wetland crossing has the invert in as both 37.75' and 37.25'; the plans show 37.75'.
6. The Operation and Maintenance Program states under swales that "these areas should also be maintained to have gradual slopes...". The roadway slope is 9% from approximately Sta 10+00 to Sta 13+50. How are gradual slopes accomplished in this portion of the roadside swale?
7. The Operation and Maintenance Program states that "plowing of snow into...swales...shall be avoided." Note 4 on Sheet 4 indicates "Roadside snow storage is located in the roadside vegetated swales."

16.8.10.G. Vehicular Traffic

16.8.10.G.(3)(a) The sight distances on Cutts Road should be shown on the plans.

16.8.10.N. Retention of open spaces and natural or historic features

16.8.10.N.(4) The applicant should submit a landscape plan in accordance with the ordinance.

We have the following comments on the plans:

Cover Sheet:

1. The plans should have a cover sheet with the information for all relevant parties and professional stamps as appropriate.

Sheet 1 - Overall Development Plan

1. The plan should be stamped by the wetland scientist.
2. Notes 1 and 17 will have to be updated with the proposed roadway modifications.
3. Waiver requests will have to be updated with the proposed roadway modifications.
4. Note 19 should include calculations to demonstrate that the 40% minimum for open space of net residential acreage is met.

Sheet 2 Conservation Subdivision Plan

1. There is hatching that should be defined in the legend.
2. It would be helpful to list deviations from zoning ordinance dimensions because this is a conservation subdivision.

Sheet 3 Existing Conditions Plan

1. Is Lot 9 allowed to be built in the RPO zone setback?
2. The significance of the aquifer overlay and rare animals overlay areas should be noted/discussed.
3. The removal and demolitions items should be placed on a separate demolition plan.

Sheet 4 Grading and Utilities Plan

1. Note 4 indicates that snow storage areas are depicted on the plans but they are not clearly shown.
2. It is difficult to read some of the information at this scale. Separating the information onto two sheets, like the plan and profile sheets, would be helpful.
3. There is a hydrant symbol in the legend but none on the plan.
4. Piping for the community SSWDS should be shown on the plan.
5. Are pump stations required for the SSWDS?
6. Gate valves and pipe bends should be shown on the plan.
7. How does the water main terminate at each cul-de-sac?
8. Where are the proposed wetland impacts shown?
9. The water main size and material should be shown on the plan.
10. Curb stop locations should be shown on the plan.
11. The stabilized construction entrance and silt fence locations should be shown on the plan.
12. The stormwater management ponds should be numbered on the plans to coincide with the drainage report.
13. The outlet structures and piping from the ponds should be shown on the plan.

Sheet 5 Roadway Plan and Profile Part 1

1. The water main size and material should be shown on the plan and profile.
2. The notes are the same on Sheets 4 -8.
3. The existing 12" CMP should be called out on the plans. Is this proposed to remain in place? Has the condition been assessed?
4. Some proposed CPP crossings appear to have less than the minimum recommended cover (generally 36"). Suggest calling out cover on profile sheets to confirm minimum cover can be achieved (typical of all profile sheets).
5. The vegetation/trees layer should be turned off.

Sheet 6 Roadway Plan and Profile Part 2

1. The vegetation/trees layer should be turned off.
2. What is the vegetation for the cul-de-sac? Are existing trees to be left in place?
3. The proposed roadway grade between approximately Sta 10 and Sta 13+50 is steep (~9%). Are the roadside swales still proposed to be grassed here? Stone lined swales should be considered.

Sheet 7 Roadway Plan and Profile Part 3

1. The vegetation/trees layer should be turned off.

Sheet 8 Roadway Plan and Profile Part 4

1. The vegetation/trees layer should be turned off.
2. What is the vegetation for the cul-de-sac? Are existing trees to be left in place?

Sheet 9 Class A High Intensity Soil Survey

1. The soil scientist should sign, stamp and date the plans.

Sheet 10 Site Details

1. The Construction Housekeeping Punchlist should be updated to apply to this project.

Sheet 11 Site Details

1. The Road Cross Section should be updated to reflect the Department of Public Works and Fire Department comments.
2. The Utility Trench Patch Detail should have base and finish course information not "per Kittery DPW specs".
3. The water line detail should include warning tape.
4. There should be a detail for the water main connection in Cutts Road.
5. There should be details for the SSWDS – piping, pumps, etc.
6. There should be detail for water main fittings/bends.
7. There should be a detail for thrust blocks.
8. There should be a hydrant detail.

Should you have any questions, please do not hesitate to call.

Very truly yours,

CMA ENGINEERS, INC.



Jodie Bray Strickland, P.E.
Senior Project Engineer

cc: Michael Sudak, Attar Engineering

From: [Mike Sudak](#)
To: [Jeff Clifford](#)
Cc: [Linehan Lisa](#); [Sammie Goddard](#)
Subject: RE: Twin Oaks Subdivision - Cutts Road, Kittery
Date: Monday, October 2, 2023 9:19:00 AM

Good Morning Jeff,

That is great news, thank you for discussing the project with your colleagues.
Once you've had your discussion and are looking to set up a meeting I can bring my Clients in to talk scheduling.

Take care, talk soon.

-Mike

From: Jeff Clifford <jeffkc533@gmail.com>
Sent: Saturday, September 30, 2023 7:44 AM
To: Mike Sudak <mike@attarengineering.com>
Cc: Linehan Lisa <Lisa@kitterylandtrust.org>; Sammie Goddard <sammie@attarengineering.com>
Subject: Re: Twin Oaks Subdivision - Cutts Road, Kittery

Mike

Thanks for reaching out. I will be discussing the project with Lisa and other KLT members next week. We would likely want to set up a time to meet with you and your client to discuss details.
All the best...

Jeff Clifford
603-682-6393

On Fri, Sep 29, 2023 at 2:11 PM Mike Sudak <mike@attarengineering.com> wrote:

Good Afternoon Jeff,

It was nice to see you last night at the Kittery Planning Board, I hope you've been well since we last spoke.

I'm writing to begin the line of communication with the Land Trust on their hopeful involvement in the Conservation Subdivision that my Client is proposing off of Cutts Road. You sat through my preliminary presentation last night so I know you have a general concept of what we're looking to do, but I'd be happy to provide you with whatever Plan Set and/or application materials you need moving forward. I've also copied Lisa Linehan on this email, who you had CC'd on your last outreach to me on another project so it felt appropriate to keep that consistency.

Please let me know if you have any questions/concerns.
Thanks and take care – I look forward to hearing from you.

-Mike

Michael J. Sudak, E.I.
Civil Engineer
Attar Engineering, Inc.
[1284 State Road](#)
[Eliot, Maine 03903](#)
Ph: (207) 439-6023
Fax: (207) 439-2128
Cell: (978) 317-3398

From: [Mike Sudak](#)
To: [Maxim Zakian](#)
Cc: [Jason Garnham](#); chipandrews21@icloud.com; [Sammie Goddard](#)
Subject: RE: 47 Cutts Road public hearing
Date: Monday, October 2, 2023 12:03:00 PM
Attachments: [RE - Twin Oaks Subdivision - Cutts Road, Kittery.pdf](#)

Hi Max,

Thank you for the summary below, I am in agreement with what you have compiled. Last Friday I prepared my own list of action items after the PB meeting that I'm beginning to work through. To comment on your notes:

- I've already begun revising the Plan Set to reflect the road modifications that the PB was amenable to. How I'd like to handle the maximum grade request is to have the stationing range above 8% be included in the "Waivers Requested" section of the General Notes on Sheet 1. I hope the Town is agreeable to this.
- Once I have made the necessary roadway revisions (and the proposed grading and stormwater changes that result from this revision) I will be applying for the Wetland Alteration Permit. I would expect this to come through sometime in the next few weeks, and certainly before Final Plan application as you have indicated.
- Snow Storage areas have already been revised.
- Adding the KLT comment to this list. I spoke with Jeff Clifford before the PB meeting started last Thursday night, as I saw that he was in attendance for the 77 Bartlett public hearing. I followed up with him last Friday to begin our communication on this project, and he replied to me over the weekend. I have attached my correspondence with him. If you'd like me to keep the Town copied on this correspondence moving forward, please let me know.

Lastly – one of the items from my own action list includes one of the highlighted sections of your Staff Review Memo, specifically §16.10.6.H and the request for additional details on the LID measures proposed for this project. Typically this request is handled by the Stormwater Narrative that accompanies the HydroCAD analysis and Operation & Maintenance Manual, which was sent to you a few weeks ago for CMA's third-party review. I'm guessing your Staff Memo was prepared before review of these stormwater design elements, and this comment is potentially already satisfied? Please let me know.

Thanks,
-Mike

From: Maxim Zakian <mzakian@kitteryyme.org>
Sent: Monday, October 2, 2023 10:56 AM
To: Mike Sudak <mike@attarengineering.com>
Cc: Jason Garnham <JGarnham@kitteryyme.org>; chipandrews21@icloud.com
Subject: 47 Cutts Road public hearing

Good morning Mike and Chip,

I'm emailing you to confirm the planning board voted to accept your preliminary subdivision application for 47 Cutts Road, and have scheduled the following:

- A site walk of the property on Tuesday, October 17th, at 4:30 PM (preparation requirements attached).
- A public hearing for the project at the October 26th planning board meeting.

Listed below are a few notes I jotted down at the meeting I thought might be useful:

- To confirm, the sense of the board showed they were amenable to the requested road modifications, which I have as a 40' ROW with 23 feet of travel way (3 feet of that to be a paved pedestrian way on one side of each road).
 - The planning board also was amenable to the maximum grade modification. I would suggest future versions of the plan show which parts of the road require that 9% grade.
- We won't require the wetland alteration permit until the final plan, but the sooner you submit it, the sooner we can begin review.
- The planning board requested the snow storage plan on the final plan indicate snow will be stored on the culdesacs or sides of the road rather than on vegetative swales.

Now that the plan has been accepted, I believe we are at a good point to loop in the Kittery Land Trust regarding the blocks of land you have stated you wish to donate. If you agree now is a good time, I would be happy to schedule a meeting between you and Jeff Clifford of the KLT; I have a feeling the Land Trust will want to weigh in on this project, so it would likely be a good idea to meet with them before the public hearing.

Please let me know if you have any questions.

Best,
Max

[Maxim Zakian](#)

[Town Planner](#)

[Town of Kittery](#)

[\(207\) 475-1323](#)

mzakian@kitteryme.org

From: [Maxim Zakian](#)
To: [Mike Sudak](#)
Cc: [Jason Garnham](#)
Subject: Fw: 47 Cutts & 17 25 Route 236
Date: Wednesday, October 11, 2023 10:37:46 AM

Hi, Mike,

As you begin review of the engineer's letter, I wanted to forward you this email as confirmation that the issues identified are minor and Jodie believes conditional preliminary approval can be granted without a new plan set/drainage analysis. That response letter I mentioned earlier should be enough to address her comments for the 26th.

Yesterday, you said you were working on a revision of the plan set. While I still don't believe the plan needs to be revised to incorporate Jodie's comments, I do think the plan should be updated to show the new roads, as the planning board will have to vote on the ROW, gradient, and sidewalk modifications. After speaking with Jason, we came up with a small list of outstanding issues we believe should be addressed before preliminary approval:

- As I said yesterday, we'll require a ""housing plan" and confirmation of your affordable housing decision before approval.
- I mentioned in the first PRN that the building coverage calculations had to be fixed to show each individual lot doesn't exceed the 15% maximum. I think this was just a typo, and hopefully easy to fix
- The net residential acreage calculations need to be revised, following the notes I had on page 5 (note **16.5.8**) and page 8 (note **16.10.7.A**) of the PRN.
- There needs to be a 40 foot vegetated buffer along the frontage of Cutts Road. We spoke on this before, and I believe indicating the area and stating the current vegetation within that area will suffice.

If possible, I would like a couple of days to review it all before finalizing the agenda on Thursday, October 19th. Do you think you would be able to provide a response letter and revised plan set by next week? Monday would be great, but I can offer some wiggle room given the tight timeline.

-Max

From: Jodie Bray Strickland <jstrickland@cmaengineers.com>
Sent: Tuesday, October 10, 2023 5:03 PM
To: Maxim Zakian <mzakian@kitteryme.org>
Subject: Re: 47 Cutts & 17 25 Route 236

Max-

There are no glaring issues. I think conditional approval with the applicants addressing my comments is fine.

Best,
Jodie

Sent from my iPhone

On Oct 10, 2023, at 4:19 PM, Maxim Zakian <MZakian@kitteryme.org> wrote:

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Thank you, Jodie!

For both of these projects, do you believe the issues identified are significant enough to require resubmission, or are they small enough that the planning board could grant conditional approval?

-Max

From: Jodie Bray Strickland <jstrickland@cmaengineers.com>

Sent: Tuesday, October 10, 2023 4:09 PM

To: Maxim Zakian <mzakian@kitteryme.org>

Subject: 47 Cutts & 17 25 Route 236

Max

Here are our two reviews. Please let me know if you have any questions.

Best,
Jodie

Jodie Bray Strickland, P.E.
Senior Project Engineer

[<image001.png>](#)

[CIVIL/ENVIRONMENTAL/STRUCTURAL](#)

35 Bow St.

Portsmouth, NH 03801

CELL: 603-817-4716

jstrickland@cmaengineers.com

From: [Maxim Zakian](#)
To: [Mike Sudak](#)
Cc: [Jason Garnham](#)
Subject: 47 Cutts affordable housing requirements
Date: Tuesday, October 10, 2023 11:06:54 AM

Hi Mike,

As we're approaching the next planning board meeting for 47 Cutts Road, I wanted to provide some further clarification regarding our affordable housing ordinance. As a brief summary, we determined your three options for a 13-unit subdivision were to:

1. Provide 0 affordable homes and pay a \$130,000 in-lieu fee
2. Provide 1 home as affordable and pay a \$30,000 in-lieu fee
3. Provide 2 homes as affordable with no associated fee

We would like to be informed of which option you intend to pursue before preliminary plan approval. **16.5.4.I.** requires a "housing plan" submitted to the planning department prior to planning board approval. Jason and I interpret this to mean a letter of intent, submitted as part of the application materials, including target median income, incentives sought, and all other information required in the provision.

Our ordinance in **16.5.4** provides housing standards and information on determining an affordable vs. market-rate housing unit. I have also listed a few relevant notes from the ordinance below:

- Per **16.5.4.E**, if you made 2 of the houses affordable (or 15% of the total units), then you would receive a 10% discount on all permitting costs.
 - I interpret this to mean both planning department and code enforcement fees. This would extend to the pending wetland alteration permit, and the final subdivision application fee. This might also retroactively extend to your already paid preliminary subdivision fee.
- There are a few spots in the ordinance that requires 1 affordable housing unit for every 5 market-rate units. Please ignore these typos: as far as I am aware the current requirement is 10% of the total number of units must be affordable.
- The affordable unit must be of the same quality and visual appearance as the rest of the market rate units. The determination of "market-rate" is found in the ordinance under **16.5.4.H**
- Because this is a subdivision, I believe the most relevant information to you is under **16.5.4.H. (3)**. requiring a draft budget for the future Homeowner's Association. The planning board almost always requests a draft HoA budget; when they do, please include the information on any proposed affordable housing units.

I'm hoping we receive the third-party review later today. In the meantime, please let me know if you have any questions.

Best,
Max

[Maxim Zakian](#)

Town Planner
Town of Kittery
(207) 475-1323
mzakian@kitteryme.org