

**Town of Kittery
Planning Board Meeting
June 9, 2022**

28 Wyman Avenue —Sketch Plan Review, Cluster Residential Development

Action: Accept or deny plan as complete; continue application to a subsequent meeting; set site walk
Pursuant to Title 30-A M.R.S.A. §4401-4408 *Municipal Subdivision Law* and §16.8.10.H, *Cluster Residential Development* of the Town of Kittery Land Use and Development Code, owner Lusitano, LLC requests approval for a cluster residential development proposing three (3) single-family residences as a condominium on real property with an address of 28 Wyman Avenue (Tax Map 16, Lot 148) located in the Residential-Urban (R-U) Zone.

PROJECT TRACKING

REQ'D	ACTION	COMMENTS	STATUS
YES	Sketch Plan Acceptance/Approval	June 9, 2022 possible	TBD
NO	Site Visit	TBD	TBD
YES	Preliminary Plan Review Completeness/Acceptance	TBD	TBD
YES	Public Hearing	TBD	TBD
YES	Preliminary Plan Approval	TBD	TBD
YES	Final Plan Review and Decision	TBD	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 16.8.11.M - 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.

Project Introduction

The property at 28 Wyman (Map 16, Lot 148) currently has a boarding house and a garage/barn located on it. The lot is 82,839 sf (1.9 acres) in size and is located in the Residential-Urban Zone (R-U). A wetland spreads along the northern portion of the property. The property fronts Wyman Avenue in two places but neither has sufficient frontage (100 continuous feet required) so the lot is legally non-conforming as regards street frontage. A residential neighborhood surrounds the property.

The Board first reviewed this project in January as a preliminary site plan review. The project was reclassified to a subdivision (per State statute and Title 16, a subdivision includes anything that creates residential units that do not share a common wall) for this meeting. Due to having just three units, the project is a minor subdivision. Because Kittery permits cluster residential development and makes a conventional subdivision a special exception, the applicant is offering the plans as a cluster residential development that also is a condominium – meaning that the three residential units will share the one lot. It is also

Purpose of Application Phase

The sketch plan phase allows the Board to: 1) determine if sufficient information has been supplied, and if not request the information, 2) to ask questions and 3) give direction to the applicant. If the Board finds the application insufficient or requires additional information, the Board should request that information be provided for the next meeting.

Submission Requirements

The Subdivision Ordinance in Section 16.8.10. requires the following information for Sketch Plan submittal:

Covenants

No information on any covenants nor Condominium Association documents were provided with the plan.

High-intensity Class "A" soil survey and soil interpretation sheets

The applicant has provided a soil survey.

Available community facilities

The plan highlights a “Common Area” green space on sheet C-2 but no additional information on what facilities or amenities might be included has been provided.

Utilities

The site plan (sheet C-4) shows the plan for utility services. The plan shows using an existing sewer connection, as well as using an existing water connection. Existing overhead electrical lines will terminate at a new pole where underground electrical service will extend to each condo unit. A stormwater management plan has been supplied with drop inlets connected to an outfall at the eastern edge of the property. This outfall appears to be located in an area labeled “Common Area” on other plan sheets.

Number of residential or business lots and/or dwelling units;

Applicant has detailed that three single family dwelling units are proposed. The applicant has provided the net residential calculations to show a yield of 3 units.

Typical lot width and depth

There are no new lots being proposed, as all three dwelling units are proposed on the existing lot.

Price range

No price range information was given. The applicant has supplied dwelling unit layouts.

Business areas

No business areas are proposed.

Playgrounds, park areas and other public areas;

The plan highlights a “Common Area” green space on sheet C-2 but no additional information on what facilities or amenities might be included has been provided.

Street improvements

The plan proposes a 40-foot right-of-way with a 16-foot-wide pavement strip that ends as a shared common driveway.

The Cluster Residential Development language in Section 16.8.10.H. requires that open space must contain at least 50% of the total property area and 30% of the net residential acreage. This plan appears to meet those thresholds; however, the applicant should provide this information more clearly in the site notes.

The applicant has provided a letter from the Maine Department of Environmental Protection stating that the vernal pool identified on the site is not significant, noting that the pool provides some habitat for wood frogs and spotted salamanders but does not meet biological criteria. The vernal pool was surveyed by Joseph Noel.

Because this is a Minor Subdivision, if the Planning Board accepts and approves the Sketch Plan then the next step is Final Plan review. A Public Hearing would still need to be set by the Planning Board during any Final Plan review.

Development Standards

Setbacks

The proposed residential structure closest to the wetland is shown to be over 100 feet from the wetland. The end of the shared driveway (per §16.3, a driveway may service two or less residential units) depicted on the plan is located approximately 65 feet from the wetland. Per Table 16.5.30 *Minimum Setbacks from Wetlands and Waterbodies*, a traveled way of road or driveway can be located 10 feet from the wetland. Rear and side setbacks for the R-U zone are 15 feet which is the requirement (see §16.4.13.D)

Road/Common Driveway

The plans show a 16-foot-wide private way which extends just past Unit 1. From there, a common driveway provides access to Unit 2 and 3. Because the street frontage for this property is nonconforming (less than 100 feet) and the proposed use is intensifying from one residential use/building to three residential uses/buildings, the private road will serve to provide both access and frontage to the units. However, it is not required for each unit to have its own 100-foot frontage though because it is a condominium – one lot shared in common by three residential units. As shown on the plans the private way is over 100 feet long, thus providing the frontage required for the condominium. The private way will be named by the applicant (once the name is approved by the Town's addressing officer) and all three units will derive their addresses from that road, if the plan is approved.

While the plan does show a small amount of common pavement between Unit 1's limited common area driveway and the road and again at the very end of the proposed pavement beyond Unit 3, neither is sufficient for a turnaround without travel into the private driveways. Because adequate emergency vehicle access must be assured, in addition to other vehicles who may need to turn around, the Fire Chief will be asked to weigh in at the sketch plan phase because a minor subdivision moves from sketch to final plan without a preliminary phase.

If the Fire Chief determines that the turnaround/hammerhead or cul-de-sac should be located between Units 1 and 2, the common driveway could likely remain. If he prefers the turnaround to be located beyond Unit 3, the private way will need to be extended to service all three units.

Recommendation: Staff recommends that the plans be shown to the Fire Chief at the next convenient Technical Review Committee meeting.

Open Space

Per §16.8.10.H.(6).(e), a cluster residential development must provide open space. The requirement is that 50% of the lot must remain undeveloped (which usually includes all the wetlands, water bodies etc.) with 30% of that comprised of upland. No open space calculations are shown. A label on the plan reads “Common Area (plus/minus 69,352 ft/1.59 acres)”. Staff noted to the applicant’s engineer that the limited common areas around each residential unit are very limited and suggested that more area around each unit for private enjoyment would be well-received. This would presumably cut into the 1.59 acres of common space that also serves as open space.

Recommendation: Staff recommends that the open space calculations be added to the plan notes and that the open space be shown clearly and labeled as such on the plans.

Cluster Residential Development

An important component of a cluster residential development plan is that dimensional requirements are allowed flexibility in the interests of reducing infrastructure and impact on the land. The plan as shown is compact, with limited impervious surface, underground utilities as required, public water and sewer, and infrastructure located well beyond required setbacks from the wetlands.

Waivers

The applicant will want to address the submission requirements of both the cluster residential development and Kittery’s subdivision ordinance. There may be instances where the applicant would like to request a waiver. Waiver requests are best submitted during sketch plan, rather than final plan.

Recommended Motions

Below are motions, depending on how the Planning Board will like to proceed:

Move to accept sketch plan cluster residential development application as complete

Move to accept the sketch subdivision plan application from owner Lusitano, LLC for a cluster residential development proposing three (3) single-family residences as a condominium on real property with an address of 28 Wyman Avenue (Tax Map 16, Lot 148) located in the Residential-Urban (R-U) Zone

Move to set a site visit for the sketch plan cluster subdivision application

Move to set a site visit on _____2022, as part of the review of the sketch subdivision plan application from owner Lusitano, LLC for a cluster residential development proposing three (3) single-family residences as a condominium on real property with an address of 28 Wyman Avenue (Tax Map 16, Lot 148) located in the Residential-Urban (R-U) Zone

WYMAN HILL

28 WYMAN AVENUE
KITTERY, MAINE

Assessor's Parcel 16, Lot 148

Plan Issue Date:

May 19, 2022

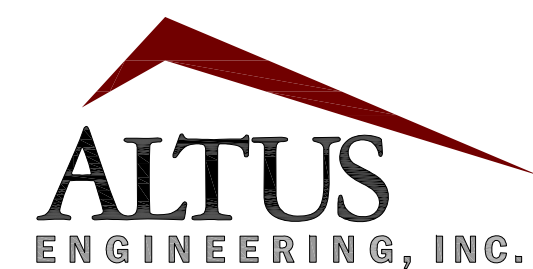
Planning Board Submission

Owner/Applicant:

LUSITANO, LLC
JIM HIGGINS

119 KINGS HIGHWAY NO.
ELIOT, MAINE 03903
(617) 501-6149

Civil Engineer:



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

Architect:

HIGGINS + DESIGN

119 Kings Highway North
Eliot, ME 03903
(617) 501-6149
jimhiggins05@comcast.net

Surveyor:

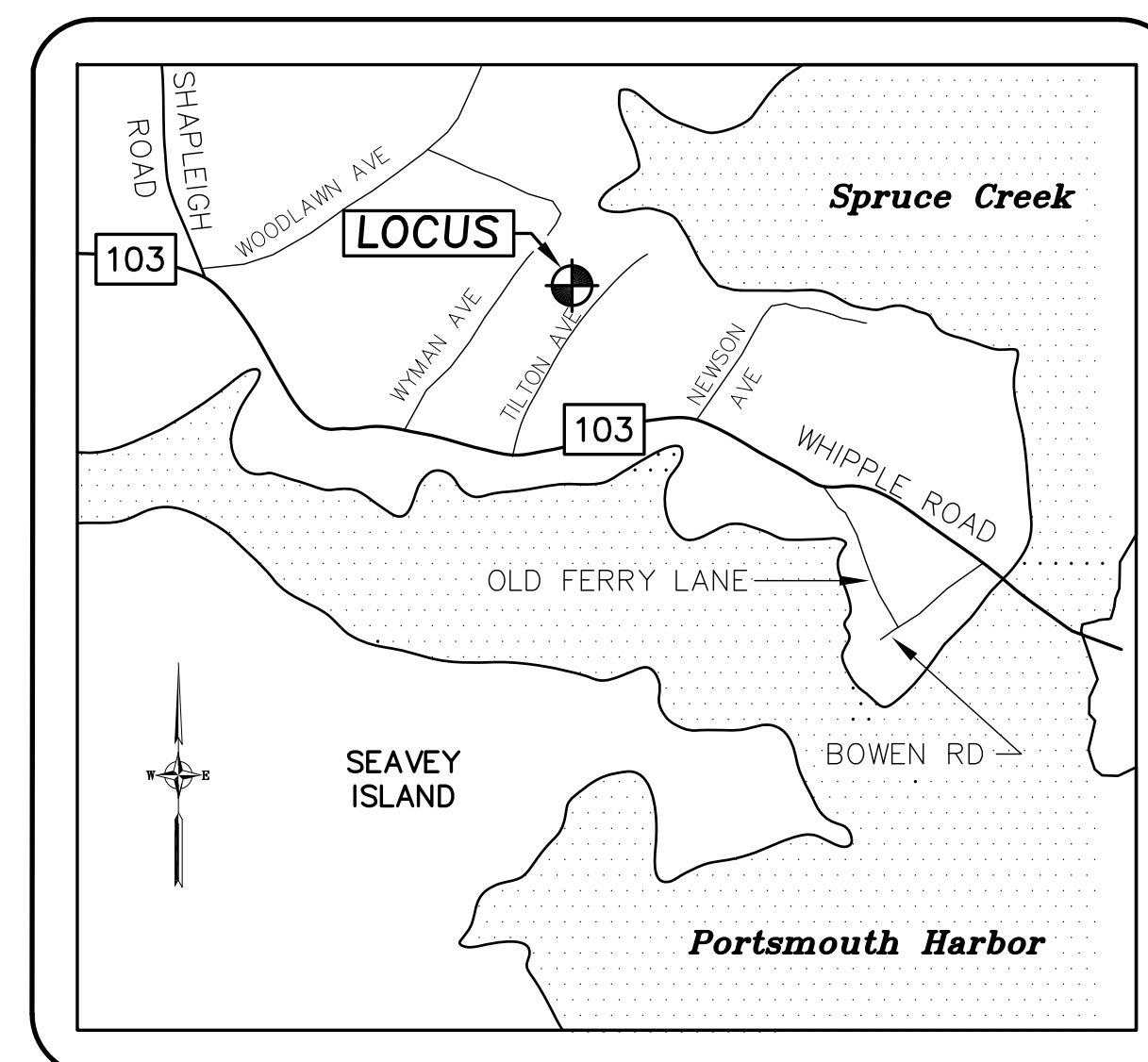


191 STATE ROAD, SUITE #1
KITTERY, MAINE 03904

Soils/Wetlands Scientist:

MICHAEL MARIANO, CSS

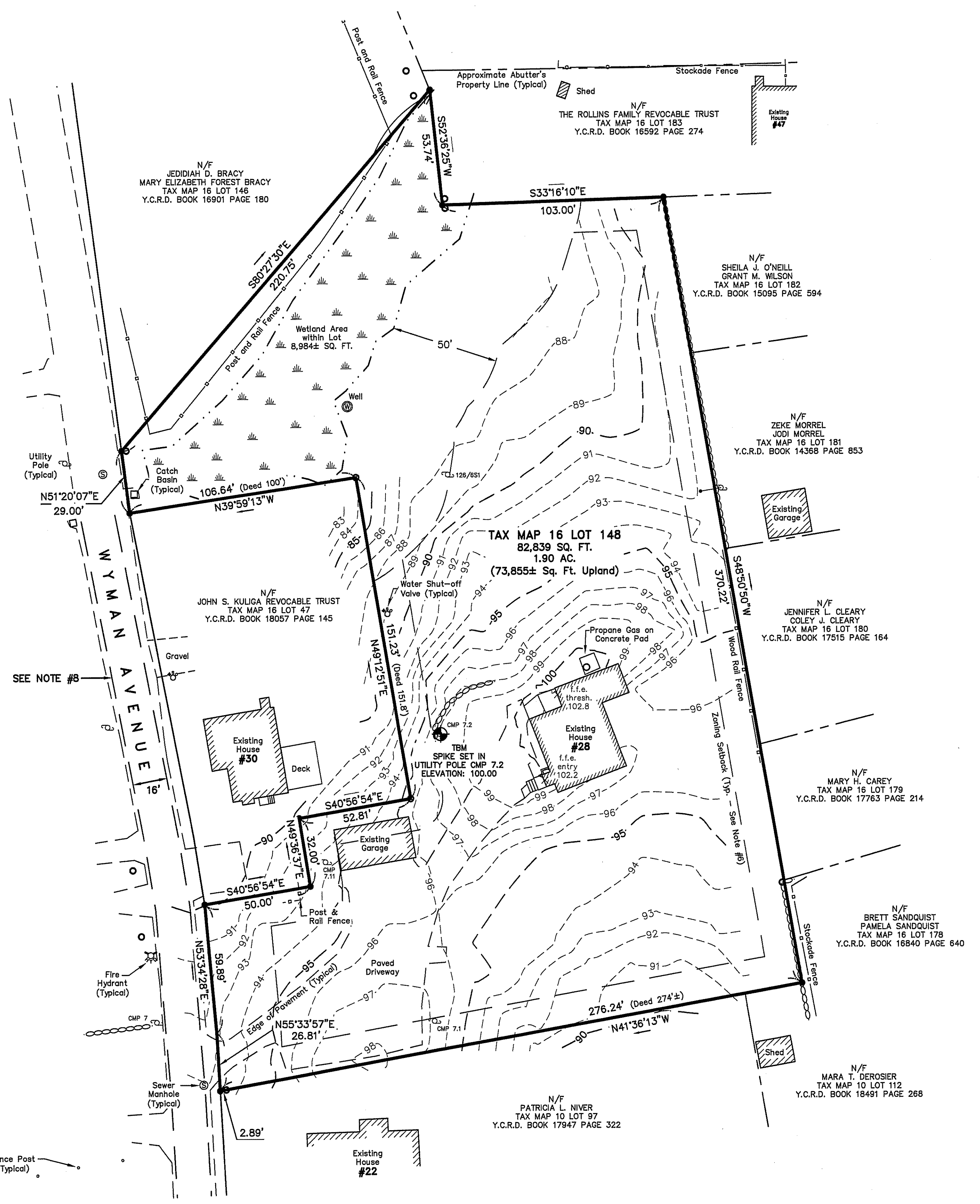
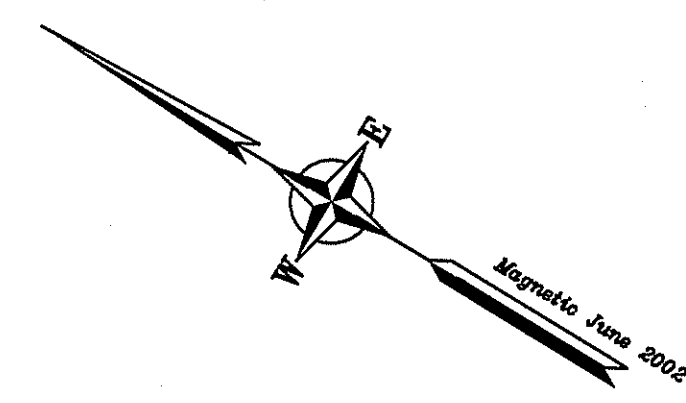
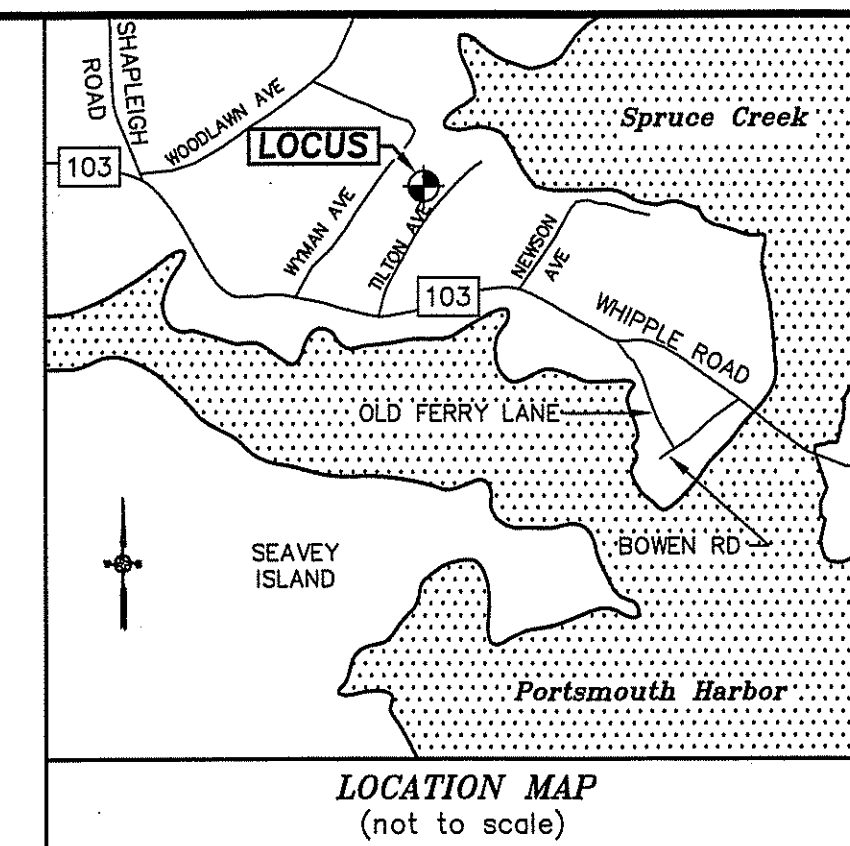
75 Prospect Street
Somersworth, NH 03878
(603) 692-4457



LOCUS NOT TO SCALE

Sheet Index

Title	Sheet No.:	Rev.	Date
Existing Conditions Plan	1 of 1	0	07/09/21
Demolition Plan	C-1	0	12/22/21
Condominium Site Plan	C-2	1	05/19/22
Grading & SWM Plan	C-3	0	12/22/21
Utility Plan	C-4	0	12/22/21
Erosion Control Notes	C-5	0	12/22/21
Erosion Control Details	C-6	0	12/22/21
Details Sheet	C-7	0	12/22/21
Details Sheet	C-8	0	12/22/21
Layout Plans	A01	0	11/22/21
Elevations	A02	0	11/22/21
Elevations	A03	0	11/22/21



ZONING DATA PER KITTERY ZONING ORDINANCE
(LAST AMENDED JANUARY 11, 2021 - SEE NOTE #6):

BASE ZONE: Residential-Urban (R-U)

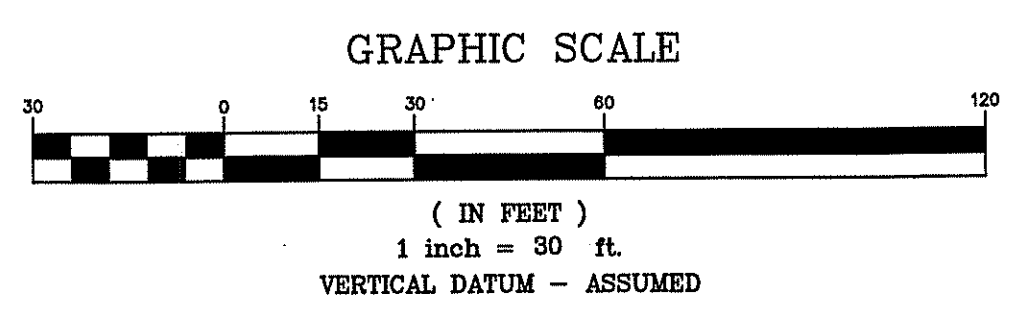
REQUIREMENTS:
 MINIMUM LAND AREA: 20,000 Sq Ft
 PER DWELLING UNIT: 20,000 Sq Ft
 MINIMUM LOT SIZE: 20,000 Sq Ft
 MINIMUM STREET FRONTAGE: 100 Ft
 MINIMUM FRONT YARD: 30 Ft
 MAXIMUM BUILDING COVERAGE: 20%
 MINIMUM REAR AND SIDE YARDS: 15 Ft*
 MAXIMUM BUILDING HEIGHT: 35 Ft*

BUILDING COVERAGE CALCULATION:

LOT AREA: 82,839 SQ. FT.
 HOUSE: 1,635± SQ. FT.
 GARAGE: 678± SQ. FT.
 TOTAL: 2,313± SQ. FT. (2.8%)

MONUMENTATION LEGEND:

- MONUMENT FOUND PER PLAN REFERENCE #1
- IRON ROD WITH CAP #1322 SET PER PLAN REFERENCE #1



PLAN REFERENCES:

1. "STANDARD BOUNDARY SURVEY FOR PROPERTY AT 28 WYMAN AVENUE, KITTERY, YORK COUNTY, MAINE OWNED BY HARRY A. & PATRICIA J. HANNIGAN", PREPARED BY NORTH EASTERLY SURVEYING INC., DATED APRIL 14, 2008, AND RECORDED AT THE Y.C.R.D. AS PLAN BOOK 329 PAGE 7.
2. "LAND OF MATTAWAMKEAG REALTY CO., LOCATED IN KITTERY, MAINE," BY JOHN W. DURGIN CIVIL ENGINEERS DATED JUNE 10, 1941 AND RECORDED AT Y.C.R.D. PLAN BOOK 16 PAGES 31 & 32.
3. "PLAN OF PARCEL OF LOTS ON PROPERTY OF HARRY N. WYMAN IN KITTERY, YORK COUNTY, MAINE" PREPARED BY C.S. GERRISH, CE, DATED DECEMBER 8, 1938, Y.C.R.D. BOOK 17 PAGE 7.
4. "STANDARD BOUNDARY SURVEY FOR PROPERTY AT 44 TILTON AVENUE, YORK COUNTY, KITTERY, MAINE OWNED BY CANDACE J. DELISIO" PREPARED BY NORTH EASTERLY SURVEYING, INC., DATED SEPTEMBER 12, 2002.
5. "STANDARD BOUNDARY SURVEY FOR PROPERTY AT 49 TILTON AVENUE, KITTERY, YORK COUNTY, MAINE OWNED BY SARA GALLANT GRASZY" PREPARED BY NORTH EASTERLY SURVEYING, INC., DATED JANUARY 9, 2008, RECORDED Y.C.R.D. BOOK 328 PAGE 15.

NOTES:

1. OWNERS OF RECORD:
TAX MAP 16 LOT 148
LUSITANO, LLC
Y.C.R.D. BOOK 17499 PAGE 681
DATED FEBRUARY 23, 2007
2. TOTAL EXISTING PARCEL AREA:
TAX MAP 16 LOT 148
1.90 Acres
3. BASIS OF BEARING IS PER PLAN REFERENCE #1.
4. APPROXIMATE ABUTTER'S LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELIED UPON AS BOUNDARY INFORMATION.
5. EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.
6. ZONING INFORMATION AND SETBACKS SHOWN HEREON ARE FOR REFERENCE PURPOSES. CONFIRM CURRENT ZONING REQUIREMENTS WITH THE TOWN OF KITTERY PRIOR TO DESIGN OR CONSTRUCTION.
7. THE BOUNDARY SHOWN HEREON IS PER PLAN REFERENCE #1.
8. ABUTTING DEEDS CALL FOR A "16-FOOT WIDE PASSAGEWAY" WHERE WYMAN AVENUE EXISTS. A 30-FOOT WIDE RIGHT OF WAY (AS SHOWN ON ABUTTING PLANS) WAS ASSUMED FOR THE BOUNDARY SHOWN HEREON, REFERENCE IS MADE TO PLAN REFERENCE #1.

PURPOSE OF PLAN:

THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING CONDITIONS FOR DESIGN PURPOSES. THIS PLAN IS NOT A STANDARD BOUNDARY SURVEY AND IS NOT INTENDED TO BE RECORDED, USED FOR CONVEYANCE, OR ANY OTHER TITLE PURPOSE.



Peter L. Agrodnia
7/9/2021

EXISTING CONDITIONS PLAN
FOR PROPERTY AT
28 Wyman Avenue
Kittery, York County, Maine
OWNED BY
Lusitano, LLC
Attn: Jim Higgins
119 Kings Highway No., Eliot, ME 03903

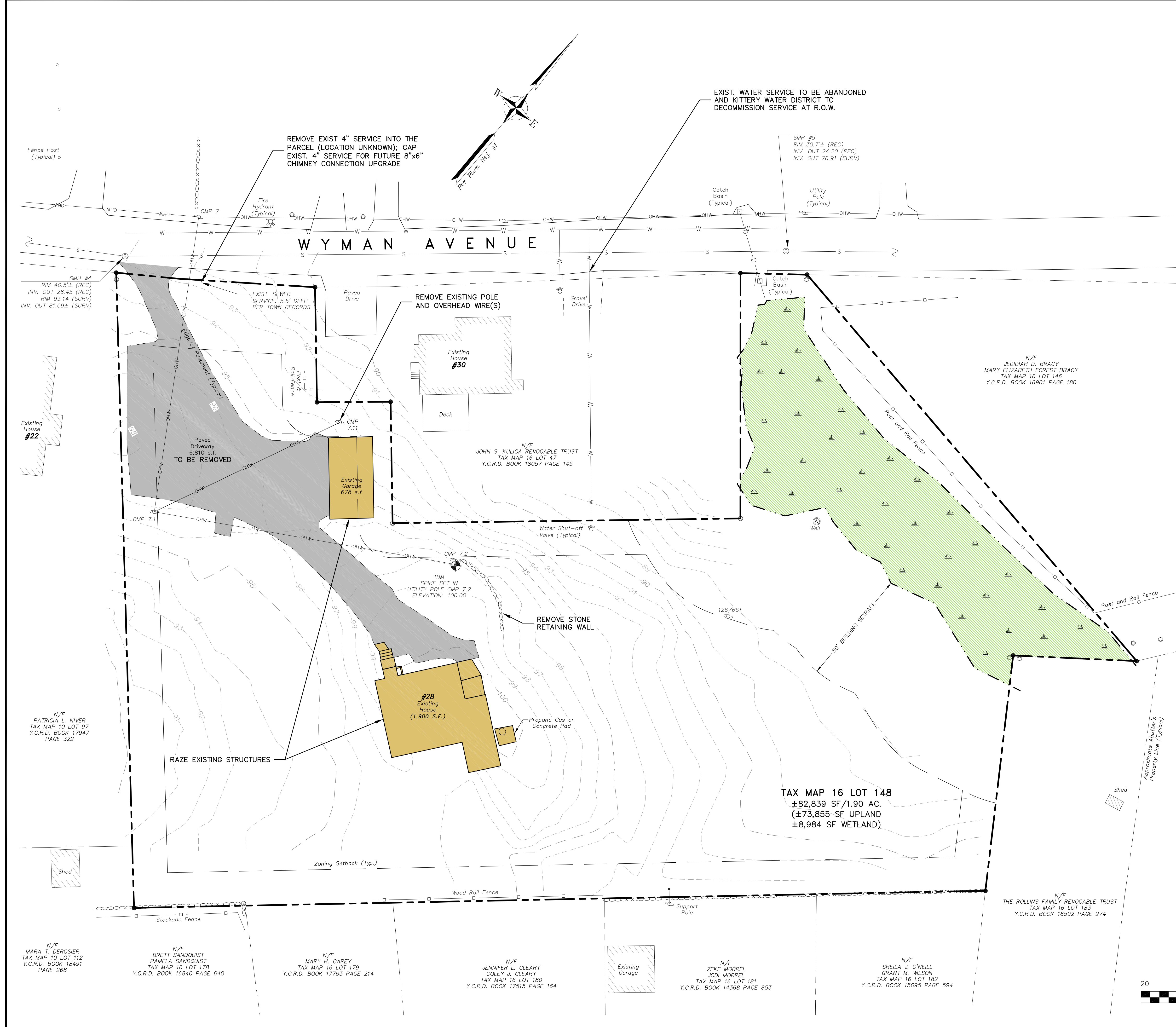
North
W **EASTERLY**
SURVEYING, Inc.

SURVEYORS IN N.H. & MAINE 191 STATE ROAD, SUITE #1
(207) 439-6333 KITTERY, MAINE 03904

SCALE: 1" = 30'	PROJECT NO: 08610	DATE: 7/9/21	SHEET: 1 OF 1	DRAWN BY: A.H.P.	CHECKED BY: P.L.A.
DRAWING No: 08610_EXISTING_CONDITIONS			FIELD BOOK No: Kittery #40		

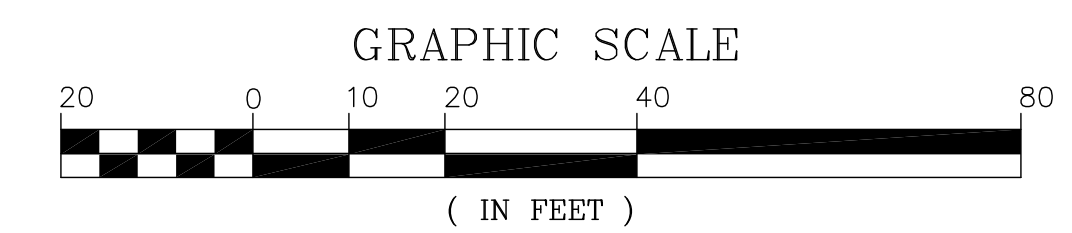
Tax Map 16 Lot 148

REV.	DATE	STATUS	BY	CHKD	APPD.



DEMOLITION NOTES

- CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES SCHEDULED TO REMAIN.
- ALL MATERIALS SCHEDULED FOR DEMOLITION OR REMOVAL ON PRIVATE PROPERTY SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY NOTIFICATION OF ALL PARTIES, CORPORATIONS, COMPANIES, INDIVIDUALS AND STATE AND LOCAL AUTHORITIES OWNING AND/OR HAVING JURISDICTION OVER ANY UTILITIES RUNNING TO, THROUGH OR ACROSS AREAS TO BE DISTURBED BY DEMOLITION AND/OR CONSTRUCTION ACTIVITIES WHETHER OR NOT SAID UTILITIES ARE SUBJECT TO DEMOLITION, RELOCATION, MODIFICATION AND/OR CONSTRUCTION.
- AT NO TIME SHALL ANY UTILITY SERVICE OR VEHICULAR ACCESS TO ADJOINING PROPERTIES BE COMPLETELY INTERRUPTED UNLESS A FULL SHUTDOWN IS COORDINATED WITH ALL AFFECTED PARTIES AND UTILITY PROVIDER(S).
- ALL UTILITY DISCONNECTIONS/DEMOLITIONS/RELOCATIONS SHALL BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES, KITTEERY DPW AND ADJOINING PROPERTY OWNERS AS NECESSARY. UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELATED EXCAVATION, TRENCHING AND BACKFILLING.
- WHERE SPECIFIED TO REMAIN, MANHOLE RIMS, CATCH BASIN GRATES, VALVE COVERS, HANDHOLES, ETC. SHALL BE ADJUSTED TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.
- SEE EROSION CONTROL PLANS FOR PERIMETER EROSION AND SEDIMENT CONTROL MEASURES THAT SHALL BE IN PLACE PRIOR TO DEMOLITION ACTIVITIES.
- ALL MATERIAL SCHEDULED TO BE REMOVED SHALL BE LEGALLY DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS/CODES.
- CONTRACTOR TO CONTACT KITTEERY WATER DISTRICT (KWD) AND KITTEERY SEWER DISTRICT (KSD) A MINIMUM OF TWO WEEKS PRIOR TO ANY DEMOLITION TO COORDINATE ALL WORK CONCERNING DISCONNECTION/DEMOLITION OF ANY PROPOSED WATER AND SEWER LINE IMPROVEMENTS.
- ALL WATER AND SEWER DISCONNECTIONS SHALL CONFORM TO KSD AND KWD STANDARDS.
- NO BURNING SHALL BE PERMITTED PER LOCAL REGULATIONS.
- HAZARDOUS MATERIALS ENCOUNTERED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL BE ABATED IN STRICT ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS.
- THIS PLAN IS INTENDED TO PROVIDE MINIMUM GUIDELINES FOR THE DEMOLITION OF EXISTING SITE FEATURES. UNLESS OTHERWISE NOTED TO REMAIN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL BUILDINGS, PAVEMENT, CONCRETE, CURBING, SIGNS, POLES, UTILITIES, FENCES, VEGETATION AND OTHER EXISTING FEATURES AS NECESSARY TO FULLY CONSTRUCT THE PROJECT.



ENGINEER:

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

SURVEYOR:
 North

EASTERLY SURVEYING, Inc.
 SURVEYORS IN N.H. & MAINE
 191 STATE ROAD, SUITE #1
 KITTEERY, MAINE 03904
 (207) 439-6333

THIS DRAWING HAS NOT BEEN RELEASED FOR CONSTRUCTION

ISSUED FOR: APPROVAL

ISSUE DATE: DECEMBER 22, 2021

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EBS	12/22/21

DRAWN BY: _____ RMB
 APPROVED BY: _____ EBS
 DRAWING FILE: 5235CONDO.DWG

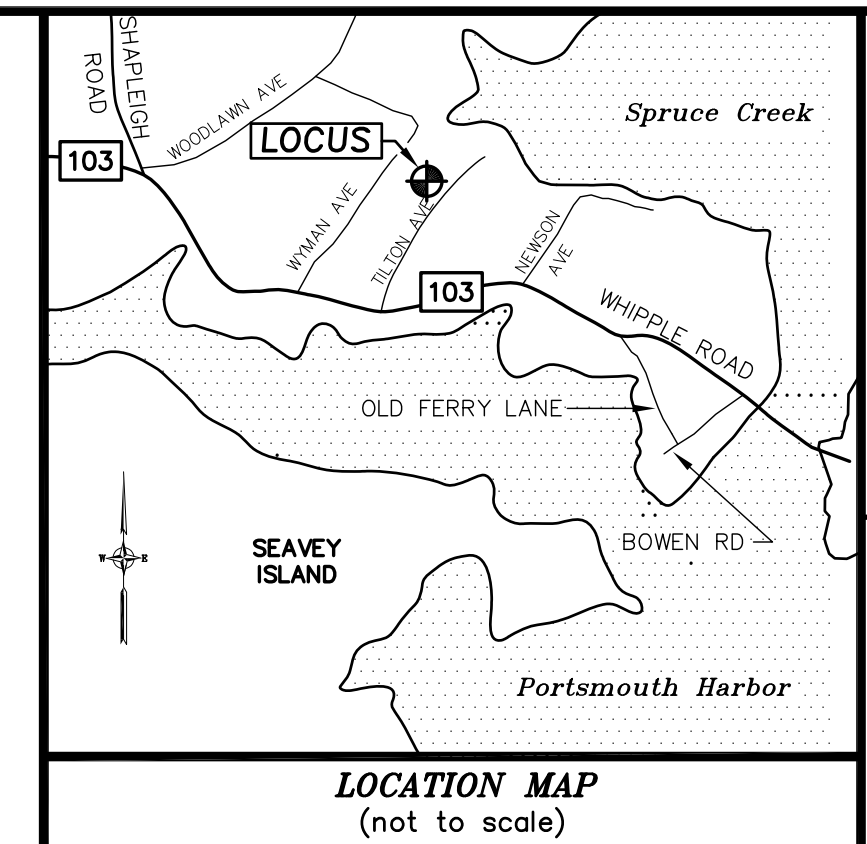
SCALE:
 (24"x36") 1" = 20'
 (11"x17") N.T.S.

OWNER/APPLICANT:
 LUSITANO. LLC
 JIM HIGGINS
 119 KINGS HIGHWAY NO.
 ELIOT, MAINE 03903

PROJECT:
WYMAN HILL
 TAX MAP 16, LOT 148
 28 WYMAN AVENUE
 KITTEERY, MAINE

TITLE:
DEMOLITION PLAN

SHEET NUMBER:
C - 1



ENGINEER:
ALTUS
 ENGINEERING, INC.
 133 Court Street Portsmouth, NH 03801
 (603) 433-2335 www.altus-eng.com

SURVEYOR:
 North
 W **EASTERLY**
 SURVEYING, Inc.
 SURVEYORS IN N.H. & MAINE
 191 STATE ROAD, SUITE #1
 KITTERY, MAINE 03904
 (207) 439-6333

SITE NOTES

- DESIGN INTENT - THIS PLAN SET IS INTENDED TO DEPICT A THREE (3) SINGLE-FAMILY DETACHED CONDOMINIUM PLAN WITH SHARED COMMON DRIVE.
- PLAN REFERENCE: "EXISTING CONDITIONS PLAN FOR PROPERTY AT 28 WYMAN AVENUE, KITTERY, MAINE" BY NORTH EASTERLY SURVEYING, INC., DATED PRELIMINARY JULY 7, 2021.
- LOT AREA: ±82,839 S.F. (±1.90 ACRES) EXISTING
- ZONE: RESIDENTIAL USE (R-U)
- DIMENSIONAL REQUIREMENTS -

	STANDARD	PROVIDE
MINIMUM LOT AREA PER UNIT	20,000 S.F.	>20,000 S.F. MIN.
ROAD FRONTAGE	100 FT.	88.89 FT. MIN.
FRONT YARD	30 FT.	>30 FT. MIN.
SIDE YARD	15 FT.	>15 FT. MIN.
REAR YARD	15 FT.	>15 FT. MIN.
BUILDING COVERAGE	20 %	2.8%
EXISTING		5.7%
PROPOSED		
WETLANDS SETBACK (< 1 ACRE)	50 FT.	>100 FT.
BUILDING	10 FT.	> 10 FT.
16' DRIVEWAY (FROM TOE)		
- DENSITY CALCULATIONS:
 TOTAL LOT AREA 1.90 AC.
 LESS WETLANDS - 0.21 AC.
 LESS RIGHT OF WAY - 0.14 AC.
 MINIMUM LAND AREA 1.55 AC.
- NUMBER OF DWELLING UNITS PERMITTED (1.55 AC * 43,560 SF/AC / 20,000 S.F./UNIT) = 3.38 UNITS
 NUMBER OF DWELLING UNITS PROPOSED = 3 UNITS
- WETLANDS WERE DELINEATED BY MIKE MARIANO IN 2017.
- AREA OF DISTURBANCE LESS THAN 43,560 SF, THEREFORE NOI AND SWPPP INSPECTIONS ARE NOT REQUIRED.
- SNOW SHALL BE STORED AT THE EDGE OF PAVEMENT AND IN AREAS SHOWN.
- ALL CONSTRUCTION SHALL MEET THE MINIMUM STANDARDS OF THE TOWN OF KITTERY & MEDOT'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITIONS. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
- CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINES WITH RS-1 IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
- BUILDING AREA SHOWN IS BASED ON FOOTPRINT MEASURED TO THE EDGE OF FOUNDATIONS AND/OR SLABS. ACTUAL INTERIOR SPACE WILL DIFFER.



THIS DRAWING HAS NOT BEEN RELEASED FOR CONSTRUCTION

ISSUED FOR: APPROVAL

ISSUE DATE: MAY 19, 2022

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EBS	12/22/21
1	ADD PRIVATE R.O.W.	EBS	05/19/22

DRAWN BY: RMB
 APPROVED BY: EBS
 DRAWING FILE: 5235CONDO.DWG

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 (11"x17") N.T.S.

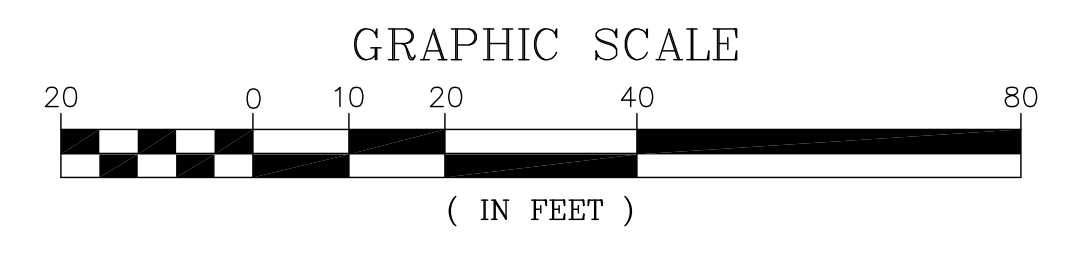
OWNER/APPLICANT:
 LUSITANO. LLC
 JIM HIGGINS
 119 KINGS HIGHWAY NO.
 ELIOT, MAINE 03903

TOWN OF KITTERY, PLANNING BOARD

CHAIR	DATE
OWNER	DATE
APPLICANT	DATE

YORK ss REGISTRY OF DEEDS
 RECIEVED _____ 20____
 AT _____ H _____ M _____ M. AND
 RECORDED IN BOOK _____ PAGE _____
 ATTEST:

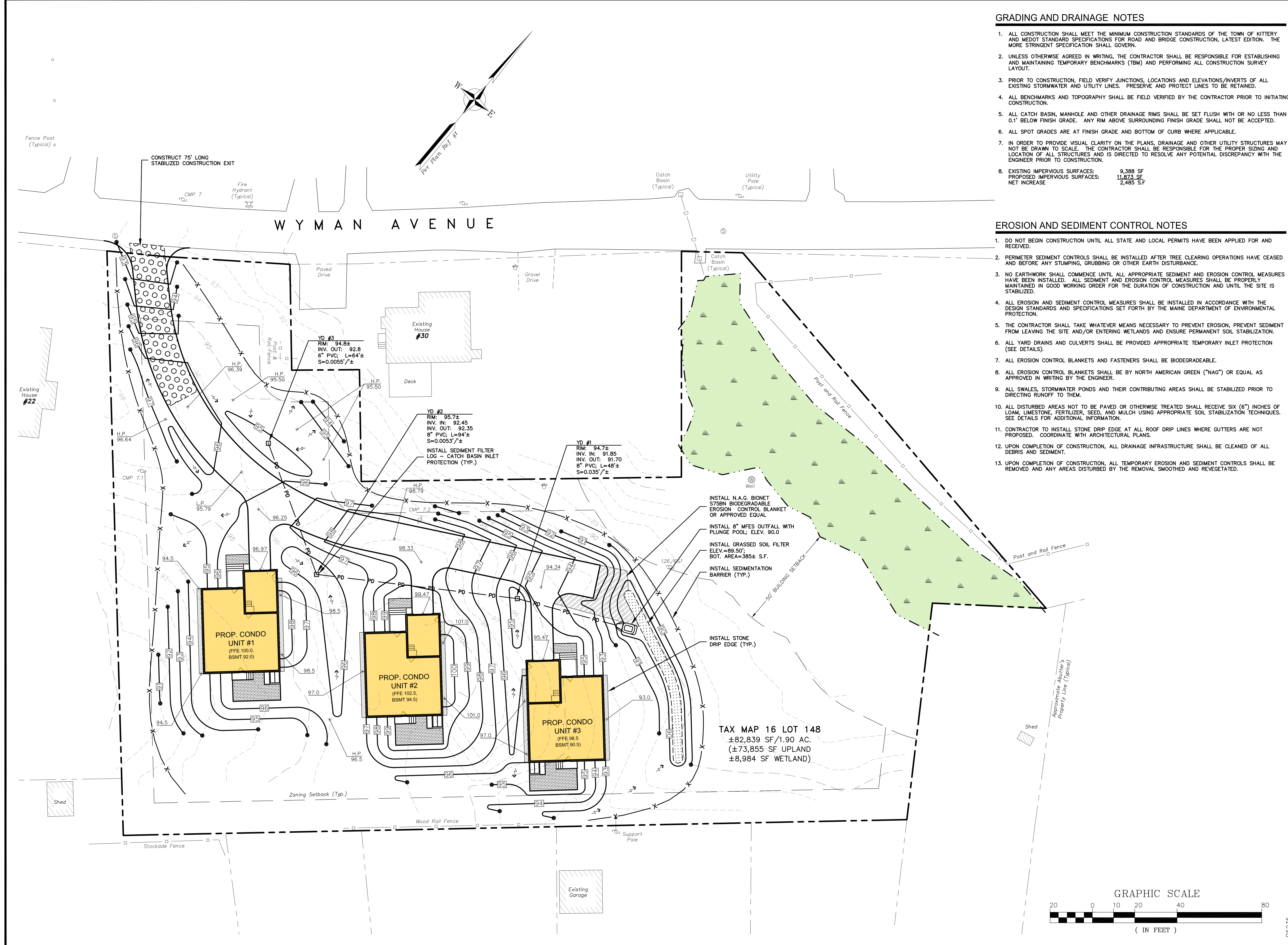
 REGISTER



PROJECT:
WYMAN HILL
 TAX MAP 16, LOT 148
 28 WYMAN AVENUE
 KITTERY, MAINE

TITLE:
CONDOMINIUM SITE PLAN
 SHEET NUMBER:
C - 2

P5235



GRADING AND DRAINAGE NOTES

1. ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE TOWN OF KITTERY AND MEDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
2. UNLESS OTHERWISE AGREED IN WRITING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING TEMPORARY BENCHMARKS (TBM) AND PERFORMING ALL CONSTRUCTION SURVEY LAYOUT.
3. PRIOR TO CONSTRUCTION, FIELD VERIFY JUNCTIONS, LOCATIONS AND ELEVATIONS/INVERTS OF ALL EXISTING STORMWATER AND UTILITY LINES. PRESERVE AND PROTECT LINES TO BE RETAINED.
4. ALL BENCHMARKS AND TOPOGRAPHY SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATING CONSTRUCTION.
5. ALL CATCH BASIN, MANHOLE AND OTHER DRAINAGE RIMS SHALL BE SET FLUSH WITH OR NO LESS THAN 0.1' BELOW FINISH GRADE. ANY RIM ABOVE SURROUNDING FINISH GRADE SHALL NOT BE ACCEPTED.
6. ALL SPOT GRADES ARE AT FINISH GRADE AND BOTTOM OF CURB WHERE APPLICABLE.
7. IN ORDER TO PROVIDE VISUAL CLARITY ON THE PLANS, DRAINAGE AND OTHER UTILITY STRUCTURES MAY NOT BE DRAWN TO SCALE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER SIZING AND LOCATION OF ALL STRUCTURES AND IS DIRECTED TO RESOLVE ANY POTENTIAL DISCREPANCY WITH THE ENGINEER PRIOR TO CONSTRUCTION.
8. EXISTING IMPERVIOUS SURFACES: 9,388 SF
 PROPOSED IMPERVIOUS SURFACES: 11,873 SF
 NET INCREASE: 2,485 SF

EROSION AND SEDIMENT CONTROL NOTES

1. DO NOT BEGIN CONSTRUCTION UNTIL ALL STATE AND LOCAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.
2. PERIMETER SEDIMENT CONTROLS SHALL BE INSTALLED AFTER TREE CLEARING OPERATIONS HAVE CEASED AND BEFORE ANY STUMPING, GRUBBING OR OTHER EARTH DISTURBANCE.
3. NO EARTHWORK SHALL COMMENCE UNTIL ALL APPROPRIATE SEDIMENT AND EROSION CONTROL MEASURES HAVE BEEN INSTALLED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED IN GOOD WORKING ORDER FOR THE DURATION OF CONSTRUCTION UNTIL THE SITE IS STABILIZED.
4. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE DESIGN STANDARDS AND SPECIFICATIONS SET FORTH BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
5. THE CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO PREVENT EROSION, PREVENT SEDIMENT FROM LEAVING THE SITE AND/OR ENTERING WETLANDS AND ENSURE PERMANENT SOIL STABILIZATION.
6. ALL YARD DRAINS AND CULVERTS SHALL BE PROVIDED APPROPRIATE TEMPORARY INLET PROTECTION (SEE DETAILS).
7. ALL EROSION CONTROL BLANKETS AND FASTENERS SHALL BE BIODEGRADABLE.
8. ALL EROSION CONTROL BLANKETS SHALL BE BY NORTH AMERICAN GREEN ("NAG") OR EQUAL AS APPROVED IN WRITING BY THE ENGINEER.
9. ALL SWALES, STORMWATER PONDS AND THEIR CONTRIBUTING AREAS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
10. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE SIX (6") INCHES OF LOAM, LIMESTONE, FERTILIZER, SEED, AND MULCH USING APPROPRIATE SOIL STABILIZATION TECHNIQUES. SEE DETAILS FOR ADDITIONAL INFORMATION.
11. CONTRACTOR TO INSTALL STONE DRIP EDGE AT ALL ROOF DRIP LINES WHERE GUTTERS ARE NOT PROPOSED. COORDINATE WITH ARCHITECTURAL PLANS.
12. UPON COMPLETION OF CONSTRUCTION, ALL DRAINAGE INFRASTRUCTURE SHALL BE CLEANED OF ALL DEBRIS AND SEDIMENT.
13. UPON COMPLETION OF CONSTRUCTION, ALL TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL BE REMOVED AND ANY AREAS DISTURBED BY THE REMOVAL SMOOTHED AND REVEGETATED.

ENGINEER:

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

SURVEYOR:
 North

 W. EASTERLY
 SURVEYING, Inc.
 SURVEYORS IN N.H. & MAINE
 191 STATE ROAD, SUITE #1
 KITTERY, MAINE 03904
 (207) 439-6333

STATE OF MAINE
 ERIC D. WEINRIEB
 No. 6658
 LICENSED PROFESSIONAL ENGINEER
 1222/21

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ISSUED FOR: APPROVAL

ISSUE DATE: DECEMBER 22 2021

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EBS	12/22/21

DRAWN BY: _____ RMB
 APPROVED BY: _____ EBS
 DRAWING FILE: 5235CONDO.DWG

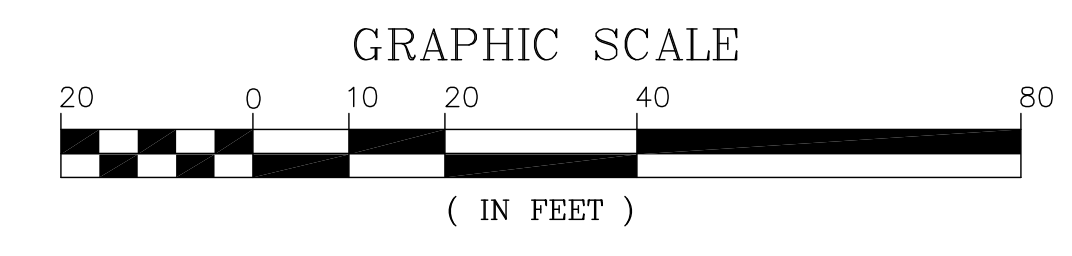
SCALE:
 (24"x36") 1" = 20'
 (11"x17") N.T.S.

OWNER/APPLICANT:
 LUSITANO, LLC
 JIM HIGGINS
 119 KINGS HIGHWAY NO.
 ELIOT, MAINE 03903

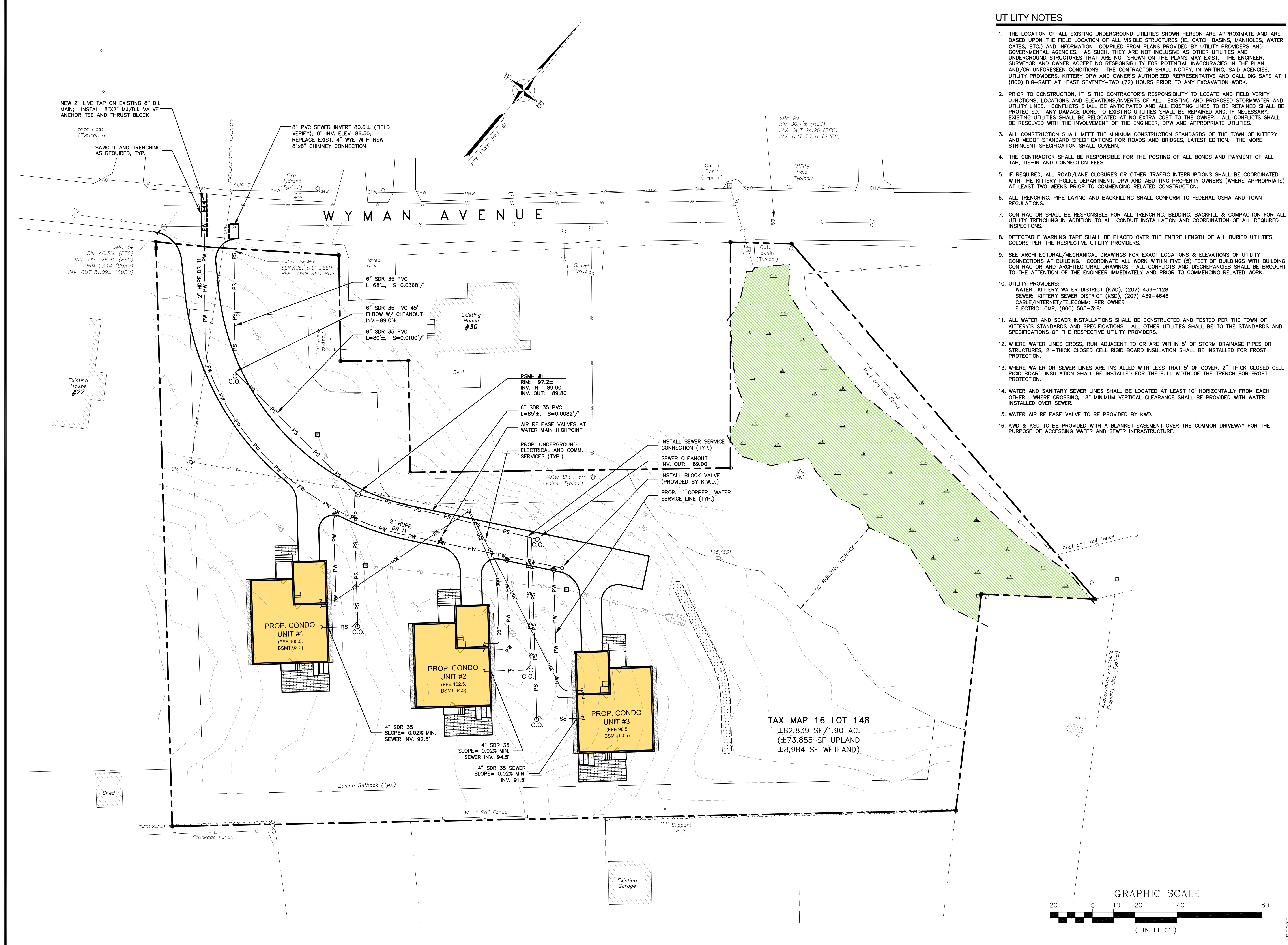
PROJECT:
WYMAN HILL
 TAX MAP 16, LOT 148
 28 WYMAN AVENUE
 KITTERY, MAINE

TITLE:
GRADING & SWM PLAN

SHEET NUMBER:
C - 3

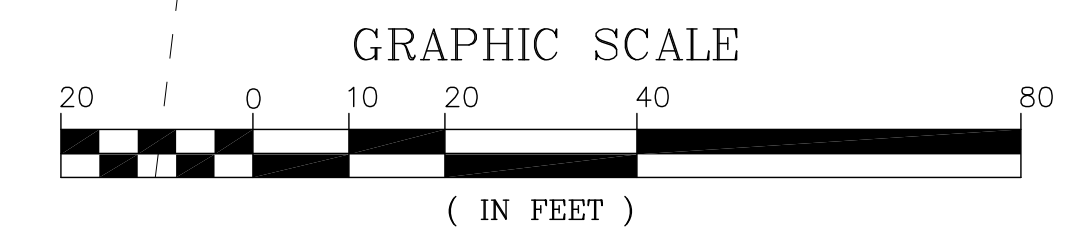


PS235



UTILITY NOTES

1. THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE. CATCH BASINS, MANHOLES, WATER GATES, ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY PROVIDERS AND GOVERNMENTAL AGENCIES. AS SUCH, THEY ARE NOT INCLUSIVE AS OTHER UTILITIES AND UNDERGROUND STRUCTURES THAT ARE NOT SHOWN ON THE PLANS MAY EXIST. THE ENGINEER, SURVEYOR AND OWNER ACCEPT NO RESPONSIBILITY FOR POTENTIAL INACCURACIES IN THE PLAN AND/OR UNFORESEEN CONDITIONS. THE CONTRACTOR SHALL NOTIFY, IN WRITING, SAID AGENCIES, UTILITY PROVIDERS, KITTERY DPW AND OWNER'S AUTHORIZED REPRESENTATIVE AND CALL DIG SAFE AT 1 (800) DIG-SAFE AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO ANY EXCAVATION WORK.
2. PRIOR TO CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND FIELD VERIFY JUNCTIONS, LOCATIONS AND ELEVATIONS/INVERTS OF ALL EXISTING AND PROPOSED STORMWATER AND UTILITY LINES. CONFLICTS SHALL BE ANTICIPATED AND ALL EXISTING LINES TO BE RETAINED SHALL BE PROTECTED. ANY DAMAGE DONE TO EXISTING UTILITIES SHALL BE REPAIRED AND, IF NECESSARY, EXISTING UTILITIES SHALL BE RELOCATED AT NO EXTRA COST TO THE OWNER. ALL CONFLICTS SHALL BE RESOLVED WITH THE INVOLVEMENT OF THE ENGINEER, DPW AND APPROPRIATE UTILITIES.
3. ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE TOWN OF KITTERY AND MDOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE POSTING OF ALL BONDS AND PAYMENT OF ALL TAP, TIE-IN AND CONNECTION FEES.
5. IF REQUIRED, ALL ROAD/LANE CLOSURES OR OTHER TRAFFIC INTERRUPTIONS SHALL BE COORDINATED WITH THE KITTERY POLICE DEPARTMENT, DPW AND ADJUTING PROPERTY OWNERS (WHERE APPROPRIATE) AT LEAST TWO WEEKS PRIOR TO COMMENCING RELATED CONSTRUCTION.
6. ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL CONFORM TO FEDERAL OSHA AND TOWN REGULATIONS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRENCHING, BEDDING, BACKFILL & COMPACTION FOR ALL UTILITY TRENCHING IN ADDITION TO ALL CONDUIT INSTALLATION AND COORDINATION OF ALL REQUIRED INSPECTIONS.
8. DETECTABLE WARNING TAPE SHALL BE PLACED OVER THE ENTIRE LENGTH OF ALL BURIED UTILITIES, COLORS PER THE RESPECTIVE UTILITY PROVIDERS.
9. SEE ARCHITECTURAL/MECHANICAL DRAWINGS FOR EXACT LOCATIONS & ELEVATIONS OF UTILITY CONNECTIONS AT BUILDING. COORDINATE ALL WORK WITHIN FIVE (5) FEET OF BUILDINGS WITH BUILDING CONTRACTOR AND ARCHITECTURAL DRAWINGS. ALL CONFLICTS AND DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY AND PRIOR TO COMMENCING RELATED WORK.
10. UTILITY PROVIDERS:
 WATER: KITTERY WATER DISTRICT (KWD), (207) 439-1128
 SEWER: KITTERY SEWER DISTRICT (KSD), (207) 439-4646
 CABLE/INTERNET/TELECOMM: PER OWNER
 ELECTRIC: CMP, (800) 565-3181
11. ALL WATER AND SEWER INSTALLATIONS SHALL BE CONSTRUCTED AND TESTED PER THE TOWN OF KITTERY'S STANDARDS AND SPECIFICATIONS. ALL OTHER UTILITIES SHALL BE TO THE STANDARDS AND SPECIFICATIONS OF THE RESPECTIVE UTILITY PROVIDERS.
12. WHERE WATER LINES CROSS, RUN ADJACENT TO OR ARE WITHIN 5' OF STORM DRAINAGE PIPES OR STRUCTURES, 2"-THICK CLOSED CELL RIGID BOARD INSULATION SHALL BE INSTALLED FOR FROST PROTECTION.
13. WHERE WATER OR SEWER LINES ARE INSTALLED WITH LESS THAT 5' OF COVER, 2"-THICK CLOSED CELL RIGID BOARD INSULATION SHALL BE INSTALLED FOR THE FULL WIDTH OF THE TRENCH FOR FROST PROTECTION.
14. WATER AND SANITARY SEWER LINES SHALL BE LOCATED AT LEAST 10' HORIZONTALLY FROM EACH OTHER. WHERE CROSSING, 18" MINIMUM VERTICAL CLEARANCE SHALL BE PROVIDED WITH WATER INSTALLED OVER SEWER.
15. WATER AIR RELEASE VALVE TO BE PROVIDED BY KWD.
16. KWD & KSD TO BE PROVIDED WITH A BLANKET EASEMENT OVER THE COMMON DRIVEWAY FOR THE PURPOSE OF ACCESSING WATER AND SEWER INFRASTRUCTURE.



ENGINEER:

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

SURVEYOR:
 North

EASTERLY SURVEYING, Inc.
 SURVEYORS IN N.H. & MAINE
 191 STATE ROAD, SUITE #1
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DRAWN BY: RMB
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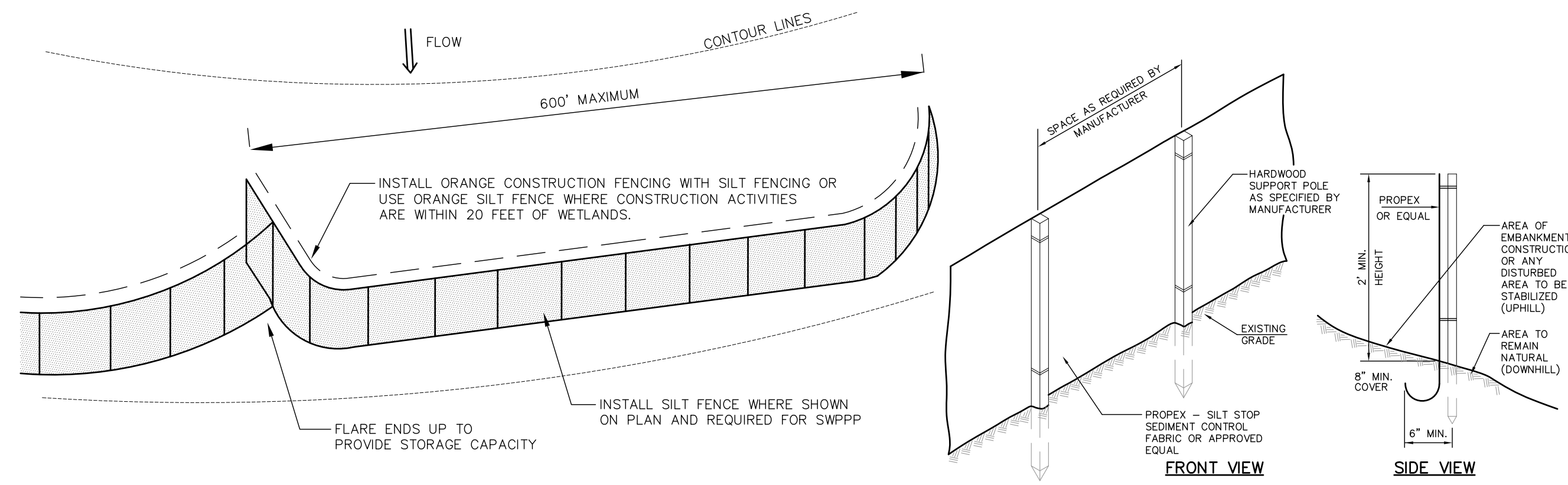
SCALE:
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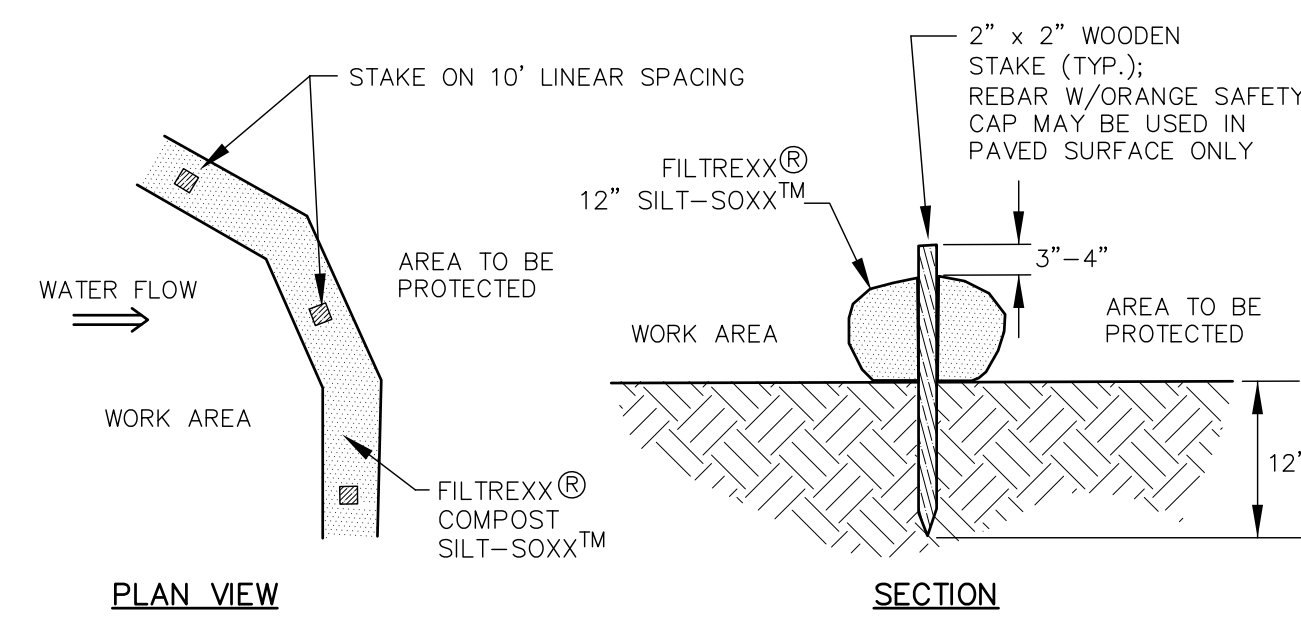
PROJECT:
WYMAN HILL
 TAX MAP 16, LOT 148
 28 WYMAN AVENUE
 KITTERY, MAINE

TITLE:
UTILITY PLAN
 SHEET NUMBER:
C - 4

PS235

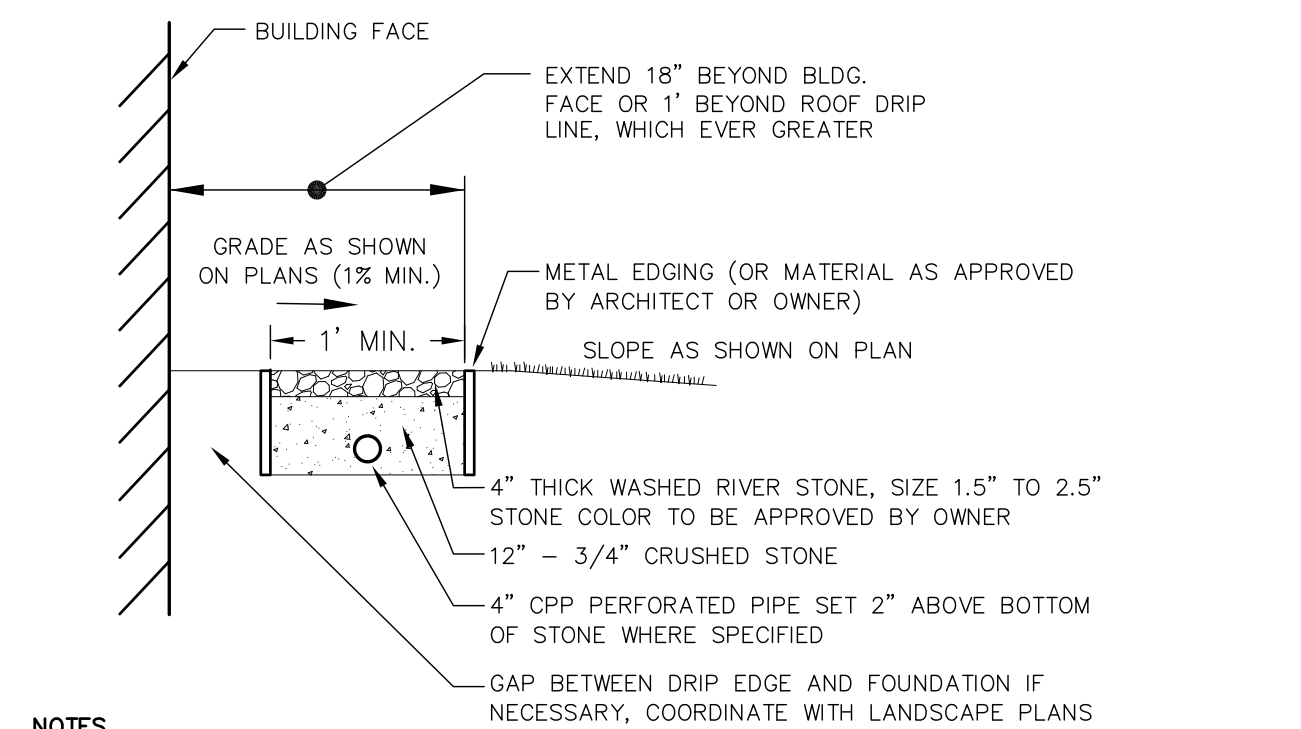


SILT AND ORANGE CONSTRUCTION FENCE LAYOUT DETAIL NOT TO SCALE



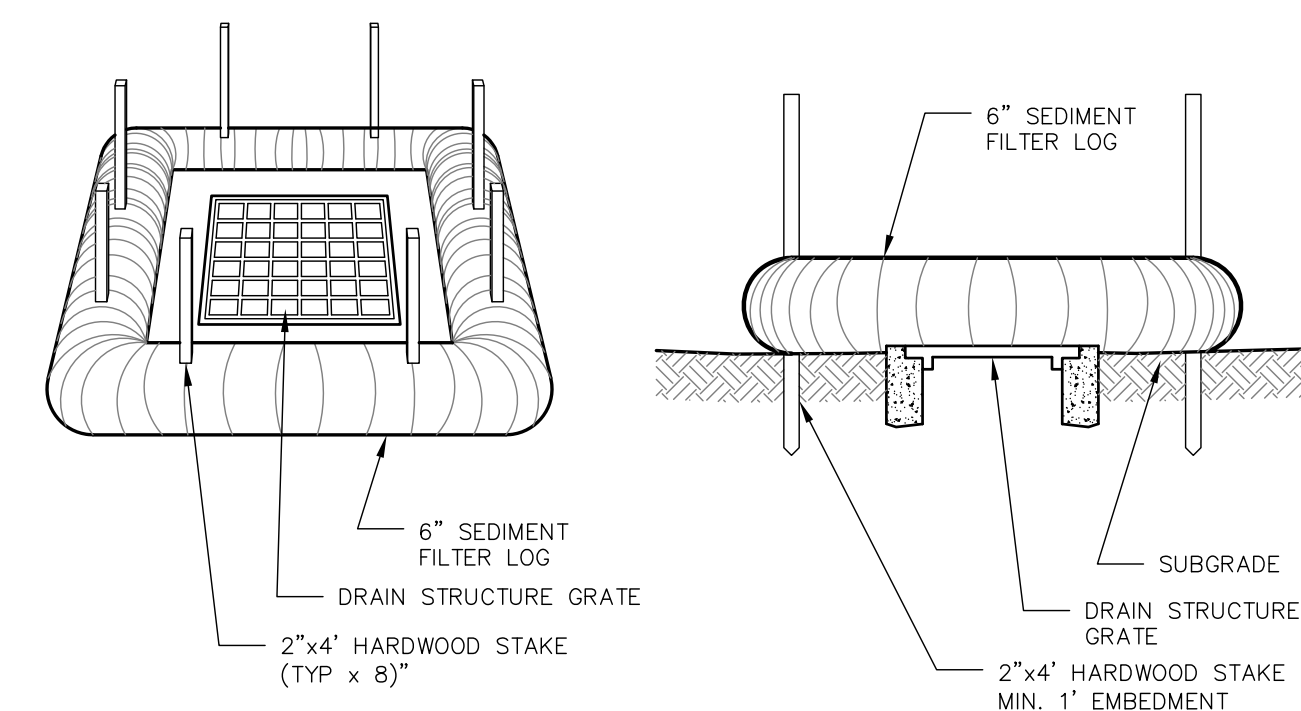
NOTES:
 1. SILT-SOXX MAY BE USED IN PLACE OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
 2. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
 3. SILT-SOXX COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIREMENTS OF THE SPECIFIC APPLICATION.
 4. ALL SEDIMENT TRAPPED BY SILT-SOXX SHALL BE DISPOSED OF PROPERLY.

TUBULAR SEDIMENT BARRIER NOT TO SCALE

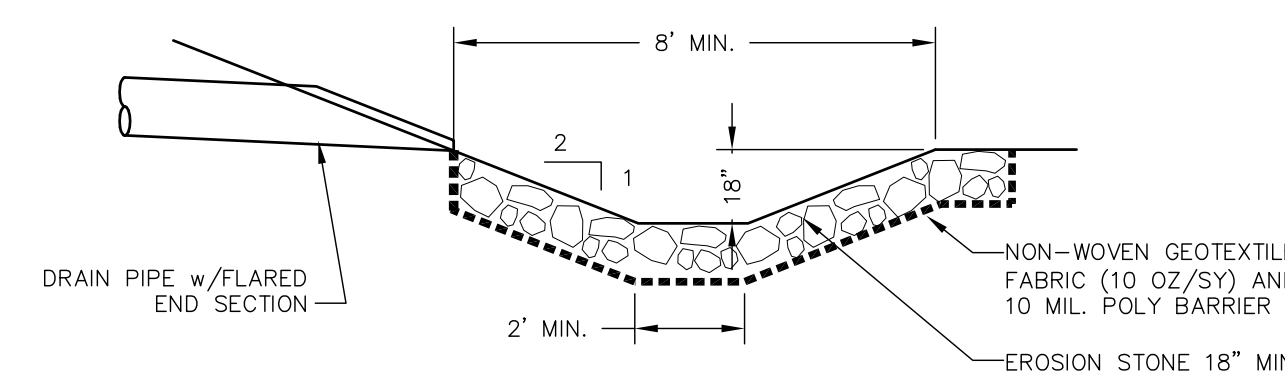


NOTES:
 1. INSTALL DRIP EDGE AT ALL ROOF DRIP LINES WHERE GUTTERS ARE NOT PROPOSED.

DRIP EDGE DETAIL NOT TO SCALE



SEDIMENT FILTER LOG - CATCH BASIN INLET PROTECTION NOT TO SCALE

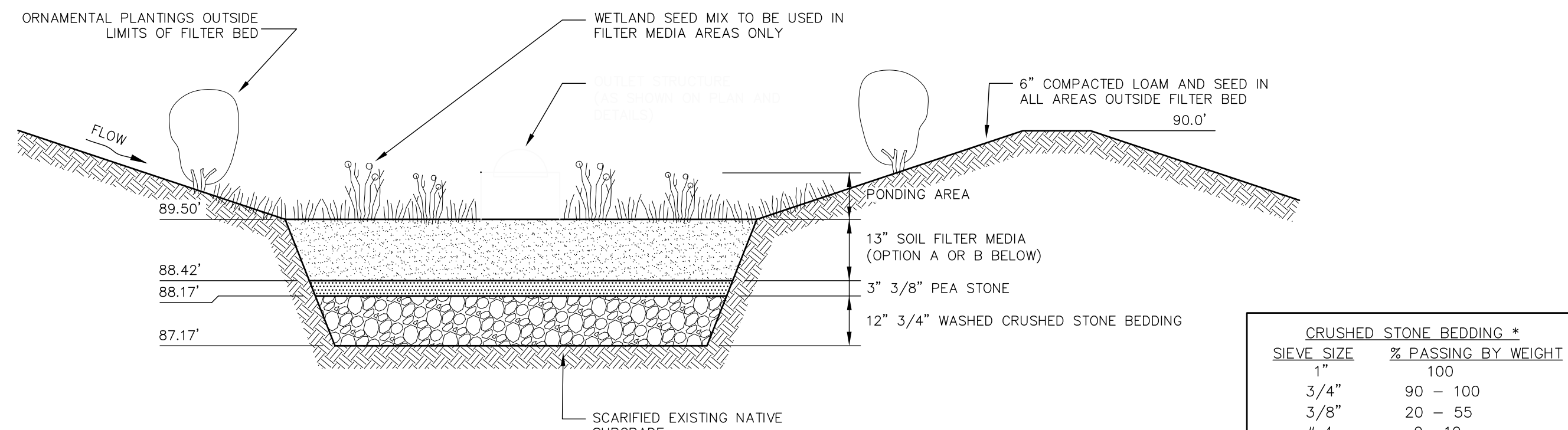


NOTES:
 1. CONSTRUCT PLUNGE POOL TO THE WIDTHS AND LENGTHS SHOWN ON THE PLAN.
 2. THE SUBGRADE FOR THE GEOTEXTILE FABRIC AND RIPRAP SHALL BE PREPARED TO ACCOUNT FOR THE DEPTH OF RIPRAP.
 3. EROSION STONE USED FOR THE PLUNGE POOL SHALL MEET THE FOLLOWING GRADATION:

SIZE	PERCENT PASSING BY WEIGHT
18"	100
12"	90-100
4"	0-15

 4. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE EROSION STONE. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 18".
 5. THE EROSION STONE MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.

PLUNGE POOL NOT TO SCALE



NOTES:
 1. WHEN CONTRACTOR EXCAVATES RAIN GARDEN AREA TO SUBGRADE, DESIGN ENGINEER SHALL PERFORM SUBSURFACE EVALUATION PRIOR TO THE PLACEMENT OF ANY SELECT MATERIAL OR OTHER BACKFILL.
 2. SOIL FILTER MEDIA SHALL EITHER OPTION A OR OPTION B AT CONTRACTOR'S DISCRETION.
 3. DO NOT PLACE GSF INTO SERVICE UNTIL IT HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS STABILIZED.
 4. DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES TO THE GSF DURING ANY STAGE OF CONSTRUCTION.
 5. DO NOT TRAFFIC EXPOSED SURFACES OF GSF WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATION ACTIVITIES WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE BASIN.

MAINTENANCE REQUIREMENTS

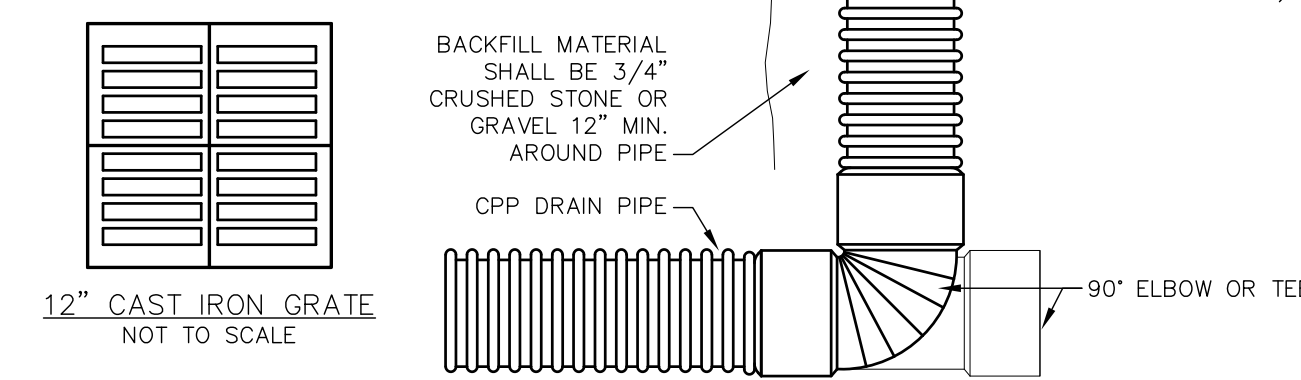
- SYSTEMS SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND FOLLOWING ANY RAINFALL EXCEEDING 2.5 INCHES IN A 24-HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION CONDUCTED AS WARRANTED BY SUCH INSPECTION.
- PRETREATMENT MEASURES SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND CLEANED OF ACCUMULATED SEDIMENT AS WARRANTED BY INSPECTION, BUT NO LESS THAN ONCE ANNUALLY.
- AT LEAST ONCE ANNUALLY, SYSTEM SHOULD BE INSPECTED FOR DROWNDOWN TIME. IF BIOTRENTION SYSTEM DOES NOT DRAIN WITHIN 72-HOURS FOLLOWING A RAINFALL EVENT, THEN A QUALIFIED PROFESSIONAL SHOULD ASSESS THE CONDITION OF THE FACILITY TO DETERMINE MEASURES REQUIRED TO RESTORE FILTRATION FUNCTION OR INFILTRATION FUNCTION (AS APPLICABLE), INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE FILTER MEDIA.
- VEGETATION SHOULD BE INSPECTED AT LEAST ANNUALLY, AND MAINTAINED IN HEALTHY CONDITION, INCLUDING, PRUNING, REMOVAL, AND REPLACEMENT OF DEAD OR DISEASED VEGETATION, AND REMOVAL OF INVASIVE SPECIES.

DESIGN REFERENCES

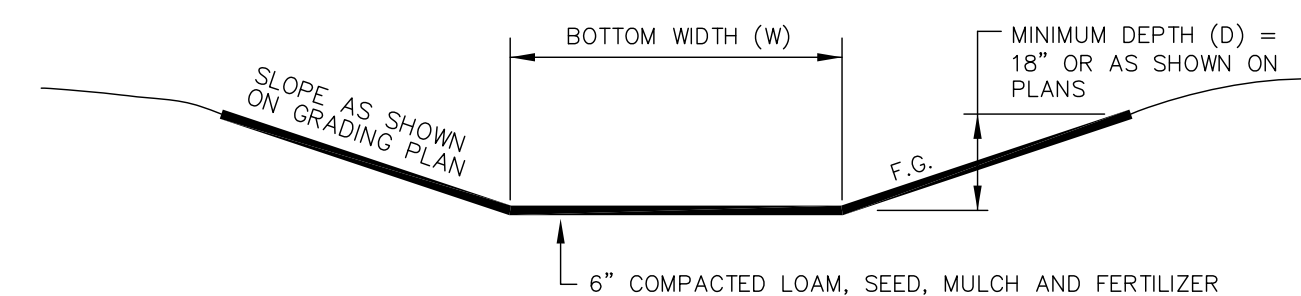
- UNH STORMWATER CENTER
- EPA (1999A)
- MAINE STORMWATER MANAGEMENT DESIGN MANUAL, VOLUME 3, MAY 2016 AS AMENDED.

TYPICAL GRASSED SOIL FILTER (GSF) NOT TO SCALE

NOTES:
 1. YARD DRAINS TO BE NYLOPLAST USA, INC., AND SUPPLIED BY ADS, INC., OR APPROVED EQUAL.
 2. QUALITY: MATERIAL SHALL CONFORM TO ASTM A48-CLASS 30B.
 3. CASTINGS SHALL BE H2O LOADING AND FINISHED WITH BLACK RUST RESISTANT PAINT.
 4. PEDESTRIAN-RATED GRATES SHALL BE USED IN ALL SIDEWALK AND PATIO AREAS.



YARD DRAIN (YD) NOT TO SCALE



NOTES:
 1. THE FOUNDATION AREA OF THE SWALE SHALL BE CLEARED AND GRUBBED OF ALL TREES, BRUSH, STUMPS, AND OTHER OBJECTIONABLE MATERIAL.
 2. THE SWALE SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE AND CROSS SECTION AS REQUIRED TO MEET THE DESIGN CRITERIA AND BE FREE OF IRREGULARITIES.
 3. EARTH FILLS REQUIRED TO MEET SUBGRADE REQUIREMENTS BECAUSE OF OVER EXCAVATION OR TOPOGRAPHY SHALL BE COMPACTED TO THE SAME DENSITY AS THE SURROUNDING SOIL TO PREVENT UNEQUAL SETTLEMENT THAT COULD CAUSE DAMAGE TO THE COMPLETED SWALE.
 4. VEGETATION SHALL BE ESTABLISHED IN THE SWALE OR AN EROSION CONTROL MATTING INSTALLED PRIOR TO DIRECTING STORMWATER TO IT.
 5. MAINTENANCE OF THE VEGETATION IS EXTREMELY IMPORTANT IN ORDER TO PREVENT RILLING, EROSION, AND FAILURE OF THE SWALE. MOWING SHALL BE DONE FREQUENTLY ENOUGH TO CONTROL ENCROACHMENT OF WEEDS AND WOODY VEGETATION AND TO KEEP GRASSES IN A VIGOROUS CONDITION. THE VEGETATION SHALL NOT BE MOWED TOO CLOSELY SO AS TO REDUCE THE EROSION RESISTANCE IN THE SWALE.
 6. THE SWALE SHOULD BE INSPECTED PERIODICALLY AND AFTER ANY STORM GREATER THAN 0.5" OF RAINFALL IN 24 HOURS TO DETERMINE ITS CONDITION. RILLS AND DAMAGED AREAS SHOULD BE PROMPTLY REPAIRED AND REVEGETATED AS NECESSARY TO PREVENT FURTHER DETERIORATION.

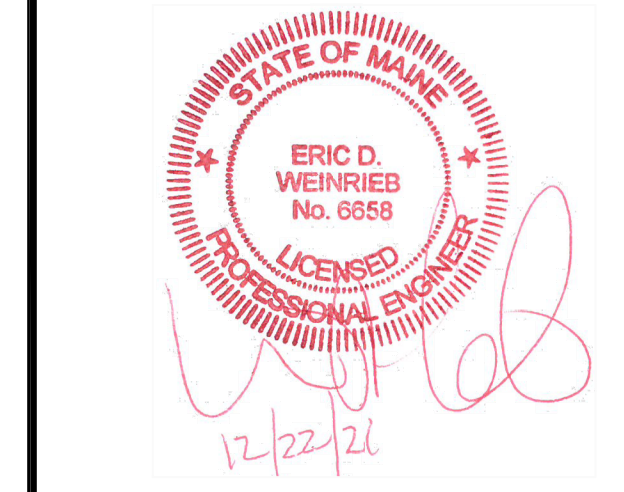
VEGETATED SWALE NOT TO SCALE

CRUSHED STONE BEDDING *		
SIZE	% PASSING BY WEIGHT	
1"	100	
3/4"	90 - 100	
3/8"	20 - 55	
# 4	0 - 10	
# 8	0 - 5	

* EQUIVALENT TO STANDARD STONE SIZE #67 - SECTION 703 OF MEDOT STANDARD SPECIFICATIONS

FILTER MEDIA MIXTURES			
Component Material	Percent of Mixture by Volume	Gradation of material	
		Sieve No.	Percent by Weight Passing Standard Sieve
Filter Media Option A			
ASTM C-33 concrete sand	50 to 55		
Loamy sand topsoil, with fines as indicated	20 to 30	200	15 to 25
Moderately fine shredded bark or wood fiber mulch, with fines as indicated	20 to 30	200	< 5
Filter Media Option B			
Moderately fine shredded bark or wood fiber mulch, with fines as indicated	20 to 30	200	< 5
Loamy coarse sand	70 to 80	10	85 to 100
		20	70 to 100
		60	15 to 40
		200	8 to 15

FILTER MEDIA MIXTURES NOT TO SCALE



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DRAWING FILE: 5235DETAILS.DWG

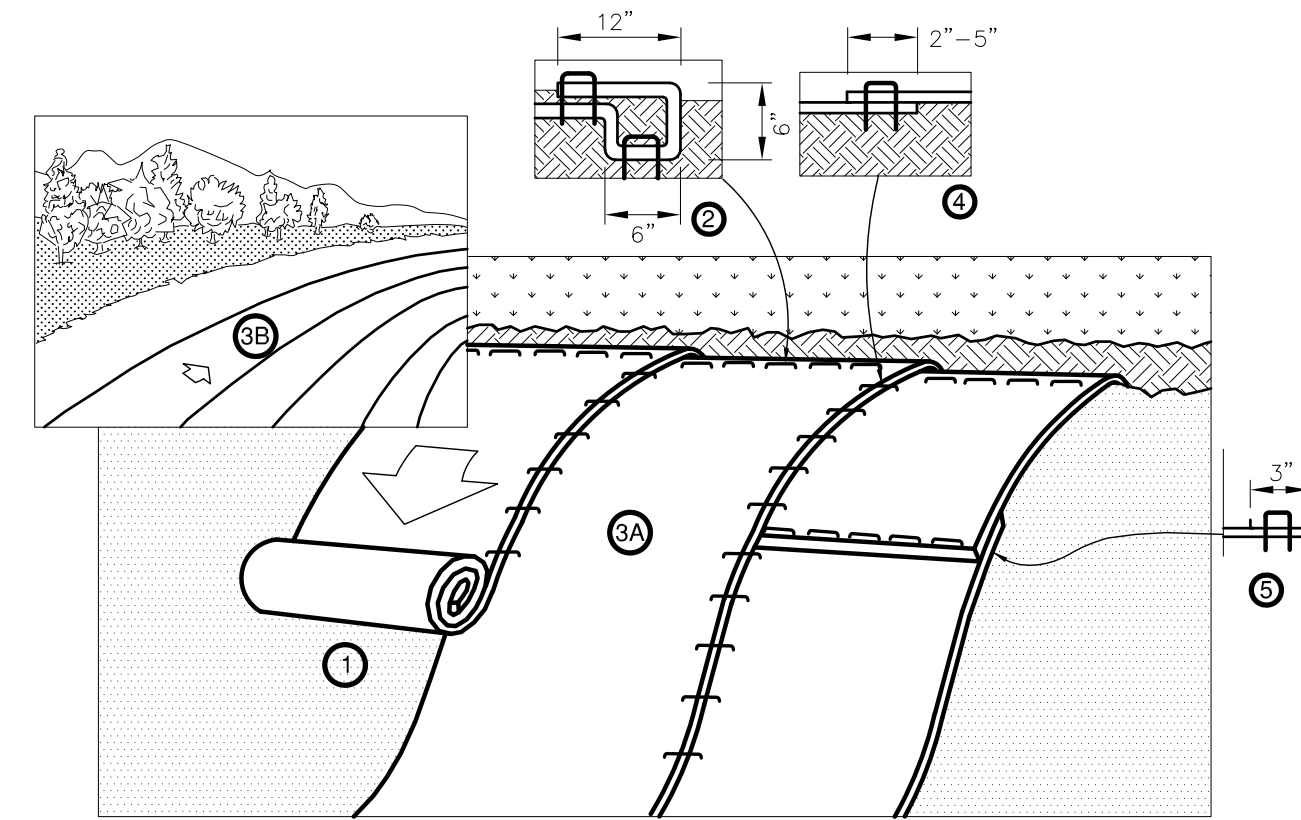
SCALE: NOT TO SCALE

OWNER/APPLICANT:
 LUSITANO, LLC
 JIM HIGGINS
 119 KINGS HIGHWAY NO.
 ELIOT, MAINE 03903

PROJECT:
 RE-DEVELOPMENT PLAN
 TAX MAP 16, LOT 148
 28 WYMAN AVENUE
 KITTERY, MAINE

TITLE:
 EROSION CONTROL DETAILS

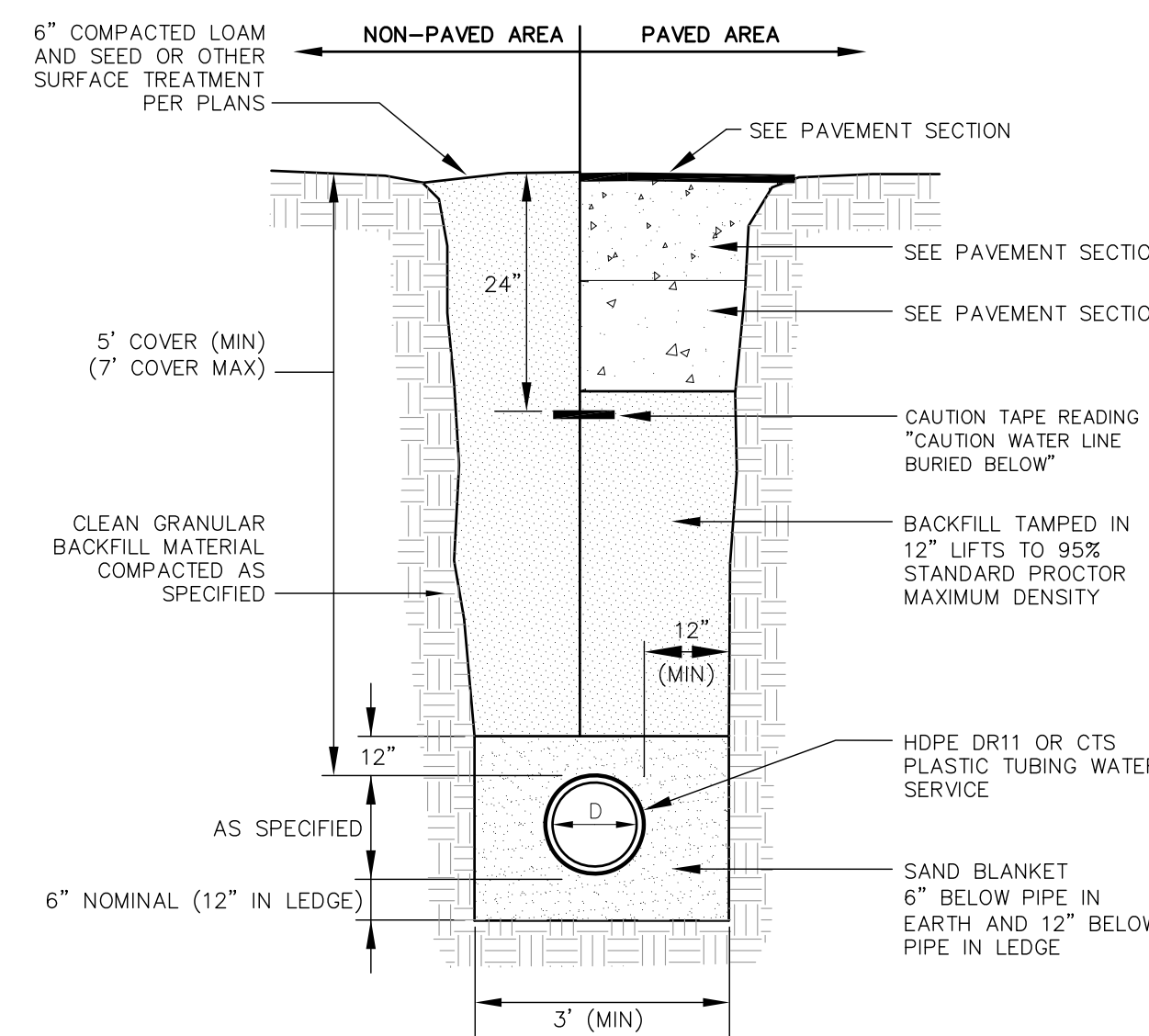
SHEET NUMBER:
 C - 6



NOTES

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH. NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

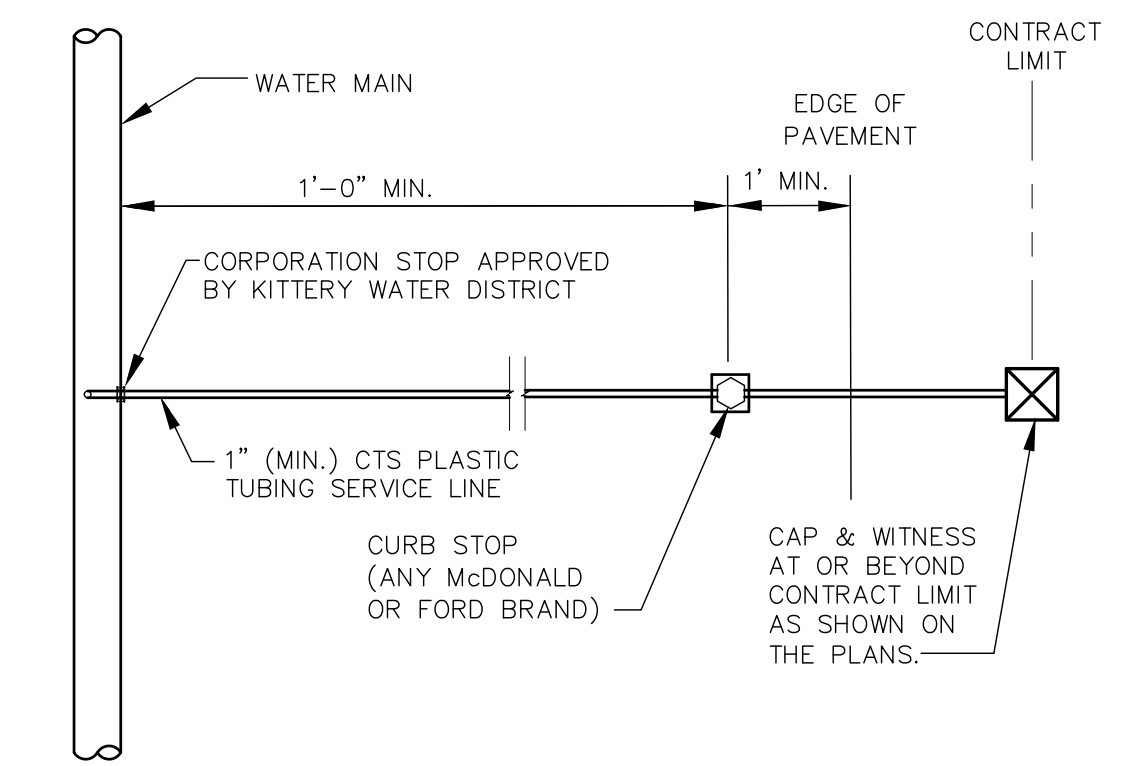
EROSION CONTROL BLANKET - SLOPE NOT TO SCALE



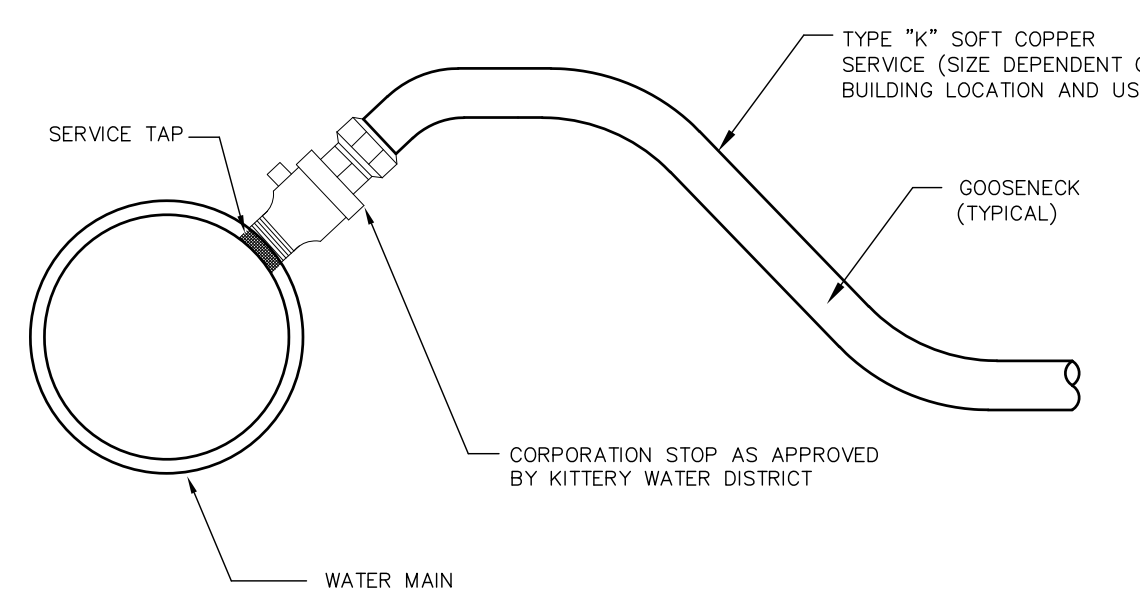
NOTES

1. BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.
2. ALL TRENCHING AND BACKFILL SHALL CONFORM WITH THE STANDARDS OF THE KITTEERY WATER DISTRICT.

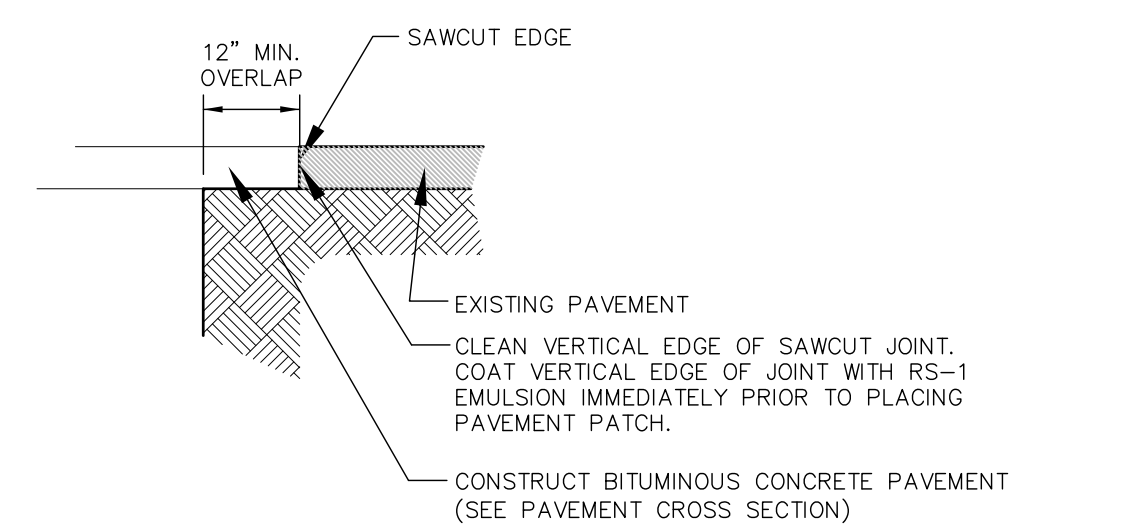
WATER MAIN TRENCH NOT TO SCALE



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



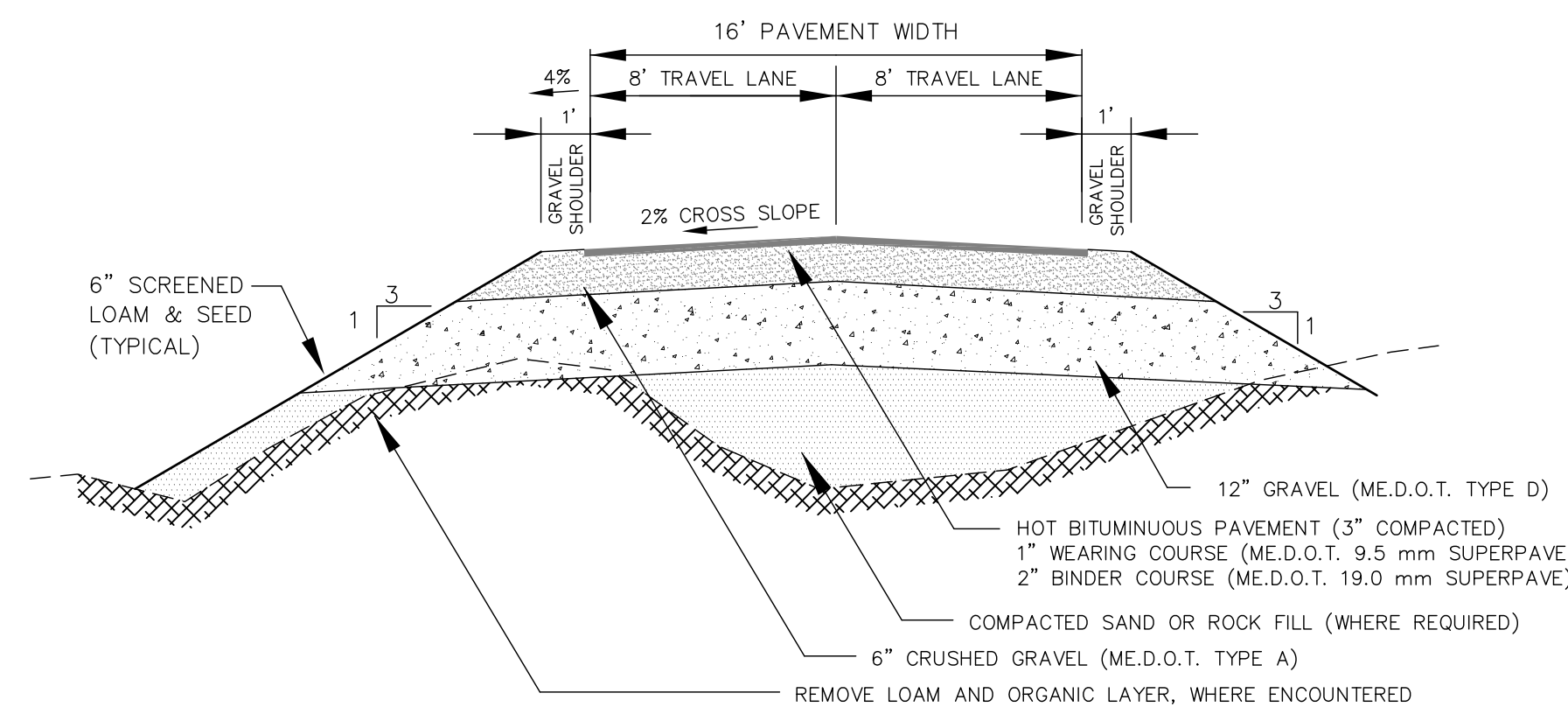
WATER SERVICE CONNECTION NOT TO SCALE



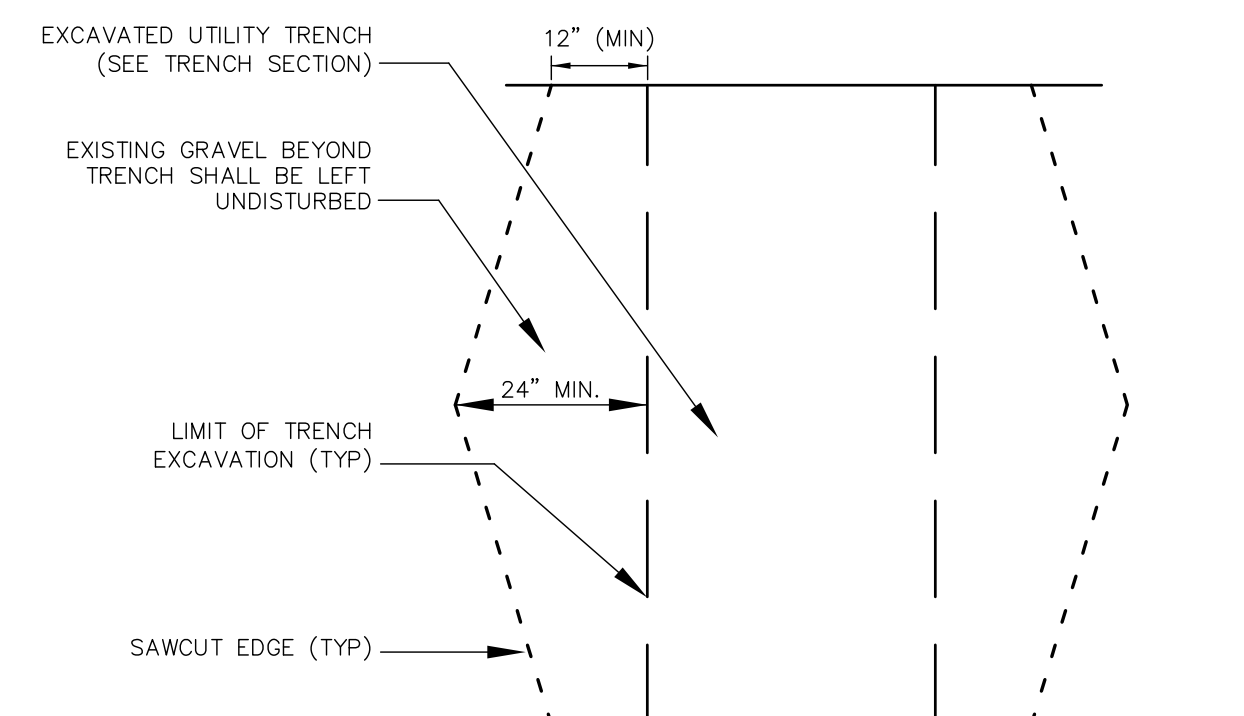
TYPICAL PAVEMENT SAWCUT NOT TO SCALE

NOTES:

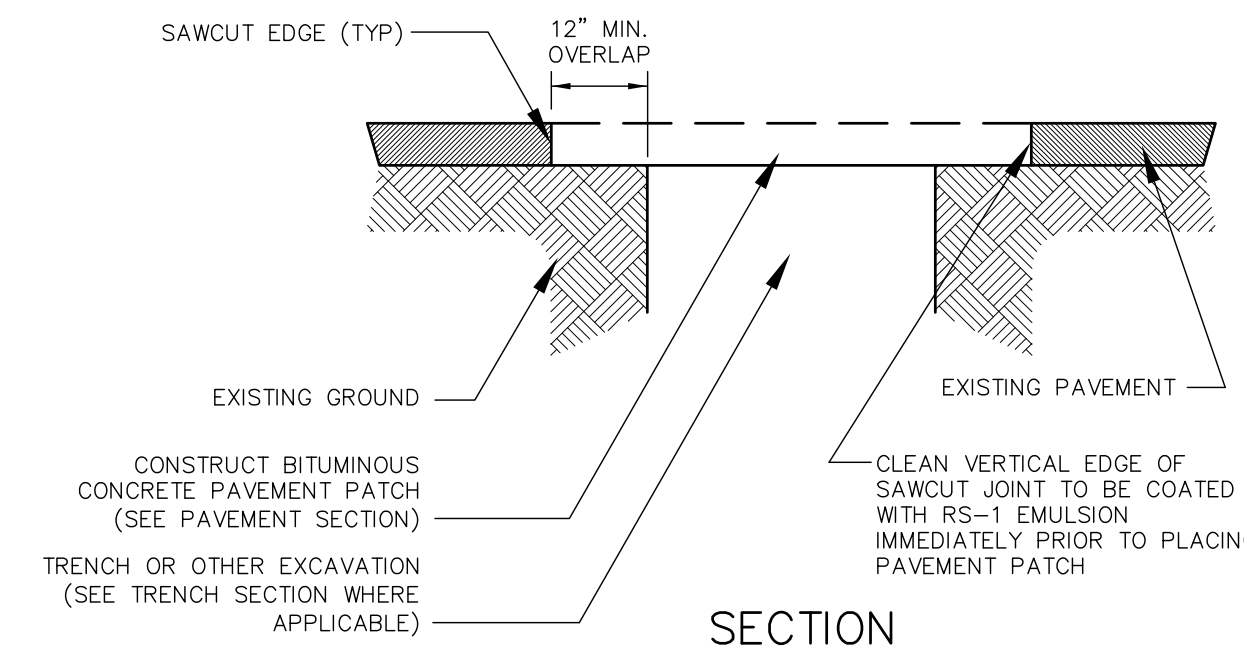
1. ALL EXISTING FILL, BURIED ORGANIC MATTER, LOAM, AND/OR OTHER QUESTIONABLE MATERIAL SHALL BE REMOVED FROM BELOW ALL PAVEMENT, SHOULDERS AND UNDERGROUND PIPING/UTILITIES TO DEPTHS INDICATED.
2. SUBGRADE SHALL BE PROOFROLLED A MINIMUM OF 6 PASSES WITH A VIBRATORY COMPACTOR OPERATING AT PEAK RATED FREQUENCY OR BY MEANS APPROVED BY THE ENGINEER.
3. FILL BELOW PAVEMENT GRADES SHALL BE GRANULAR BORROW COMPACTED PER MDOT REQUIREMENTS.
4. SITEWORK CONTRACTOR SHALL COORDINATE GEOTECHNICAL ENGINEERING INSPECTIONS WITH THE CONSTRUCTION MANAGER PRIOR TO PLACING GRAVELS. TACK COAT SHALL BE APPLIED BETWEEN SUCCESSIVE LIFTS OF ASPHALT.
5. THE BITUMINOUS PAVEMENT SHALL BE COMPACTED TO 92 TO 97 PERCENT OF ITS THEORETICAL MAXIMUM DENSITY AS DETERMINED BY ASTM D-2041. THE BASE AND SUBBASE MATERIALS SHOULD BE COMPACTED TO AT LEAST 95 PERCENT OF THEIR MAXIMUM DRY DENSITIES AS DETERMINED BY ASTM D-1557.



TYPICAL ROADWAY CROSS SECTION NOT TO SCALE



PLAN

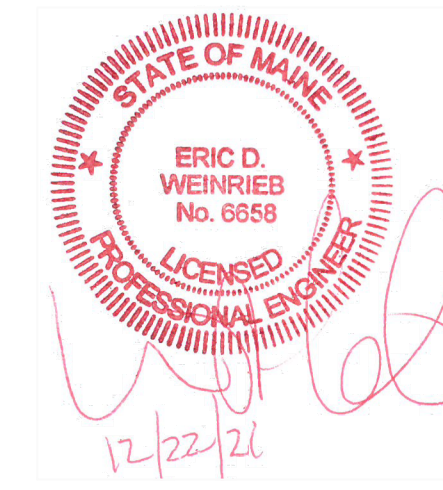


SECTION

NOTES

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

TYPICAL TRENCH PATCH NOT TO SCALE



THIS DRAWING HAS NOT BEEN RELEASED FOR CONSTRUCTION

ISSUED FOR: APPROVAL

ISSUE DATE: DECEMBER 22, 2021

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EBS	12/22/21

DRAWN BY: RMB
 APPROVED BY: EBS
 DRAWING FILE: 5235DETAILS.DWG

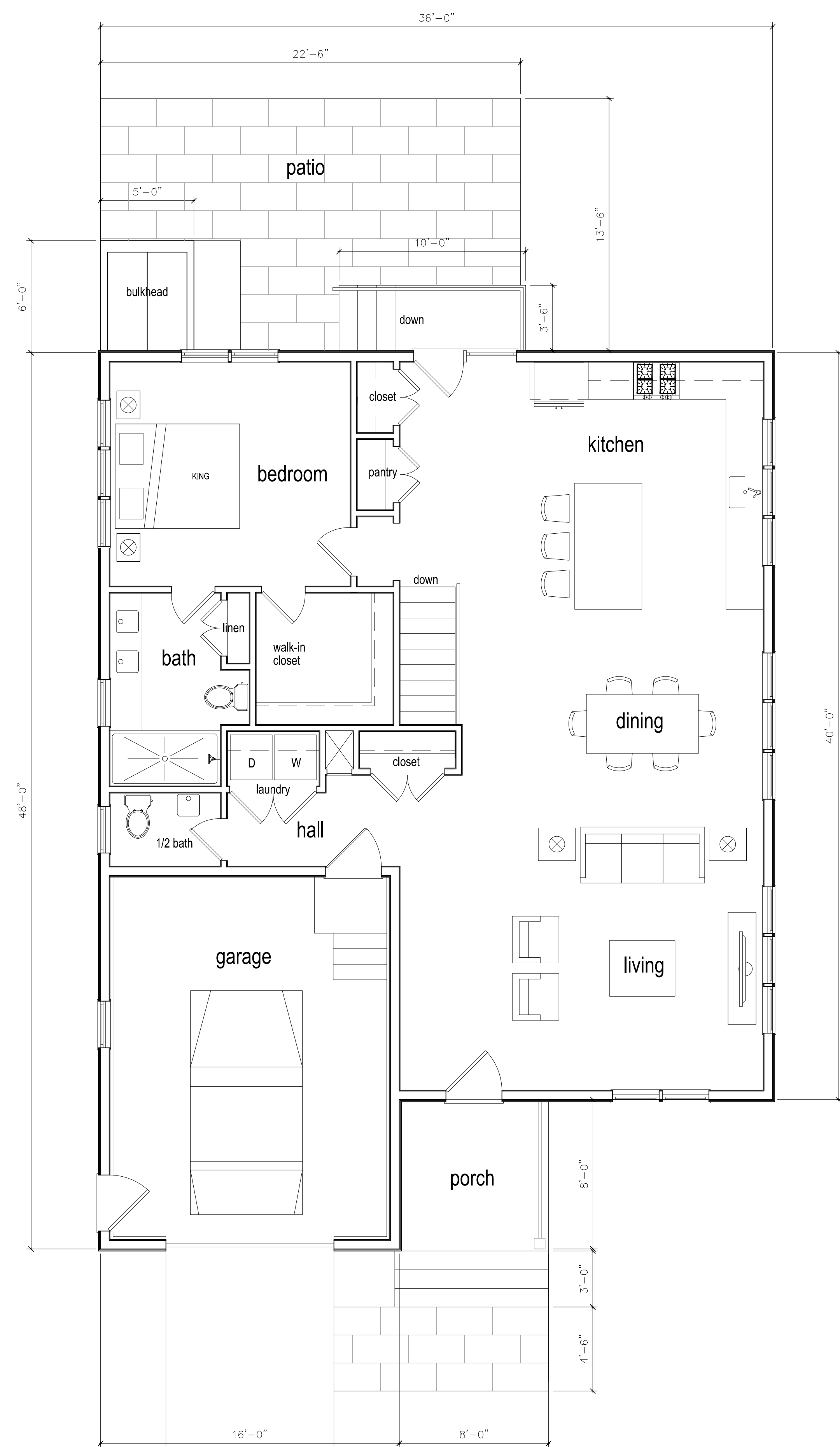
SCALE: NOT TO SCALE

OWNER/APPLICANT:
 LUSITANO, LLC
 JIM HIGGINS
 119 KINGS HIGHWAY NO.
 ELIOT, MAINE 03903

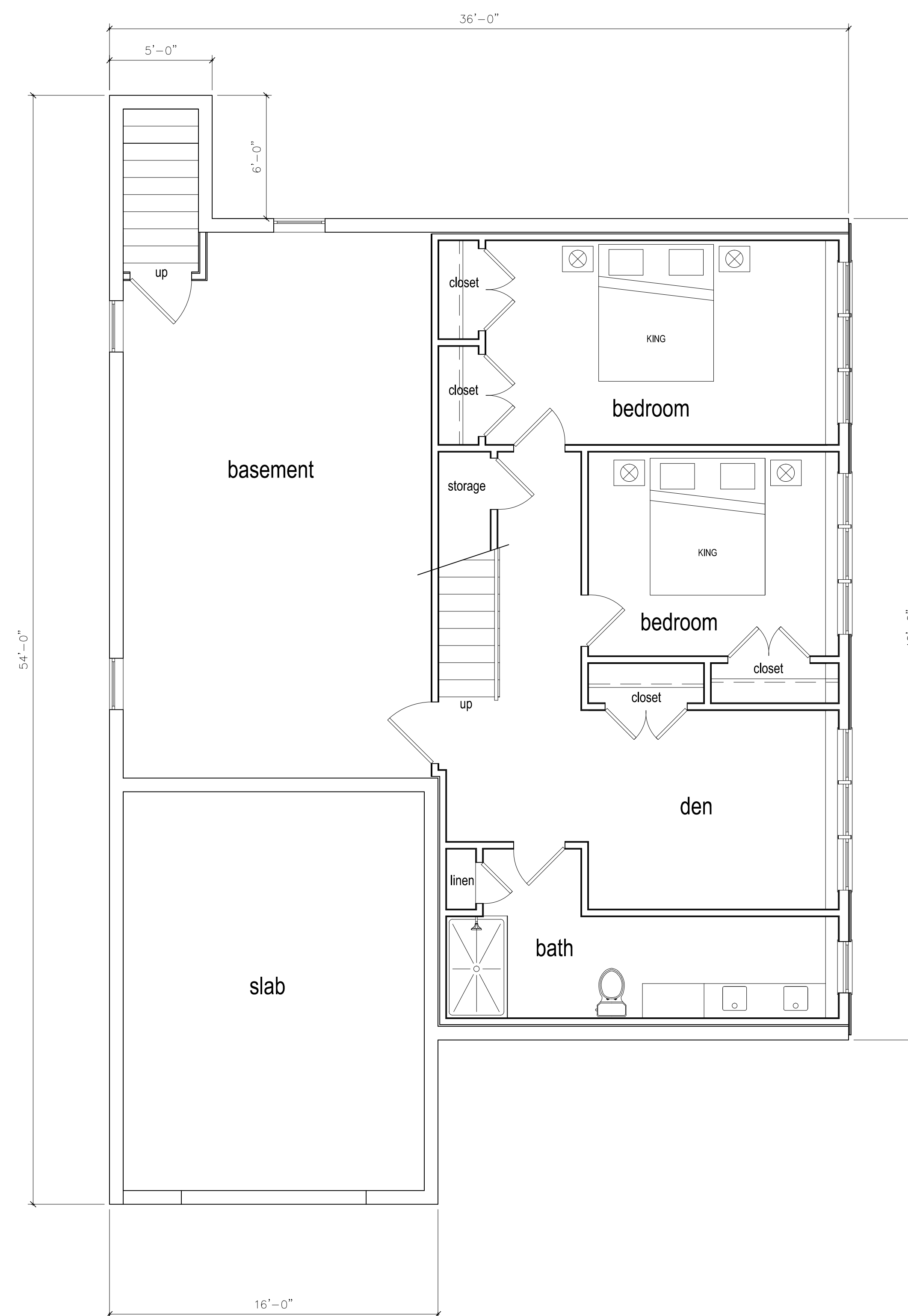
PROJECT:
RE-DEVELOPMENT PLAN
 TAX MAP 16, LOT 148
 28 WYMAN AVENUE
 KITTEERY, MAINE

TITLE:
 DETAIL SHEET
 SHEET NUMBER:

C - 7



PROPOSED 1ST FLOOR
(Living Space: 1177 sq. ft.)



PROPOSED LOWER LEVEL
(Living Space: 729 sq. ft.)

Wyman Hill
Residential Unit
28 Wyman Avenue
Kittery Maine

architectural designer
HIGGINS + DESIGN

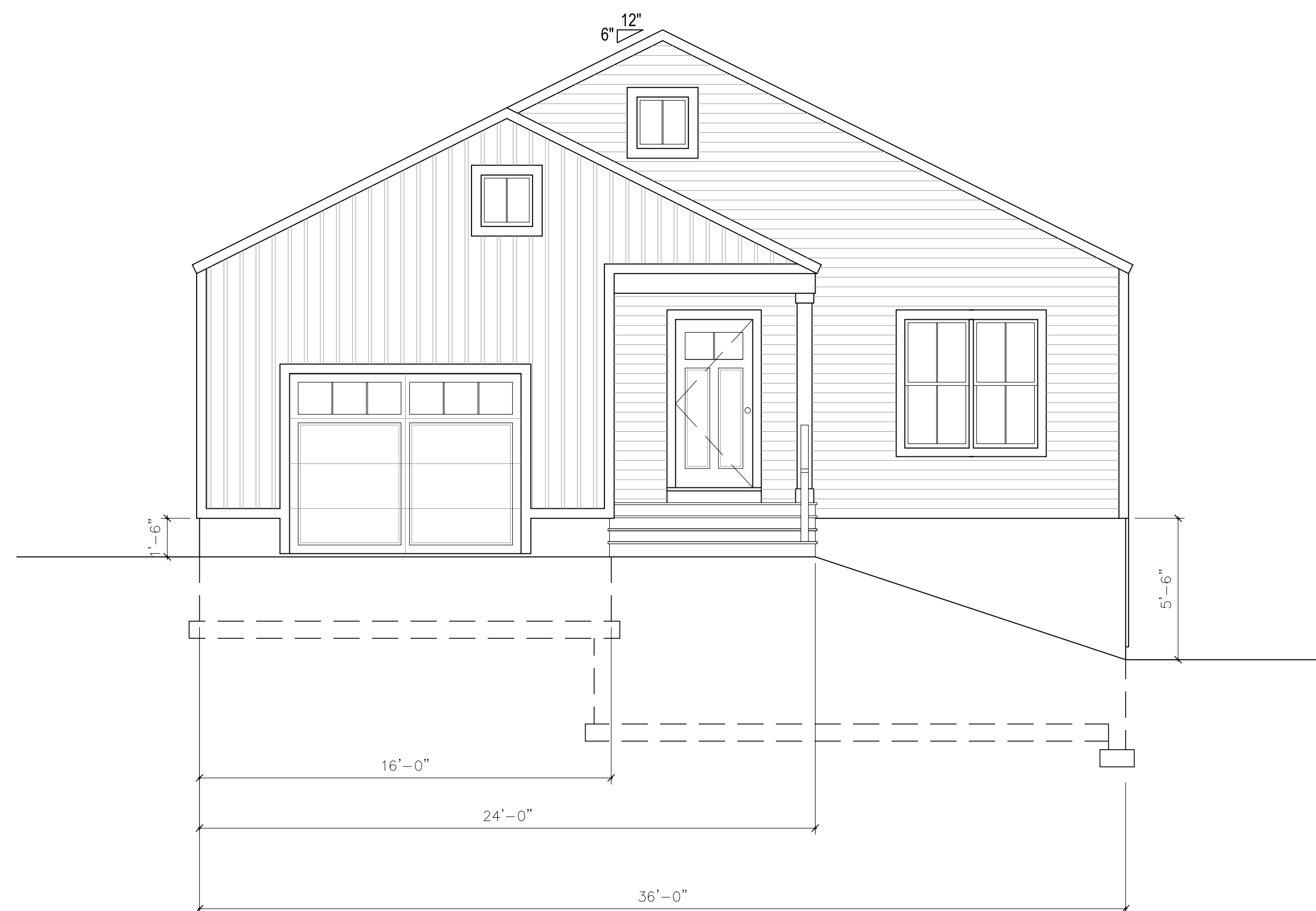
119 Kings Highway North
Eliot, ME 03903
Tel 617.501.6149
jimhiggins05@comcast.net

Proposed Residential Unit

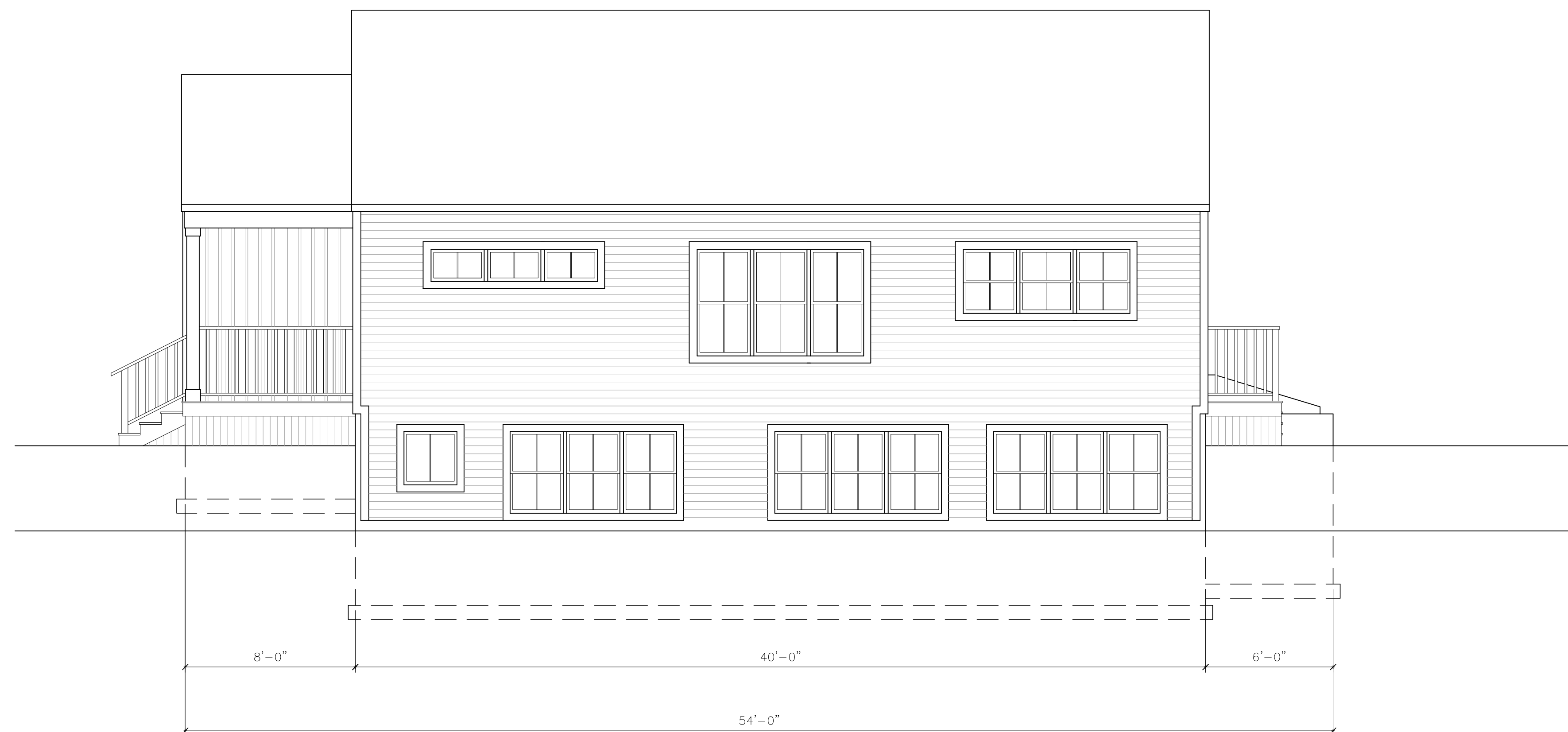
LAYOUT PLANS

scale
1/4"=1'-0"
date
November 22, 2021
project
Kittery01

A01



FRONT ELEVATION



RIGHT SIDE ELEVATION

Wyman Hill

Residential Unit

28 Wyman Avenue
Kittery Maine

architectural designer

HIGGINS + DESIGN

119 Kings Highway North
Eliot, ME 03903
Tel 617.501.6149
jimhiggins05@comcast.net

Proposed Residential Unit

ELEVATIONS

scale
1/4"=1'-0"

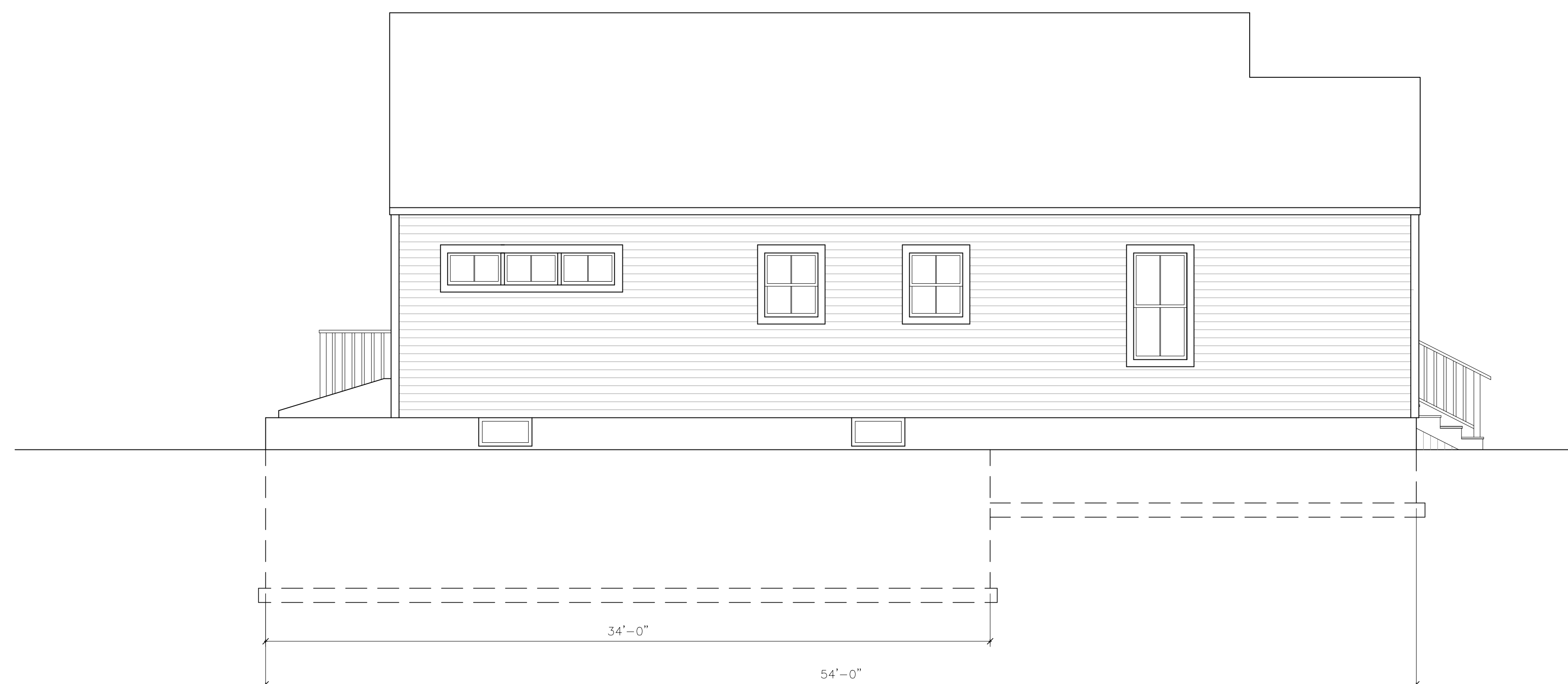
date
November 22, 2021

project
Kittery01

A02



BACK ELEVATION



LEFT SIDE ELEVATION

Wyman Hill

Residential Unit

28 Wyman Avenue
Kittery Maine

architectural designer

HIGGINS + DESIGN

119 Kings Highway North
Eliot, ME 03903
Tel 617.501.6149
jimhiggins05@comcast.net

Proposed Residential Unit

ELEVATIONS

scale
1/4"=1'-0"

date
November 22, 2021

project
Kittery01

A03



JANET T. MILLS
GOVERNOR

STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION



MELANIE LOYZIM
COMMISSIONER

May 23, 2022

Joseph Noel
Consultant
PO Box 174
South Berwick, ME 03908

Re: Vernal Pool Significance Determination, Pool ID # 4743–Kittery

Dear Joseph Noel:

Vernal pools are temporary to semi-permanent wetlands occurring in shallow depressions that typically fill during the spring and dry during the summer or in drought years. They provide important breeding and foraging habitat for a wide variety of specialized wildlife species including several rare, threatened, and endangered species.

Based on your field survey, it has been determined that the vernal pool identified above on the property of James Higgins is NOT SIGNIFICANT because either: 1. the feature does not meet the definition of a vernal pool under the Significant Wildlife Habitat rules, 06-096 CMR 335(9) or 2. the vernal pool does not meet the biological standards for exceptional wildlife use of the Significant Wildlife Habitat rules, 06-096 CMR 335(9)(B). Therefore, activities within 250 feet of the pool are not regulated under the Natural Resources Protection Act (NRPA) unless there are other protected natural resources nearby such as streams or freshwater wetlands. I have attached a copy of the database printout that verifies the State's findings with respect to your survey.

I want to also advise you that the pool area on the property can be considered a freshwater wetland and therefore direct pool alterations may require permitting under the NRPA.

The Department will notify the landowner of the pool status under separate cover. If you have any questions or need further clarification, please contact Mark Stebbins at 207-592-4810 or email at: Mark.N.Stebbins@maine.gov

Sincerely,

Nicholas D. Livesay, Director
Bureau of Land Resources

cc. town file

AUGUSTA
17 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0017
(207) 287-7688 FAX: (207) 287-7826

BANGOR
106 HOGAN ROAD, SUITE 6
BANGOR, MAINE 04401
207-941-4570 FAX: (207) 941-4584

PORTLAND
312 CANCO ROAD
PORTLAND, MAINE 04103
(207) 822-6300 FAX: (207) 822-6303

PRESQUE ISLE
1235 CENTRAL DRIVE, SKYWAY PARK
PRESQUE ISLE, MAINE 04769
(207) 764-0477 FAX: (207) 760-3143

IFW Recommendations for Significant Vernal Pool Determinations

The following is a list of pools and IFW's recommendations for whether or not they qualify as Significant Vernal Pools, one of Maine's Significant Wildlife Habitats.

Data current as of: Friday, May 06, 2022

IFW's Pool ID: 4743 Twp: Kittery

UTM Coordinates of Pool Center: 359282 E, 4772074 N

Observer's ID: VP1 (JWN #22-10)

ProjectType: 28 Wyman Avenue

Landowner: James Higgins

Contact: Joseph Noel - Consultant

119 Kings Highway North

PO Box 174

Eliot, ME 03903

South Berwick, ME 03908

(617) 501-6149 jimhiggins05@comcast.net

(207) 384-5587 jwnoel@aol.com

Survey Date: 4/7/2022

Additional Survey Dates: 04/20/2022

IFW's Recommendation: RED: NOT SIGNIFICANT, does not meet the biological criteria

IFW Comments: Pool provides some habitat for wood frogs and spotted salamanders but does not meet biological criteria.


Letter of Authorization

I, Jim Higgins of Lusitano, LLC ("LLC"), hereby authorize Altus Engineering, Inc. of Portsmouth, NH to represent the LLC as the Owner and Applicant in all matters concerning the engineering and related permitting of a site plan on Kittery Tax Map 16, Lot 148 located at 28 Wyman Ave. in Kittery Maine. This authorization shall include any signatures required for Federal, State and Municipal permit applications.


Signature

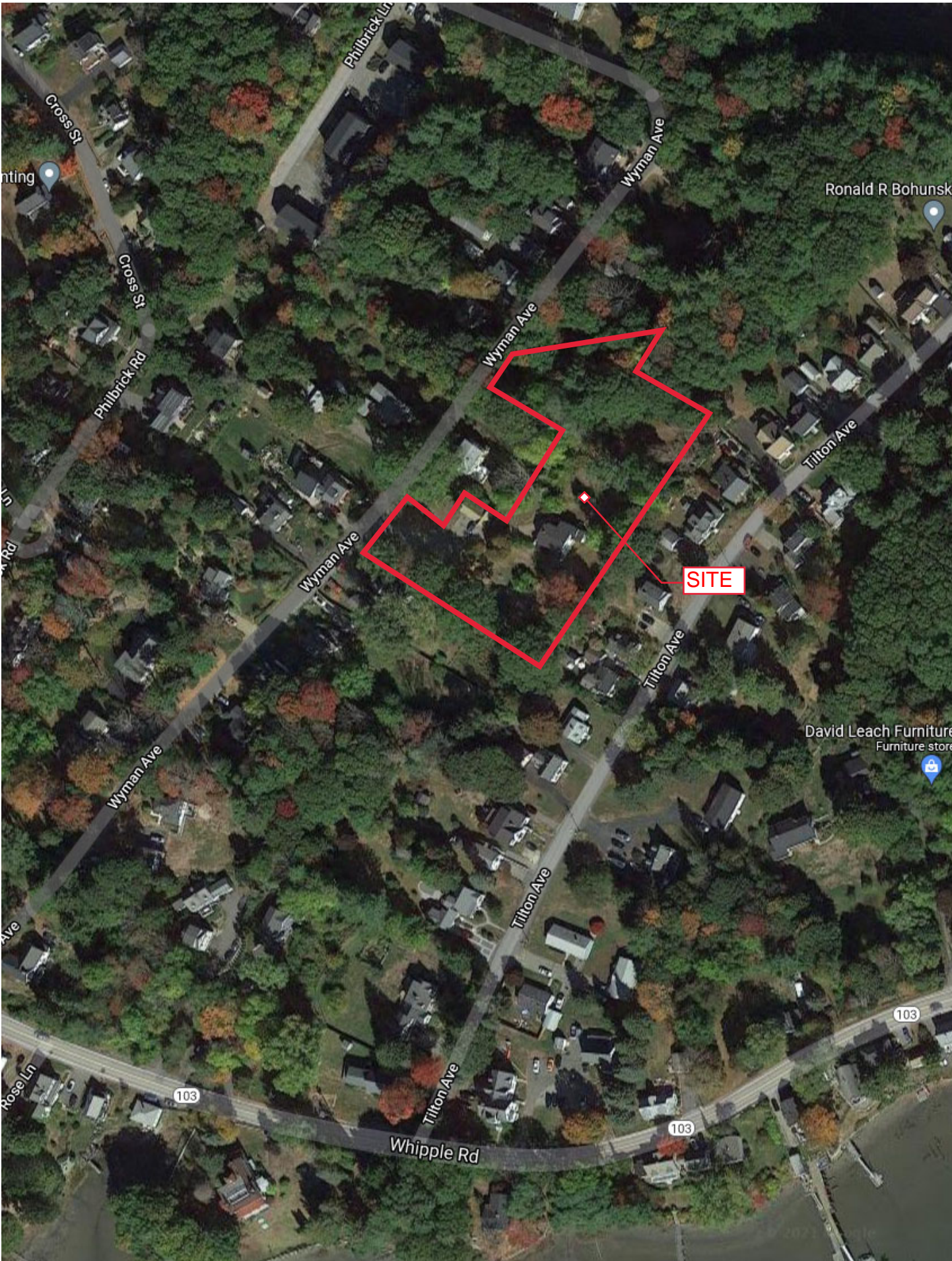
JAMES D. HIGGINS
Jim Higgins

12.21.21
Date


Witness

KATHERINE POWERS
Print Name

12.21.2021
Date





SITE

DEED OF SALE BY PERSONAL REPRESENTATIVE

KNOW ALL MEN BY THESE PRESENTS

That LINDA L. THERIAULT of Eliot, County of York and State of Maine, duly appointed and acting Personal Representative of the Estate of HARRY JOSEPH HANNIGAN a/k/a HARRY J. HANNIGAN, deceased, who died testate, as shown by the probate records of the County of York, Maine, Docket No. 2015-0936, and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, by the power conferred by the Probate Code, and every other power, for consideration paid, grants to LUSITANO LLC, a Maine Limited Liability Company, % Rui Monteiro-Claro with a mailing address of 119 Kings Highway North, Eliot, ME 03903, all the right, title and interest of the Estate in and to the following described real estate, together with the buildings thereon, situate in Kittery, County of York and State of Maine and bounded as follows:

SEE Exhibit A attached hereto and made a part hereof.

Maine R.E. Transfer Tax Paid

BEING the same premises conveyed by Amelia M. Hannigan to Harry J. Hannigan and Patricia A. Hannigan as joint tenants by Deed dated August 4, 1986 and recorded in the York County Registry of Deeds, Book 3961, Page 42. The said Patricia A. Hannigan predeceased her husband, leaving Harry J. Hannigan the surviving joint tenant.

WITNESS my hand and seal this 20th day of June, 2017.

Joana M. Reynolds
Witness

Linda L. Theriault P.R.
Linda L. Theriault
Personal Representative
of the Estate of
Harry Joseph Hannigan
a/k/a Harry J. Hannigan

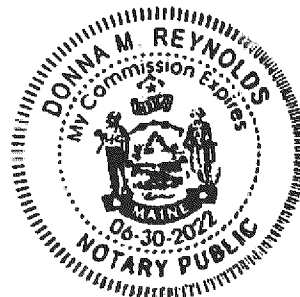
STATE OF MAINE
YORK, ss.

June 20, 2017

Then personally appeared the above-named LINDA L. THERIAULT in her said capacity as Personal Representative of the Estate of Harry Joseph Hannigan a/k/a Harry J. Hannigan and acknowledged the foregoing instrument to be her free act and deed,

Before me,

Donna M. Reynolds
Donna M. Reynolds, Notary Public
My commission expires 6/30/22



28 Wyman Avenue
Kittery, Maine
Kittery Map 16, Lot 148

EXHIBIT A

A certain lot or parcel of land with the existing house and garage and all other improvements located thereon, depicted as "TAX MAP 16, Lot 148, 82,839 square feet, 1.90 acres", on plan entitled, "Standard Boundary Survey for Property at 28 Wyman Avenue, Kittery, York County, Maine owned by Harry A. & Patricia J. Hannigan, 28 Wyman Avenue, Kittery, ME 03904," prepared by Easterly Surveying, Inc., 191 State Road, Suite #1, Kittery, Maine 03904, dated 4/3/08 and recorded in the York County Registry of Deeds on April 15, 2008 in Plan Book 329 at Page 7.

STORMWATER INSPECTION AND MAINTENANCE MANUAL

Wyman Hill Kittery Assessor's Map 16, Lot 148

OWNER AT TIME OF APPROVAL:

Lusitano, LLC
119 King's Highway North
Elliot, Maine 03903

Proper inspection, maintenance, and repair are key elements in maintaining a successful stormwater management program on a developed property. Routine inspections ensure permit compliance and reduce the potential for deterioration of infrastructure or reduced water quality. Inspections should also be carried out after any rainfall of 1" or more. Qualified inspectors shall be Professional Engineers licensed in the State of Maine or Certified Professionals in Erosion and Sediment Control. The following responsible parties shall be in charge of managing the stormwater facilities:

RESPONSIBLE PARTIES:

Owner: Lusitano, LLC (617) 501-6149
Name Company Phone

Inspection: Lusitano, LLC (617) 501-6149
Name Company Phone

Maintenance: Lusitano, LLC (617) 501-6149
Name Company Phone

NOTES:

Inspection and maintenance responsibilities shall transfer to any future property owner(s).

This manual shall be updated as needed to reflect any changes related to any transfer of ownership and/or any delegation of inspection and maintenance responsibilities to any entity other than those listed above.

GRASSED UNDERDRAINED SOIL FILTERS

Underdrain soil filters control stormwater quality by capturing and retaining runoff and passing it through a filter bed comprised of a specific media. The basin shall be inspected semi-annually and following major storm events for evidence of erosion, clogging or of bypass conditions.

Maintenance

- *Drainage:* The filter should within 24 to 48 hours following a one-inch storm or greater. If the system drains too fast, adjust the outlet release valve opening to regulate the outflow.
- *Sediment Removal:* Sediment and plant debris should be removed from the pretreatment structure at least annually.
- *Mowing:* If mowing is desired, only hand-held string trimmers or push-mowers are allowed on the filter (no tractor) and the grass bed should be mowed no more than 2 times per growing season to maintain grass heights of no less than 6 inches.
- *Fertilization:* Fertilization of the underdrained filter area should be avoided unless absolutely necessary to establish vegetation.
- *Weeding:* Weeding to control unwanted or invasive plants if necessary.
- *Grass cover:* Maintaining a healthy cover of grass will minimize clogging with fine sediments. If ponding exceeds 48 hours, the top of the filter bed should be rototilled to reestablish the soil's filtration capacity.
- *Soil Filter Replacement:* The top several inches of the filter can be replaced with fresh material if water is ponding for more than 72 hours, or the basin can be rototilled, seeded and mulched. Once the filter is mature, adding new material (a 1-inch to 2-inch cover of mature compost) can compensate for subsidence.

CULVERTS AND DRAINAGE PIPES

Function – Culverts and drainage pipes convey stormwater away from buildings, walkways, and parking areas and to surface waters or closed drainage systems.

Maintenance

- Culverts and drainage pipes shall be inspected semi-annually, or more often as needed, for accumulation of debris and structural integrity. Leaves and other debris shall be removed from the inlet and outlet to insure the functionality of drainage structures. Debris shall be disposed of on site where it will not concentrate back at the drainage structures or at a solid waste disposal facility.
- Riprap Areas - Culvert outlets and inlets shall be inspected during annual maintenance and operations for erosion and scour. If scour or erosion is identified, the owner shall take appropriate means to prevent further erosion.

YARD DRAINS

Function – Yard drains collect stormwater, primarily from paved surfaces, landscape areas and roofs.

Maintenance

- Remove leaves and debris from structure grates on an as-needed basis.
- Sumps shall be inspected and cleaned annually and any removed sediment and debris shall be disposed of at a solid waste disposal facility.

LANDSCAPED AREAS - FERTILIZER MANAGEMENT

Function – Fertilizer management involves controlling the rate, timing and method of fertilizer application so that the nutrients are taken up by the plants thereby reducing the chance of polluting the surface and ground waters. Fertilizer management can be effective in reducing the amounts of phosphorus and nitrogen in runoff from landscaped areas, particularly lawns.

Maintenance

- Have the soil tested by your landscaper or local Soil Conservation Service for nutrient requirements and follow the recommendations.
- Do not apply fertilizer to frozen ground.
- Clean up any fertilizer spills.
- Do not allow fertilizer to be broadcast into water bodies.
- When fertilizing a lawn, water thoroughly, but do not create a situation where water runs off the surface of the lawn.

LANDSCAPED AREAS - LITTER CONTROL

Function – Landscaped areas tend to filter debris and contaminants that may block drainage systems and pollute the surface and ground waters.

Maintenance

- Litter Control and lawn maintenance involves removing litter such as trash, leaves, lawn clippings, pet wastes, oil and chemicals from streets, parking lots, and lawns before materials are transported into surface waters.
- Litter control shall be implemented as part of the grounds maintenance program.

VEGETATIVE SWALES

Function – Vegetative swales filter sediment from stormwater, promote infiltration, and the uptake of contaminants. They are designed to treat runoff and dispose of it safely into the natural drainage system.

Maintenance

- Timely maintenance is important to keep a swale in good working condition. Mowing of grassed swales shall be monthly to keep the vegetation in vigorous condition. The cut vegetation shall be removed to prevent the decaying organic litter from adding pollutants to the discharge from the swale.
- Fertilizing shall be bi-annual or as recommended from soil testing.
- Inspect swales following significant rainfall events.
- Woody vegetation shall not be allowed to become established in the swales or rock riprap outlet protection and if present shall be removed.
- Accumulated debris disrupts flow and leads to clogging and erosion. Remove debris and litter as necessary.
- Inspect for eroded areas. Determine cause of erosion and correct deficiency as required. Monitor repaired areas.

RIP RAP OUTLETS, PLUNGE POOLS, SWALES, LEVEL SPREADERS AND BUFFERS

Function – Rip rap outlets and plunge pools slow the velocity of runoff, minimizing erosion and maximizing the treatment capabilities of associated buffers. Vegetated buffers, either forested or meadow, slow runoff which promotes and reduces peak rates of runoff. The reduced velocities and the presence of vegetation encourage the filtration of sediment and the limited bio-uptake of nutrients.

Maintenance

- Inspect riprap, level spreaders and buffers at least annually for signs of erosion, sediment buildup, or vegetation loss.
- Inspect level for signs of condensed flows. Level spreader and rip rap shall be maintained to disperse flows evenly over level spreader.
- If a meadow buffer, provide periodic mowing as needed to maintain a healthy stand of herbaceous vegetation.
- If a forested buffer, then the buffer should be maintained in an undisturbed condition, unless erosion occurs.
- If erosion of the buffer (forested or meadow) occurs, eroded areas should be repaired and replanted with vegetation similar to the remaining buffer. Corrective action should include eliminating the source of the erosion problem and may require retrofit or reconstruction of the level spreader.
- Remove debris and accumulated sediment and dispose of properly.

GENERAL CLEAN UP

- Upon completion of the project, the contractor shall remove all temporary stormwater structures (i.e., temporary stone check dams, silt fence, temporary diversion swales, catch basin inlet filter, etc.). Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed to conform to the existing grade, prepared, and seeded. Remove any sediment in catch basins and clean drain pipes that may have accumulated during construction.
- Once in operation, all paved areas of the site should be swept at least once annually at the end of winter/early spring prior to significant spring rains.

MUNICIPAL REPORTING

The Owner shall retain a qualified post-construction stormwater inspector to inspect the site's stormwater infrastructure. By July 1 of each year, said inspector shall provide a completed and signed certification to the Town's Code Enforcement Officer that the inspection has been completed. The notification shall include a determination of the ongoing maintenance and functionality of the infrastructure, describe any deficiencies, and outline any necessary corrective action taken or recommended to the Owner.

APPENDIX

- A. Stormwater System Operations and Maintenance Report
- B. Site Grading and Drainage Plan

STORM WATER SYSTEM OPERATION AND MAINTENANCE REPORT

General Information		
Project Name		
Owner		
Inspector's Name(s)		
Inspector's Contact Information		
Date of Inspection	Start Time:	End Time:
Type of Inspection: <input type="checkbox"/> Annual Report <input type="checkbox"/> Post-storm event <input type="checkbox"/> Due to a discharge of significant amounts of sediment		
Notes:		

General Site Questions and Discharges of Significant Amounts of Sediment		
Subject	Status	Notes
<i>A discharge of significant amounts of sediment may be indicated by (but is not limited to) observations of the following. Note whether any are observed during this inspection:</i>		
<i>Notes/ Action taken:</i>		
1	Do the current site conditions reflect the attached site plan? <input type="checkbox"/> Yes <input type="checkbox"/> No	
2	Is the site permanently stabilized, temporary erosion and sediment controls are removed, and stormwater discharges from construction activity are eliminated? <input type="checkbox"/> Yes <input type="checkbox"/> No	
3	Is there evidence of the discharge of significant amounts of sediment to surface waters, or conveyance systems leading to surface waters? <input type="checkbox"/> Yes <input type="checkbox"/> No	

Permit Coverage and Plans				
#	BMP/Facility	Inspected	Corrective Action Needed and Notes	Date Corrected
	Grassed Underdrained Soil Filters	<input type="checkbox"/> Yes <input type="checkbox"/> No		
	Yard Drains	<input type="checkbox"/> Yes <input type="checkbox"/> No		
	Drainage Pipes	<input type="checkbox"/> Yes <input type="checkbox"/> No		
	Plunge Pools	<input type="checkbox"/> Yes <input type="checkbox"/> No		
	Vegetated Areas	<input type="checkbox"/> Yes <input type="checkbox"/> No		
		<input type="checkbox"/> Yes <input type="checkbox"/> No		
		<input type="checkbox"/> Yes <input type="checkbox"/> No		



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for York County, Maine



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

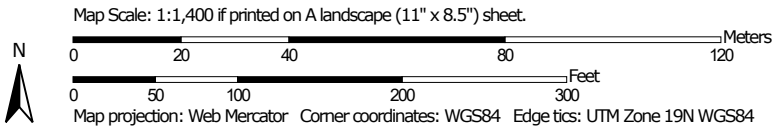
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Map Unit Descriptions.....	8
York County, Maine.....	10
LnB—Lyman loam, 3 to 8 percent slopes, rocky.....	10
LnC—Lyman loam, 8 to 15 percent slopes, rocky.....	11

Soil Map


The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

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

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

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

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: York County, Maine
 Survey Area Data: Version 19, May 29, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Sep 9, 2017

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
LnB	Lyman loam, 3 to 8 percent slopes, rocky	1.5	20.2%
LnC	Lyman loam, 8 to 15 percent slopes, rocky	5.8	79.8%
Totals for Area of Interest		7.2	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

Custom Soil Resource Report

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

York County, Maine

LnB—Lyman loam, 3 to 8 percent slopes, rocky

Map Unit Setting

National map unit symbol: 2trq7

Elevation: 0 to 520 feet

Mean annual precipitation: 36 to 65 inches

Mean annual air temperature: 36 to 52 degrees F

Frost-free period: 60 to 160 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Lyman, rocky, and similar soils: 86 percent

Minor components: 14 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Lyman, Rocky

Setting

Landform: Mountains, hills

Landform position (two-dimensional): Shoulder, summit, backslope

Landform position (three-dimensional): Mountaintop, mountainbase, crest, side slope

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Loamy supraglacial till derived from granite and gneiss and/or loamy supraglacial till derived from phyllite and/or loamy supraglacial till derived from mica schist

Typical profile

Oe - 0 to 1 inches: moderately decomposed plant material

A - 1 to 3 inches: loam

E - 3 to 5 inches: fine sandy loam

Bhs - 5 to 7 inches: loam

Bs1 - 7 to 11 inches: loam

Bs2 - 11 to 18 inches: channery loam

R - 18 to 28 inches: bedrock

Properties and qualities

Slope: 3 to 8 percent

Depth to restrictive feature: 11 to 24 inches to lithic bedrock

Drainage class: Somewhat excessively drained

Capacity of the most limiting layer to transmit water (Ksat): Very low to high (0.00 to 14.03 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Low (about 3.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2s

Hydrologic Soil Group: D

Hydric soil rating: No

Minor Components

Tunbridge, rocky

Percent of map unit: 6 percent

Landform: Hills, mountains

Landform position (two-dimensional): Backslope, summit, shoulder

Landform position (three-dimensional): Mountaintop, mountainbase, side slope, crest

Down-slope shape: Convex

Across-slope shape: Convex

Hydric soil rating: No

Skerry, rocky

Percent of map unit: 5 percent

Landform: Hills, mountains

Landform position (two-dimensional): Footslope, backslope

Landform position (three-dimensional): Mountaintop, mountainbase, crest, side slope

Microfeatures of landform position: Closed depressions, closed depressions

Down-slope shape: Concave

Across-slope shape: Concave

Hydric soil rating: No

Hermon, rocky

Percent of map unit: 2 percent

Landform: Hills, mountains

Landform position (two-dimensional): Backslope, summit, shoulder

Landform position (three-dimensional): Mountaintop, mountainbase, side slope, crest

Down-slope shape: Convex

Across-slope shape: Convex

Hydric soil rating: No

Brayton, rocky

Percent of map unit: 1 percent

Landform: Hills, mountains

Landform position (two-dimensional): Toeslope, footslope

Landform position (three-dimensional): Mountaintop, mountainbase, crest, side slope

Microfeatures of landform position: Closed depressions, closed depressions

Down-slope shape: Concave

Across-slope shape: Concave

Hydric soil rating: Yes

LnC—Lyman loam, 8 to 15 percent slopes, rocky

Map Unit Setting

National map unit symbol: 2trq9

Elevation: 0 to 690 feet

Mean annual precipitation: 36 to 65 inches

Custom Soil Resource Report

Mean annual air temperature: 36 to 52 degrees F

Frost-free period: 60 to 160 days

Farmland classification: Not prime farmland

Map Unit Composition

Lyman, rocky, and similar soils: 86 percent

Minor components: 14 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Lyman, Rocky

Setting

Landform: Hills, mountains

Landform position (two-dimensional): Shoulder, summit, backslope

Landform position (three-dimensional): Mountaintop, mountainbase, mountainflank, crest, side slope

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Loamy supraglacial till derived from granite and gneiss and/or loamy supraglacial till derived from phyllite and/or loamy supraglacial till derived from mica schist

Typical profile

Oe - 0 to 1 inches: moderately decomposed plant material

A - 1 to 3 inches: loam

E - 3 to 5 inches: fine sandy loam

Bhs - 5 to 7 inches: loam

Bs1 - 7 to 11 inches: loam

Bs2 - 11 to 18 inches: channery loam

R - 18 to 28 inches: bedrock

Properties and qualities

Slope: 8 to 15 percent

Depth to restrictive feature: 11 to 24 inches to lithic bedrock

Drainage class: Somewhat excessively drained

Capacity of the most limiting layer to transmit water (Ksat): Very low to high (0.00 to 14.03 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Low (about 3.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3e

Hydrologic Soil Group: D

Hydric soil rating: No

Minor Components

Tunbridge, rocky

Percent of map unit: 6 percent

Landform: Mountains, hills

Landform position (two-dimensional): Backslope, summit, shoulder

Landform position (three-dimensional): Mountaintop, mountainbase, mountainflank, side slope, crest

Down-slope shape: Convex

Custom Soil Resource Report

Across-slope shape: Convex
Hydric soil rating: No

Skerry, rocky

Percent of map unit: 5 percent
Landform: Hills, mountains
Landform position (two-dimensional): Footslope, backslope
Landform position (three-dimensional): Mountaintop, mountainbase, mountainflank, crest, side slope
Microfeatures of landform position: Closed depressions, closed depressions, open depressions, open depressions
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: No

Hermon, rocky

Percent of map unit: 2 percent
Landform: Hills, mountains
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Mountaintop, mountainbase, mountainflank, side slope, crest
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Brayton, rocky

Percent of map unit: 1 percent
Landform: Hills, mountains
Landform position (two-dimensional): Toeslope, footslope
Landform position (three-dimensional): Mountaintop, mountainbase, mountainflank, crest, side slope
Microfeatures of landform position: Open depressions, open depressions, closed depressions, closed depressions
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes